

B-2 Supplemental Historic Resources Analysis

To: Jay Ziff, ESA Associates

Re: Historical Resources Assessment of
Hollywood Center Project Alternative
8

From: Paul Travis, AICP, Principal

Date: July 2020

INTRODUCTION

Per your request, Historic Resources Group (HRG) has conducted an analysis of the Hollywood Center Office, Residential and Commercial Alternative (Alternative 8) to the Hollywood Center Project (Project). HRG previously prepared the Historical Resources Technical Report for the Hollywood Center Project, dated March 2020, that was included as Appendix F-1 of the Draft Environmental Impact Report (Draft EIR) prepared for the Project. Although an evaluation of Alternative 8 was included in Chapter V., Alternatives, of the Draft EIR, this analysis has been prepared to provide a more in depth assessment of the Alternative based on review of architectural plans in order to determine whether the characteristics of Alternative 8 would alter the impact findings or mitigation measures presented in the Historical Resources Technical Report for the Project. Discussion and analysis of the potential impacts of Alternative 8 to historical resources in comparison to the Project is included in the following sections.

DESCRIPTION OF ALTERNATIVE 8

Alternative 8 would provide a mix of office, residential and commercial uses, with a total of 386,347 square feet of office uses and 27,140 square feet of commercial (i.e., restaurant and retail) uses distributed between the West and East Sites; and a total of 770 market-rate residential units and 133 senior affordable units, for a total of 903 residential units.

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Hollywood Center Alternative 8 Analysis

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Alternative 8 would include approximately 33,105 square feet of publicly accessible open space at the ground level, which includes a paseo through the East and West Sites, connecting Argyle Avenue to Ivar Avenue. The total new floor area for Alternative 8 would be 1,287,100 square feet, with an FAR of 6.973:1, the same as under the Project, although the total overall floor area for Alternative 8 would be 50 square feet less than the Project.

The West Site would be developed with two residential structures. The West Building, along Vine Street, would be 48 stories and reach a height of 545 feet at the top of the 48th story and 595 feet at the top of the bulkhead. The West Senior Building, at the southeast corner of Yucca Street and Ivar Avenue, would be 13 stories and reach a height of 169 feet at the top of the 13th story and 209 feet at the top of the bulkhead. The East Site would be developed with the East Office Building containing 385,943 square feet of office uses. The building would be 17 stories and reach a height of 317 feet at the top of the 17th story and 367 feet at the top of the bulkhead. The Capitol Records Complex composed of the Capitol Records and the H.L. Gogerty Buildings would remain in place.

The commercial uses would be distributed between the East and West Sites, with a commercial space located at the ground floor on the corner of Yucca Street and Ivar Avenue and along Vine Street in the West Site, and along Argyle Avenue in the East Site.

Under Alternative 8, a five-level subterranean parking structure containing a total of 1,134 spaces would be provided on the West Site; and a seven-level subterranean parking structure containing 1,103 parking spaces would be provided on the East Site, for a total of 2,237 parking spaces.

ANALYSIS OF IMPACTS TO HISTORICAL RESOURCES LOCATED ON THE PROJECT SITE

The Project Site contains two historical resources located on the East Site, the Capitol Records Building at 1750 N. Vine Street, and the H.L. Gogerty Building at 6272-6284 Yucca Street. The West Site contains no historical resources. Impacts to these historical resources are analyzed below.

Potential Impacts to the Capitol Records Building

Direct Impacts

Like the Project, Alternative 8 does not include the demolition, relocation, rehabilitation, alteration, relocation or conversion of the Capitol Records Building. The Capitol Records Building would remain unchanged and in its original location after implementation of

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Alternative 8. All of its exterior character-defining features as well as its interior recording studios, and reverberation chambers would remain and continue to convey its historical significance. Therefore, Alternative 8 does not involve alteration that would result in a direct adverse impact to the Capitol Records Building. As is true with the Project, Alternative 8 may reconfigure a small portion of the existing surface parking lot immediately east of the Capitol Records Building at the building's rear. This alteration would not remove or destroy any portion of the Capitol Records Building and the building's existing massing, form and architectural features would remain intact and unchanged. While the Capitol Records Building rear parking lot is original to the development of the property by Capitol Records, its use as a parking lot is not critical to understanding the Capitol Records Building as a significant work of architecture or its important associations with the music industry. Ultimately, only a small portion of the parking lot would be altered, and the use of that portion as landscape would maintain the existing rear open space located on the Capitol Records Building parcel.

Similar to the Project, direct impacts to the Capitol Records Building from Alternative 8 would be less than significant and, therefore, Alternative 8 would not result in significant adverse direct impacts to the Capitol Records Building.

Indirect Impacts

Like the Project, Alternative 8 would substantially alter the immediate surroundings of the Capitol Records Building to the south, east and west. The physical integrity and historic significance of the Capitol Records Building, however, would not be substantially changed by alteration of its surroundings, as discussed below.

On the East Site, height and density would be substantially reduced under Alternative 8 in comparison with the Project. Alternative 8 would construct a single building that rises to 17-stories at its western end facing Vine Street, and steps down to 12 stories at its eastern end facing Argyle Avenue. In contrast, the Project included a 46-story tower and a second 11-story building on the East Site.

On the West Site, height and density would be increased under Alternative 8 in comparison with the Project. Alternative 8 would construct a 48-story tower on Vine Street and a 13-story building at the corner of Yucca Street and Ivar Avenue. In contrast, the Project would construct a 35-story tower and up to 11-story building on the West Site. Overall, height and density under Alternative 8 would be more concentrated on the West Site, away from the Capitol Records Building, than it is under the Project.

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Similar to the Project, both the East Building and West Building would be taller than the Capitol Records Building with the West Building being substantially taller. The close juxtaposition of the taller buildings would alter the visual perception of the Capitol Records Building which historically has been one of the taller and more prominent buildings on the Hollywood skyline until the late 1960s when several taller buildings were constructed on Sunset Boulevard.

Similar to the Project, maintaining the historical significance of the Capitol Records Building is an important component of Alternative 8, which would have the added benefit of reduced height and density on the East Site immediately south of the 13-story Capitol Records Building. Like the Project, Alternative 8 includes set-backs, grade-level open space and tower massing that would maintain important public street views to the Capitol Records Building and would ensure that new construction would be appropriately distanced so that the mass and scale would not obscure the distinctive shape and architectural features of the Capitol Records Building from public view.

Similar to the Project, the West and East Buildings under Alternative 8 are asymmetrically centered on Vine Street, to highlight the Capitol Records Building prominently. Both tower portions of the East Building and West Building would be convex shaped in plan with both buildings sited so that the tower mass tapers in toward Vine Street as is true under the Project. On the East Site, the southwest corner of the proposed new tower building would be set back from Vine Street with the tower façade curving away from Vine Street and pulling away from the Capitol Records Building. A grade-level public plaza and paseo would create a “buffer zone” between the East Site new development and the Capitol Records Building so that Capitol Records visual prominence along Vine Street is maintained. The plaza and paseo would also provide new public opportunities for closer viewing of the south and east façades of the Capitol Records building. Similarly, on the West Site, the West Tower would be set back 15’ from Vine Street at the southeast corner and curve away from Vine Street along the eastern façade. In this way, important views from Vine Street and from the Hollywood Freeway would be maintained.

Similar to the Project, architecture has been purposely designed to respond to the architectural character of the Capitol Records Building, with the curving facades of the East and West Buildings facing the Capitol Records Building echoing the cylindrical form of the Capitol Records Building.

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As is true with the Project, indirect impacts on the Capitol Records Building associated with the design of new construction and maintaining visual access would be less than significant under Alternative 8. As was also true with the Project, however, proposed new construction under Alternative 8 would include substantial foundation work and the construction of subterranean parking, which have the potential to cause damage to the Capitol Records Building due to vibration or settlement given the building's close proximity to the Project Site construction activity. Potential for damage to the Capitol Records Building due to construction related vibration and settlement is considered a significant impact, therefore the same mitigation measures included for the Project would also be included for Alternative 8. These include pre-construction building inspections and vibration monitoring, as well as requirements for shoring design and for monitoring of shoring activities, grading, and excavation to address potential for structural damage due to settlement (see Mitigation Measures 2 and 3 below). With implementation of these mitigation measures impacts on the Capitol Records Building would be less than significant.

As is true with the Project, Alternative 8 would not affect the integrity of *location, design, materials, or workmanship* of the Capitol Records Building. The building would remain intact in its current location and would not be materially altered by new construction associated with Alternative 8 and would continue to reflect its architectural significance. Therefore, integrity of *feeling* would also remain unaffected because all the existing physical elements that characterize the Capitol Records Building would continue to convey the property's historic significance. The building would also continue to convey its association with Capitol Records, Inc. and the recording industry in Los Angeles. Therefore, integrity of *association* would also remain unaffected. The only aspect of integrity that could potentially be affected under Alternative 8 is *setting*. Because Alternative 8 would add considerable height and mass to an area currently occupied by surface parking, the immediate surroundings of the Capitol Records Building will be altered.

Similar to the Project, setting features important to the Capitol Records Building including the configuration of street and sidewalk fronting the building's west-facing façade would remain intact under Alternative 8. The public entrance and primary façade of the Capitol Records Building would continue to face the sidewalk and street as has been the case since its original construction. The larger setting is not critical to understanding the historic significance of the Capitol Records Building because it is not intrinsic to the building's architectural design and it is through the building's

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architectural design that the building's architectural significance and important associations with the music recording industry are conveyed. Moreover, as demonstrated above, the Project has been designed to maintain important views, including views from Vine Street and from the Hollywood Freeway, so that the unique massing, form and architecture of the Capitol Records Building would continue to be a prominent feature of the Hollywood skyline. Therefore, the Capitol Records Building would also retain integrity of *setting*.

For these reasons, all of the relevant aspects of integrity would be unaffected by Alternative 8, so that the historic integrity of the Capitol Records Building would be retained. While Alternative 8 would alter the larger surroundings of the Capitol Records Building, this alteration would not materially impair the building such that it can no longer convey its historic significance.

After construction of Alternative 8, the Capitol Records Building would remain intact and in its original location. All of its character-defining features would remain unchanged and continue to be viewable and discernable by the public. The Capitol Records building would continue to convey its historic significance and maintain its eligibility for listing as a historical resource. The building's National Register eligibility, its status as a listed California Register resource, and its designation as a Los Angeles Historic Cultural Monument would not be threatened. With implementation of mitigation measures during construction, Alternative 8 would not result in adverse indirect impacts to the Capitol Records Building.

Potential Impacts to the Gogerty Building

Direct Impacts

As is true under the Project, Alternative 8 does not include the demolition, relocation, rehabilitation, alteration, relocation or conversion of the Gogerty Building. The Gogerty Building would remain unchanged and in its original location after implementation of Alternative 8 and, therefore, Alternative 8 would not result in adverse direct impacts to the Gogerty Building.

Indirect Impacts

Similar to the Project, the construction of considerable height and density under Alternative 8, including a 17-story tower to the south and 48-story tower to the west of the two-story Gogerty Building would create a substantial contrast in scale and alter the building's surroundings. The Gogerty Building, however, is separated from the East Site new construction by the Capitol Records Building. The Argyle House located at the

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southwest corner of Argyle Avenue and Yucca Street (constructed in 2017 and not a historical resource) also separates the Gogerty Building from East Site new construction. Overall, new construction on the East Site would be at least 150 feet from the rear of the Gogerty Building. New construction proposed for the West Site would rise across Vine Street and slightly south of the Gogerty Building. Because Alternative 8 restricts the West Site's new development to areas southwest and west of the Gogerty Building, the new construction would be effectively distanced from the Gogerty Building.

As originally designed, the primary north and west-facing façades of the Gogerty Building are oriented to the street, with the rear of the building facing south. Due to its modest size and street-facing orientation, the Gogerty Building's historic significance is primarily experienced on an intimate scale, either by sidewalk pedestrians or passing vehicles. New construction associated with Alternative 8 to the south and across Vine Street to the west would not interrupt or obscure this experience.

As is true under the Project, new construction under Alternative 8 would include foundation work and the construction of subterranean parking. As discussed above for the Capitol Records Building, these activities have the potential to damage the Gogerty Building due to vibration or settlement, which is considered a significant impact. With implementation of mitigation measures to address potential impacts during construction, however, impacts to the Gogerty Building would be less than significant.

Similar to the Project, alteration of the Gogerty Building's surroundings under Alternative 8 would not affect the integrity of *location, design, materials, or workmanship* of the Gogerty Building. The building would remain intact in its current location. Therefore, integrity of *feeling* would also remain unaffected because all the existing physical elements that characterize the Gogerty Building would continue to convey the property's historic significance. Because the Gogerty Building would retain integrity of *location, design, materials, workmanship, and feeling*, it would continue to reflect its architectural significance, therefore integrity of *association* would also remain unaffected by the Project. The only aspect of integrity that could potentially be affected by Alternative 8 is *setting*. Setting features important to the Gogerty Building, however, are limited to the configuration of street and sidewalk fronting the building's north- and west-facing façades which would remain unchanged by the Project. The larger setting, particularly parcels immediately north, south, east and west have all been redeveloped since the original construction of the Gogerty building and are not relevant to its historic significance. Therefore, the Gogerty Building would also retain integrity of *setting*.

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Although Alternative 8, like the Project, would introduce substantial new construction in the near vicinity of the Gogerty Building, this alteration would not materially impair the building such that it can no longer convey its historic significance. After construction of Alternative 8, the Gogerty Building would remain intact, and in its original location. All of the building's important character-defining features would remain unchanged and continue to convey its historic significance. For these reasons, the significance and integrity of the Gogerty Building would not be materially impaired by alterations to its surroundings caused by Alternative 8, and with implementation of mitigation measures during construction, Alternative 8 would not result in significant adverse indirect impacts to the Gogerty Building.

ANALYSIS OF IMPACTS TO HISTORICAL RESOURCES LOCATED IMMEDIATELY ADJACENT TO THE PROJECT SITE

This section analyzes impacts to historical resources located immediately adjacent to, but not on, the Project Site. Under these circumstances, it is understood that the historical resource or resources are separated from the Project Site and would remain physically intact after implementation of Alternative 8. New construction associated with Alternative 8 would, however, alter the immediate surroundings of immediately adjacent historical resources. The Project Site is located immediately adjacent to portions of the Hollywood Walk of Fame, which border the Project Site along Vine Street between Hollywood Boulevard and Yucca Street. The Project Site is located directly north of the Hollywood Boulevard Commercial and Entertainment District (the District). The Pantages Theatre, located at 6233 Hollywood Boulevard, is the district contributor immediately adjacent to the southeastern corner of the proposed new development footprint on the East Site. On the West Site, the Avalon Hollywood at 1735 N. Vine Street is the district contributor immediately adjacent to the southeastern boundary of the proposed new development footprint. Proposed new construction on the West Site is also immediately west and south of the Art Deco commercial building at 6316-6324 Yucca Street. Potential impacts associated with Alternative 8 to these resources is analyzed below.

Potential Impacts to the Hollywood Walk of Fame

Direct Impacts

The Project Site is located immediately adjacent to portions of the Hollywood Walk of Fame which borders both the East Site and the West Site along Vine Street (on both the west and east sides of the street), as located between Hollywood Boulevard and Yucca Street (on both the west and east sides of the street). As is true for the Project, for

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Alternative 8, portions of the Hollywood Walk of Fame could be affected during construction due to the presence of heavy construction equipment and general high levels of activity.

As is true with the Project, Alternative 8 would enhance the Hollywood Walk of Fame along Vine Street with adjacent landscaping, streetlights, and paving, as well as construction of an outdoor terrace. Like the Project, Alternative 8 would also eliminate driveway access from Vine Street, including the removal of five existing curb cuts.

Like with the Project, however, portions of the Hollywood Walk of Fame could be affected during construction due to the presence of heavy construction equipment, generally high levels of activity, and the need for sidewalk improvements under Alternative 8. Construction associated with Alternative 8, particularly during sidewalk improvements, would require the temporary removal of the bronze stars and terrazzo sidewalks on adjacent areas of the historic Hollywood Walk of Fame along Vine Street.

As noted in analysis for the Project, specifications for the proper repair and treatment of the Hollywood Walk of Fame have been prepared by the City of Los Angeles Department of Public Works Bureau of Engineering as set forth in the Hollywood Walk of Fame Terrazzo Pavement Installation and Repair Guidelines (Walk of Fame Guidelines).¹ Conformance with these specifications would avoid adverse impacts to the Hollywood Walk of Fame and are included as mitigation for the Project. The same required procedures would be included as mitigation for Alternative 8 and are outlined in Mitigation Measure 1 in the Recommended Mitigation Measures section at the end of this memorandum.

The temporary removal of portions of the Hollywood Walk of Fame would have a temporary adverse effect on the Hollywood Walk of Fame, which would be considered a significant impact. However, through compliance with the Walk of Fame Guidelines, its eligibility as an Historic-Cultural Monument, and as a historical resource previously determined eligible for the National Register by a consensus determination through Section 106 review, would be maintained, and the areas restored would represent upgraded conditions for the Hollywood Walk of Fame. Although there would be a potentially significant impact to the Hollywood Walk of Fame, with implementation of the Walk of Fame Guidelines as mitigation, Alternative 8 would not cause a substantial

¹ Hollywood Walk of Fame Terrazzo Pavement Installation and Repair Guidelines, as approved by the Los Angeles City Council on March 1, 2011, also known as the Hollywood Walk of Fame Specifications and Details (version dated 2-24-2011).

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adverse change in the significance of the Hollywood Walk of Fame under Section 15064.5, and, therefore, direct impacts to the resource would be less than significant.

Indirect Impacts

In addition to the significant direct impacts to the Hollywood Walk of Fame associated with potential damage from heavy equipment and sidewalk improvements, there also would be potential for significant indirect impacts due to construction vibration associated with proximate excavation, building foundation and demolition activities. These indirect impacts also are considered significant and would also be addressed through compliance with the Walk of Fame Guidelines and implementation of a Mitigation Measure 1.

In addition to construction vibration, other indirect impacts to the Hollywood Walk of Fame's integrity could occur due to changes associated with Alternative 8 that would affect its setting. The setting of the portion of the Hollywood Walk of Fame that is adjacent to the Project Site would change with the construction of the new buildings and associated plazas and landscaped areas. However, the larger setting of the Hollywood Walk of Fame would remain largely unaffected as the character of its setting is largely defined by buildings, landscaped planters, fencing, and parking lots on one side, and an asphalt roadway on the other. This setting would remain essentially unchanged under Alternative 8, with the exception of the removal of five existing curb cuts.

Despite substantial new construction immediately east and west of the Hollywood Walk of Fame, all relevant aspects of its integrity would be retained. While Alternative 8 would alter the immediate surroundings, this alteration would not materially impair the Hollywood Walk of Fame such that it would no longer convey its historic significance. All of the material features of the Hollywood Walk of Fame, including the marble paving slabs and pink terrazzo stars inlaid with bronze names and circular emblem would remain after implementation of Alternative 8. Therefore, the Hollywood Walk of Fame would retain integrity of *location, design, materials, and workmanship*. Because the Hollywood Walk of Fame would retain its physical features, it would retain integrity of *feeling* and continue to convey its association with the development of Hollywood as a film-related tourist mecca in the latter half of the twentieth century. Therefore, it would also retain integrity of *association*. As noted above, the Hollywood Walk of Fame would retain its integrity of *setting* after construction of Alternative 8 and would continue to convey its historical significance as a decorative sidewalk oriented towards pedestrian circulation.

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Despite substantial new construction immediately east and west of the Hollywood Walk of Fame, all relevant aspects of its integrity would be retained. While Alternative 8 would alter the immediate surroundings, this alteration would not materially impair the Hollywood Walk of Fame such that it would no longer convey its historic significance.

Although the potential for indirect impacts to the Hollywood Walk of Fame due to vibration or settlement during construction under Alternative 8 are considered potentially significant, following compliance with the Hollywood Walk of Fame Guidelines and implementation of Mitigation Measure 1, the Hollywood Walk of Fame's integrity and significance as a historical resource would be retained, and impacts would be less than significant.

Potential Impacts to the Hollywood Boulevard Commercial and Entertainment District

Direct Impacts

As is true with the proposed Project, Alternative 8 does not include the demolition, relocation, rehabilitation, alteration, relocation or conversion of any contributing or non-contributing building to the District. All of the existing buildings that comprise the District would remain unchanged and in their original location and Alternative 8 would not result in significant adverse direct impacts to the District.

Indirect Impacts

The Project Site is adjacent to the District's easternmost blocks which include the important intersection of Hollywood Boulevard and Vine Street. Several of the District's important contributing properties are located here. The Project Site is located outside the District and new construction associated with Alternative 8 would remain outside of the district boundaries.

Similar to the Project, Alternative 8 has been designed to maintain a clear separation between the District boundary and new construction on the Project Site so that the distinctive urban form of the District is maintained and the individual contributing buildings that border the new construction continue to be understood as contributors. Two contributing resources to the District directly border the Project Site. The Pantages Theatre located south of the East Site at the northwest corner of Hollywood Boulevard and Argyle Avenue is immediately adjacent to the southern boundary of the East Site. The Avalon Hollywood located on the west side of Vine Street mid-block between Hollywood Boulevard and Yucca Street borders the eastern edge of the West Site. (See below for additional analysis of potential impacts to the Pantages Theatre and the Avalon Hollywood.)

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The East Site is separated from the District by the 20-foot wide alley running behind the Pantages Theatre, which is the District contributor immediately adjacent to the East Site. The parcel containing the Manor on Vine building at 1718 Vine Street (located outside the District boundary and not a historical resource) sits between the Project Site and the Guaranty Building at 6631 Hollywood Boulevard, a contributing building located east of the Pantages Theatre. The 1718 Vine Street parcel effectively separates new construction from the District by approximately 80 feet.

The West Site is bordered by the Avalon Hollywood at Vine Street. New construction on the West Site is set back 20' from the north property line of the Avalon Hollywood. New construction would also be set back 15' from Vine Street north of the Avalon Hollywood to maintain the prominence of the Avalon Hollywood façade on Vine Street. In this manner, Alternative 8 provides a visual separation between the Project and the Avalon Hollywood, which is the closest District contributor to the West Site.

Alternative 8 would construct a 17-story building on the East Site, and a 48-story tower and 13-story building on the West Site, north of the eastern end of the District. The West Site tower would be substantially taller than any other existing building located in the District. Both the West Site tower and the East Site 17-story building would be intermittently visible looking north from Hollywood Boulevard and its cross-streets within the District. Together, the West Site tower and the East Site 17-story building would introduce dramatic new skyline elements as a backdrop to the more modest building heights located within the District.

Despite introducing substantial new height to the skyline looking north, the proposed new construction under Alternative 8 would not result in significant adverse effects to the District. Features important to the significance of the District are largely contained within the District boundaries and are best experienced within the District. The new construction associated with the Project would not interrupt the configuration of buildings, their spatial relationships to each other, and their relationship to the street that characterize the District as it is experienced. The pattern of tightly spaced buildings scaled to the pedestrian, a critical element of pre-World War II commercial districts, would remain intact and uninterrupted.

Similar to the Project, aspects of the design of Alternative 8 are intended to extend and reinforce the existing urban pattern and context established within the District. While the façades of the West and East Buildings facing the Capitol Records Building and the Hollywood Hills have been designed with curving façades to maximize the width of view corridors into and through the Project Site, the remaining façades, which face south

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towards Hollywood Boulevard, adopt the rectilinear language of the older historic buildings. The scale and massing of Alternative 8 West Senior Building is also designed to reinforce the District context. Its rectangular plan and 13-story height are similar to the height and massing of the historic height limit buildings clustered near Hollywood Boulevard and Vine Street.

As is true with the Project, all but one of the seven aspects of integrity would be unaffected by Alternative 8 which would not adversely affect the integrity of *location, design, materials, or workmanship* for the District or any of its component contributing buildings. These resources would remain intact in their current locations and would not be materially altered by new construction associated with Alternative 8. Therefore, integrity of *feeling* would also remain unaffected because all the existing physical elements that characterize the District and contributing buildings would remain and continue to convey their historic significance. Because all the important physical characteristics of the District would remain, they would continue to reflect their important associations with the commercial development of Hollywood prior to World War II, therefore integrity of *association* would also remain unaffected. The only aspect of integrity that could possibly be affected by Alternative 8 is *setting*.

Setting features important to the District, however, are largely contained within the District boundaries and experienced from inside the District. These include the configuration of streets and sidewalks fronting District buildings, the pattern of tightly spaced buildings defining a linear commercial corridor, and the public circulation space delineated by a uniform building street wall. Adding new height and mass adjacent to the District would not adversely alter the setting of the District such that its listing on the National Register would be threatened.

Despite substantial new construction immediately north, all of the relevant aspects of integrity would be unaffected by Alternative 8, so that the historic integrity of the District and all its contributing buildings would be retained. While Alternative 8, like the Project, would alter the immediate surroundings of the District, this alteration would not materially impair these resources such that they can no longer convey their historic significance. After construction of Alternative 8, the District and contributing buildings would remain intact and continue to convey their historic significance. For these reasons, the significance and integrity of these resources would not be materially impaired by alterations to its surroundings caused by Alternative 8. Alternative 8 would not result in significant indirect impacts to the District.

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Potential Impacts to the Pantages Theatre

Direct Impacts

As noted above, the East Site is separated from the Pantages Theatre by a 20-foot wide alley running behind the theater, creating a distinct separation in space between the East Site and the theater building. Like the Project, Alternative 8 does not include the demolition, relocation, rehabilitation, alteration, relocation or conversion of the Pantages Theatre. The building would remain unchanged and in its original location after implementation of Alternative 8 and, therefore, Alternative 8 would not result in direct adverse impacts to the Pantages Theatre.

Indirect Impacts

The Pantages Theatre, which is a district contributor to the District, is located immediately adjacent to the East Site. The Pantages Theatre property is separated from the East Site along portions of its western side lot line by a shared 20-foot-wide public alley. This alley provides both a physical and visual separation between the Project Site and the Pantages Theatre. Along other portions of the western side lot-line and northern rear lot line the two sites abut directly. Where such conditions exist, Alternative 8 would follow typical standards for party wall conditions and setbacks such that it would maintain physical and seismic isolation between the Pantages Theatre building.

As is true under the Project, new construction proposed for the East Site under Alternative 8 would be located north of the Pantages Theatre. Currently occupied by surface parking, the East Site faces the rear of the Pantages Theatre. Therefore, Alternative 8 would not block important street views of the building from Hollywood Boulevard and Argyle Avenue.

Due to its street-facing orientation, the historic significance of the Pantages Theatre is primarily either by pedestrians or passing vehicles on Hollywood Boulevard. Close-up views of the front façade of the Pantages Theatre would not be affected by Alternative 8, although more distant views of the front façade would feature Alternative 8 as a backdrop to the Pantages Theatre. The only views of the Pantages Theatre that would be obscured by Alternative 8 include a view of the building's rear and west elevations; however, the rear and west elevations of the Pantages Theatre are the building's least important elevations, as they are not articulated architecturally and would still be viewable from the alley and along Vine Street. However, these views, whether blocked from a distance or still accessible from the alley and Vine Street, are not the primary view through which the building convey its historic significance. The increased density constructed to the north

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would not obscure the building's important Hollywood Boulevard and Argyle Avenue façades which would remain unobstructed from view after implementation of Alternative 8. Moreover, the large surface parking areas to the north do not represent setting features that are character-defining or important to the building's historic significance.

Like the Project, Alternative 8 would not affect the integrity of *location, design, materials, or workmanship* of the Pantages Theatre. The building would remain intact in its current location and would not be materially altered by new construction to the north. Therefore, integrity of *feeling* would also remain unaffected because all the existing physical elements that characterize the Pantages Theatre would continue to convey the property's historic significance. Because the Pantages Theatre would retain integrity of *location, design, materials, workmanship, and feeling*, it would continue to reflect its historic significance as a theater building from the 1930s, therefore integrity of *association* would also remain unaffected by Alternative 8.

The only aspect of integrity that could potentially be affected by Alternative 8 is *setting*. Setting features important to the building's historic significance are limited to the building parcel, the configuration of street and sidewalk fronting the building's south- and east-facing façades, and the spatial relationships with buildings to the west and southwest that are also included within the District boundary, all of which would remain unchanged. Surface parking at the rear (north) of the building is not intrinsic to the building's design and is not considered character-defining aspects of the building's setting. When the Pantages Theatre is viewed from its primary façade, Alternative 8 would be visible in the background. A viewer from the street would now perceive the front elevation of the Pantages Theatre as set against a backdrop of a larger building. However, the Pantages Theatre's larger setting is characterized by juxtapositions of varying heights between buildings. This condition has become more prevalent since the late 1950s, when the prevailing height limit of 150 feet was removed. Therefore, the setting for the Pantages Theatre would somewhat change in that Alternative 8, like the Project, is much larger in scale, and would now form a new backdrop to the Pantages Theatre. However, due to development patterns already present in Hollywood, this change would not be considered significant. Therefore, the Pantages Theatre would also retain integrity of *setting*.

Because Alternative 8 would add considerable height and mass to nearby areas largely occupied by surface parking, the immediate surroundings of the Pantages Theatre would be altered. Despite this alteration, all of the aspects of integrity would be unaffected by Alternative 8, so that the historic integrity of the Pantages Theatre would be retained.

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After construction of Alternative 8, the Pantages Theatre would remain intact, and continue to convey its historic significance. For these reasons, the significance and integrity of the Pantages Theatre would not be materially impaired by alterations to its surroundings caused by Alternative 8.

Because the proposed new construction under Alternative 8 would include substantial foundation work and the construction of subterranean parking, there exists the potential for these activities to cause damage to the Pantages Theatre through vibration and settlement, due to the building's close proximity to the Project Site. The potential for damage to the Pantages Theatre due to construction related vibration and settlement is considered a significant impact, therefore mitigation measures are proposed. A mitigation measure that includes pre-construction building inspections and vibration monitoring, and another mitigation measure that includes requirements for shoring design and for monitoring of shoring activities, grading and excavation are included to address potential for structural damage due to settlement.

After construction of the Alternative 8, the Pantages Theatre would remain intact and continue to convey its historic significance. Moreover, the significance and integrity of the Pantages Theatre would not be materially impaired by alterations to its surroundings caused by Alternative 8. Due to potential for structural damage associated with construction vibration and settlement under Alternative 8, however, impacts on the Pantages Theatre are potentially significant and mitigation measures are proposed.

Potential Impacts to the Avalon Hollywood

Direct Impacts

As noted above, the West Site shares a property line with the Avalon Hollywood. Therefore, there is more of a potential for new construction on the West Site to affect the Avalon Hollywood than if the two properties were spatially separated, such as with a public alley. However, new construction on the West Site would be set back 20' from the north property line of the Avalon Hollywood, which would provide a distinct spatial separation between the new construction on the West Site and the historical resource. This allows the north side elevation of the Avalon Hollywood to still visually read from the street, as it does today. New construction also would be set back 15' from Vine Street north of the Avalon Hollywood to maintain the prominence of the Avalon Hollywood façade on Vine Street. In this manner, Alternative 8, similar to the Project, would provide a physical and visual separation between the new construction and the Avalon Hollywood.

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Like the Project, Alternative 8 does not include the demolition, relocation, rehabilitation, alteration, relocation or conversion of the Avalon Hollywood. The building would remain unchanged and in its original location after implementation of Alternative 8 and Alternative 8 would not result in direct adverse impacts to the Avalon Hollywood.

Indirect Impacts

New construction proposed for the West Site would be located north of the Avalon Hollywood. Currently occupied by surface parking and one small commercial building, the West Site faces the secondary (north) side of the Avalon Hollywood. Due to setbacks to the north away from the Avalon Hollywood and to the west from Vine Street, Alternative 8 would not block important street views of the building's east facing façade from Vine Street.

Due to its street-facing orientation, the historic significance of the Avalon Hollywood is primarily experienced on an intimate scale, either by pedestrians or passing vehicles on Vine Street. New construction to the north and east would not obscure the building's important Vine Street façade which would remain unobstructed from view after implementation of Alternative 8. Moreover, the large surface parking areas to the north do not represent setting features that are character-defining or important to the building's historic significance.

As is true with the Project, new construction on the West Site associated with Alternative 8 would partially obscure currently available views of the north façade of the Avalon Hollywood when looking south from Vine Street. The north façade is a secondary façade with very little of the articulation and decorative detailing characteristic of the primary, east-facing façade. This is particularly true of the rear portions of the building housing the main auditorium and back of stage functions which would be visually obscured by the new construction. Typical of commercial buildings in densely constructed urban areas like Hollywood, the utilitarian north façade was deliberately left devoid of decorative and stylistic detailing in anticipation of possible construction on the neighboring parcels directly north. In contrast to the highly articulated east façade, the north façade was not designed for public engagement and current unobscured views to the north façade when looking south from Vine Street are not critical to understanding the historic significance of the building. Moreover, as discussed above, the north façade would remain viewable due to the 20-foot separation of new construction from the Avalon Hollywood building, albeit not from far distances.

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Because of the strong physical and visual separation of the new construction associated with Alternative 8 to the north of the Avalon Hollywood, as well as the setback of the new construction from Vine Street, Alternative 8 would not affect the integrity of *location, design, materials, or workmanship* of the Avalon Hollywood. The building would remain intact in its current location and would not be materially altered by new construction to the north. Therefore, integrity of *feeling* would also remain unaffected because all the existing physical elements that characterize the Avalon Hollywood would remain visible and continue to convey the property's historic significance. Because the Avalon Hollywood would retain integrity of *location, design, materials, workmanship, and feeling*, it would continue to reflect its historic significance as a theater building from the 1920s, therefore integrity of *association* would also remain unaffected by Alternative 8. The only aspect of integrity that could potentially be affected by Alternative 8 is *setting*.

As is true with the Project, Alternative 8 would add considerable height and mass to nearby areas largely occupied by surface parking and the immediate setting of the Avalon Hollywood would be altered. Setting features important to the building's historic significance are limited to the configuration of street and sidewalk fronting the building's east-facing façade and the spatial relationships with buildings to the south and southwest that are also included within the District boundary, both of which would remain unchanged by Alternative 8. Surface parking north of the building is not intrinsic to the building's design and is not considered a character-defining aspect of the building's setting.

Furthermore, Alternative 8 would enhance the continuity of the street-line on this block of Vine Street. The manner in which the street-facing façade of the new construction would be set back from both Vine Street and the primary façade of the Avalon Hollywood would allow it to maintain a presence in regard to the continuity of the street-line while also playing a respectful role in regard to the main façade of the Avalon Hollywood, which has long held a dominant and commanding presence on the street. Therefore, despite this alteration to the setting with respect to the height and mass of Alternative 8, the important aspects of the Avalon Hollywood setting would remain, and the Avalon Hollywood would retain integrity of *setting*. Therefore, all of the aspects of integrity would be unaffected by Alternative 8, so that the historic integrity of the Avalon Hollywood would be retained.

Construction associated with Alternative 8 would, however, include substantial foundation work and the construction of subterranean parking, and there is potential for these activities to cause damage to the Avalon Hollywood through vibration or

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settlement, due to the building's close proximity to the Project Site. Accordingly, the potential for damage to the Avalon Hollywood due to construction related vibration and settlement is considered a significant impact, and mitigation measures are proposed that include pre-construction building inspections and vibration monitoring, and requirements for shoring design, monitoring of shoring activities, grading and excavation to address potential for structural damage due to settlement.

After construction of Alternative 8, the Avalon Hollywood would remain intact and continue to convey its historic significance. Moreover, the significance and integrity of the Avalon Hollywood would not be materially impaired by alterations to its surroundings caused by Alternative 8. However, due to potential for structural damage due to construction vibration and settlement, impacts on the Avalon Hollywood are potentially significant and mitigation measures are proposed.

Potential Impacts to 6316-6324 Yucca Street (Art Deco Storefronts)

Direct Impacts

Like the Project, Alternative 8 does not include the demolition, relocation, rehabilitation, alteration, relocation or conversion of 6316-6324 Yucca Street (Art Deco Storefront). The building would remain unchanged and in its original location after implementation of Alternative 8, and therefore, Alternative 8 would not result in direct adverse impacts to 6316-6324 Yucca Street.

Indirect Impacts

6316-24 Yucca Street is significant as an excellent example of a low-rise, multiple storefront commercial building from the 1930s. The building's historic significance is conveyed through its largely intact storefronts and distinctive Art Deco detailing. Characteristic of commercial buildings from the period, architectural articulation is confined to the street facing (north) façade. Retaining clear sightlines to this façade from Yucca Street is critical to retaining the building's significance.

New construction proposed for the West Site under Alternative 8 would be located south and east of 6316-6324 Yucca Street. Currently occupied by surface parking and a small one-story commercial building, these areas face the utilitarian rear and side facades of 6316-6324 Yucca Street. Therefore, Alternative 8 would not block important street views of the building from Yucca Street. The 13-story West Senior Building would be constructed immediately west facing Yucca Street. Ground-floor retail will continue the street-facing retail along Yucca Street represented by 6316-6324 Yucca Street. The 48-

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story West Building would be constructed to the south, approximately 60 feet from the rear façade of 6316-6324 Yucca Street.

Due to its modest size and street-facing orientation, the historic significance of 6316-6324 Yucca Street is primarily experienced on an intimate scale, either by pedestrians or passing vehicles. The increased density constructed to the south and west would not obscure the building's important Yucca Street façade which would remain unobstructed from view after implementation of Alternative 8. Moreover, the large surface parking areas to the west and south do not represent setting features that are character-defining or important to the building's historic significance.

As is true with the Project, Alternative 8 would not affect the integrity of *location, design, materials, or workmanship* of 6316-6324 Yucca Street. The building would remain intact in its current location and would not be materially altered by new construction in its immediate surroundings. Therefore, integrity of *feeling* would also remain unaffected because all the existing physical elements that characterize 6316-6324 Yucca Street would continue to convey the property's historic significance. Because 6316-6324 Yucca Street would retain integrity of *location, design, materials, workmanship, and feeling*, it would continue to reflect its historic significance as an intact commercial building from the 1930s, therefore integrity of *association* would also remain unaffected by Alternative 8. The only aspect of integrity that could potentially be affected by Alternative 8 is *setting*. Setting features important to 6316-6324 Yucca Street, however, are limited to the configuration of street and sidewalk fronting the building's north-facing facade which would remain unchanged by the Project. The existing urban fabric to the north, which includes the 1928 Yucca-Vine Tower at 6305 Yucca Street, and an intact grouping of multi-family residential buildings from the 1920s clustered around Ivar Avenue north of Yucca Street would remain unchanged by the Project. The surface parking lots at the rear of 6316-6324 Yucca Street and are not an important aspect of its surroundings. Therefore, 6316-6324 Yucca Street would also retain integrity of *setting*.

Because Alternative 8 would add considerable height and mass to nearby areas largely occupied by surface parking, the immediate surroundings of 6316-6324 Yucca Street would be altered. Despite this alteration, all of the aspects of integrity would be unaffected by Alternative 8, so that the historic integrity of 6316-6324 Yucca Street be retained.

However, as discussed above for the Pantages Theatre and Avalon Hollywood, because construction at the Project Site would include substantial foundation work and the

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construction of subterranean parking, there is potential for these activities to cause damage to 6316-6324 Yucca Street through vibration or settlement, which is considered a significant impact. This impact is addressed through mitigation measures for vibration and settlement, as well as shoring.

ANALYSIS OF POTENTIAL IMPACTS TO OTHER HISTORICAL RESOURCES WITHIN THE AREA OF POTENTIAL IMPACTS

All additional historical resources not subject to analysis above are physically separated from the Project Site by other buildings, streets or distance. Like the Project, Alternative 8 would not result in any direct impacts to these resources. The majority of these resources do have views to the Project Site. Indirect impacts analysis for the Project to determine if the Project would result in a substantial material change to the integrity and significance of historical resources within the Project vicinity identified no significant indirect impacts. Indirect impacts under Alternative 8 would be the same as those under the Project and would not result in significant indirect impacts to historical resources within the vicinity of the Project Site.

SUMMARY IMPACT ANALYSIS

1. Impacts from Demolition

Like the Project, Alternative 8 does not propose the demolition of any building, structure or object that is considered a historical resource under CEQA. Therefore, Alternative 8 would not involve demolition of a significant historical resource and there would be no direct impacts to historical resources from demolition.

2. Impacts from Relocation, Conversion, Rehabilitation or Alteration

Like the Project, Alternative 8 does not include the relocation, rehabilitation or conversion of any historically significant resource, with the exception of the Hollywood Walk of Fame for which a mitigation measure is provided. Therefore, with the exception of the Hollywood Walk of Fame, for which a mitigation measure is provided, Alternative 8 would not involve relocation, conversion, rehabilitation or alteration that results in significant direct impacts to historical resources.

3. Alteration of the Surroundings of Historical Resources

Like the Project, Alternative 8 would not affect the integrity of *location, design, materials, workmanship, feeling, association or setting* of any historical resource located on or in the vicinity of the Project Site. All resources would remain intact in their current locations,

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their important character-defining features would be retained, and none of them would be materially altered by new construction associated with Alternative 8. Despite the alteration of resource surroundings, all of the relevant aspects of integrity would be unaffected by Alternative 8, so that the historic integrity of all historical resources would be retained, and the eligibility of these resources would be unaffected. Therefore, potential indirect impacts due to alteration of the surroundings of historical resources under Alternative 8 would be less than significant.

4. Impacts from General Construction Activity

As is true under the Project, new construction under Alternative 8 would include substantial foundation work and the construction of subterranean parking. While this activity has the potential to cause damage from vibration and settlement, through compliance with applicable regulations and implementation of the mitigation measures presented below, potential impacts due to structural vibration and settlement on the Capitol Records Building and Gogerty Building would be reduced to less than significant level. Although the mitigation provided would avoid significant impacts on the Capitol Records Building and Gogerty Building, and would provide similar protections to the other proximate historical buildings subject to potential structural damage from vibration and settlement, including the Pantages Theatre, the Avalon Hollywood, and the building located at 6316-24 Yucca Street/Art Deco Storefront, because these mitigation measures as described below require the consent of other property owners, who may not agree to participate in their implementation, it is conservatively concluded that structural vibration and settlement impacts on proximate historical resources under Alternative 8 would remain significant and unavoidable after implementation of mitigation measures.

SUMMARY OF POTENTIAL IMPACTS ON HISTORICAL RESOURCES

Analysis of potential impacts reveal the following:

- 1) Without mitigation, Alternative 8, like the Project, has the potential for significant impacts on the Hollywood Walk of Fame and historical buildings on and adjacent to the Project Site due to potential structural vibration and settlement. With implementation of Alternative 8, there would be no change in the CEQA impact findings identified for the Project as reflected in the Historical Resources Technical Report prepared by HRG, and as reflected in the Draft EIR for the Hollywood Center Project. The same mitigation measures that apply to the Project would apply to Alternative 8, as provided below, and the level of significance after implementation of mitigation measures would also be the same.

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RECOMMENDED MITIGATION MEASURES

The following mitigation measures from the Draft EIR (as revised in the Final EIR) that apply to the Project, would also be implemented to reduce potential impacts on historical resources associated with Alternative 8. It should be noted Mitigation Measure MM-CUL-1 and MM-CUL-2 are from Section IV.C, Cultural Resources, of the Draft EIR and that Mitigation Measure MM-NOI-4, which addresses structural vibration, is from Section IV.I, Noise, of the EIR, and includes reference to historical as well as non-historical buildings that require vibration monitoring.

MM-CUL-1: Prior to any disturbance to the Hollywood Walk of Fame, a City of Los Angeles designated Historic-Cultural Monument, the Applicant shall contact the Hollywood Chamber of Commerce/Hollywood Historic Trust (Chamber/Trust) directly via letter detailing the location of the Project Site, its potential impact on the Hollywood Walk of Fame, Project timeframe, list of affected stars and surrounding sidewalk area, proposed procedures for removal of stars, where and for how long the stars would be stored, how they would be secured, and other relevant details. The Chamber/Trust would reply via letter with the required procedures related to alterations to the Hollywood Walk of Fame and a list of contractors approved for such work. Additionally, the Chamber/Trust would request a formal in-person meeting between the Applicant, Chamber/Trust officials, and staff from the Office of Historic Resources and Department of Public Works Bureau of Engineering to discuss the process in greater depth. Written correspondence to the Chamber/Trust shall be sent to the address that follows: Hollywood Chamber of Commerce, 6255 Sunset Boulevard, Suite 150, Hollywood, CA 90028. Accepting that specific details for removal, storage and, replacement of affected stars and terrazzo shall be determined through coordination with the Chamber/Trust, the following general procedures shall be implemented:

- Photographic and documentary recordation of the location of each Hollywood Walk of Fame star potentially impacted by project construction shall be completed by a qualified architectural historian meeting the Secretary of the Interior's Professional Qualification Standards for Architectural History;
- Prior to any construction or demolition activities that have the potential to damage the sidewalk along Vine Street, each section of sidewalk containing a star that cannot be reasonably protected in place shall be cut and carefully removed [by a qualified restoration contractor] within its respective bronze-bordered square as specifically directed by Chamber/Trust procedures. Each affected star shall be promptly crated and stored, at a secured off-site location;
- Following completion of Project construction, reinstallation of each affected star at its original documented location shall occur within a newly poured, color-matched terrazzo sidewalk [by a qualified restoration contractor] with work completed to the satisfaction of

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the Chamber/Trust, the Office of Historic Resources, and the Department of Public Works Bureau of Engineering; and,

- Excavation and construction activities in the vicinity of the Hollywood Walk of Fame and work conducted by the restoration contractor to remove, store, and replace affected areas of the Hollywood Walk of Fame, shall be monitored by a qualified historic preservation consultant meeting the Secretary of the Interior's Professional Qualification Standards for Architectural History and documented in a monitoring report that shall be provided to the City of Los Angeles, Office of Historic Resources, and the Chamber/Trust.

MM-CUL-2: Excavation and shoring have the potential to damage buildings in close proximity to the Project Site; therefore, the following procedures are required for shoring system design and monitoring of excavation, grading, and shoring activities are proposed:

- Excavation and shoring plans and calculations for temporary shoring walls shall be prepared by a California Registered Civil Engineer experienced in the design and construction of shoring systems and hired under the excavation subcontractor. The shoring systems shall be selected and designed in accordance with all current code requirements, industry best practices, and the recommendations of the Project Geotechnical Engineer. Maximum allowable lateral deflections for the Project Site are to be developed by the Project Geotechnical Engineer in consideration of adjacent structures, property, and public rights-of-way. These deflection limits shall be prepared in consideration of protecting adjacent historic resources. The shoring engineer shall produce a shoring design, incorporating tie-backs, soldier piles, walers, etc., that is of sufficient capacity and stiffness to meet or exceed the Project strength and deflection requirements. Calculations shall be prepared by the shoring engineer showing the anticipated lateral deflection of the shoring system and its components and demonstrating that these deflections are within the allowable limits. Where tie-back anchors shall extend across property lines or encroach into the public rights-of-way, appropriate notification and approval procedures shall be followed. The final excavation and shoring plans shall include all appropriate details, material specifications, testing and special inspection requirements and shall be reviewed by the Project Geotechnical Engineer for conformance with the design intent and submitted to LADBS for review and approval during the Grading Permit application submission. The Project Geotechnical Engineer shall provide on-site observation during the excavation and shoring work.
- The general contractor shall hire a California Registered Professional Engineer or California Professional Land Surveyor to prepare an Adjacent Structures Construction Monitoring Plan, subject to review and approval by LADBS, prior to initiation of any excavation, grading, or shoring activities to ensure the protection of adjacent historic resources from damage due to settlement during construction and excavation. The Adjacent

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Structures Construction Monitoring Plan shall be carried out by a California Professional Land Surveyor and establish survey monuments and document and record through any necessary means, including video, photography, survey, etc. the initial positions of adjacent structures, sidewalks, buildings, utilities, facades, cracks, etc. to form a baseline for determining settlement or deformation. Upon installation of soldier piles, survey monuments shall be affixed to the tops of representative piles so that deflection can be measured. The shored excavation and adjacent structures, sidewalks, buildings, utilities, facades, cracks, etc. shall be visually inspected each day. Survey monuments shall be measured at critical stages of dewatering, excavation, shoring, and construction but shall not occur less frequently than once every 30 days. Reports shall be prepared by the California Professional Land Surveyor documenting the movement monitoring results.

- Appropriate parties shall be notified immediately and corrective steps shall be identified and implemented if movement exceeds predetermined thresholds, calculated amounts, or if new cracks, distress, or other damage are observed in adjacent structures, sidewalks, buildings, utilities, façades, etc. In the event that settlement due to excavation or construction activity causes damage requiring repairs to the historic features of adjacent historic buildings, (specifically the Capitol Records Building, the Gogerty Building, Pantages Theatre, Avalon Hollywood, and 6316-24 Yucca Street/Art Deco Building storefront), that work shall be performed in consultation with a qualified preservation consultant and in accordance with the California Historical Building Code and the Secretary of the Interior's Standards, as appropriate.
- Foundation systems are to be designed in accordance with all applicable loading requirements, including seismic, wind, settlement, and hydrostatic loads, as determined by the California Building Code and in accordance with the recommendations provided by the Project Geotechnical Engineer. Foundation systems are anticipated to consist of cast-in-place concrete mat foundations supported by cast-in-place concrete drilled shaft or auger cast piles. Driven piles shall not be used.

NOI-MM-4: Vibration Monitoring. The Applicant shall perform structural vibration monitoring during Project construction as follows:

- a. Prior to start of construction, the Applicant shall retain the services of a licensed building inspector or structural engineer, or other qualified professional as approved by the City, to visit the following buildings, which are located either on-site or immediately adjacent to the Project Site, to inspect and document (video and/or photographic) the apparent physical condition of the building's readily-visible features. This includes both historic buildings and non-historic buildings in proximity to the Project Site. For the historic buildings listed

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below, inspection and documentation shall also be carried out by and in coordination with a qualified preservation consultant. The non-historic buildings are as follows:

- AMDA Vine Building
- Argyle House
- Single-story commercial building at 1718 N. Vine Street (if this building has been issued demolition permits or has already been demolished as part of Related Project No. 2, the provisions of this mitigation measure do not apply to this structure).

The historic buildings are as follows:

- Capitol Records Building (on-site)
- Gogerty Building (on-site)
- Pantages Theatre (off-site)
- Avalon Hollywood (off-site)
- 6316-24 Yucca Street/Art Deco Building Storefront (off-site)

b. The Applicant shall retain the services of a qualified acoustical engineer and/or structural engineer to develop and implement a vibration monitoring program during the site demolition and grading/excavation, capable of documenting the construction-related ground vibration levels at the buildings listed above. The vibration monitoring systems shall be placed at receptor building façades closest to Project construction activity or placed at a representative location if a receptor building façade is not accessible and shall continuously measure (in vertical and horizontal directions) and store the peak particle velocity (PPV) in inch/second. The systems shall also be programmed for two preset velocity levels: a warning level of 0.09 inch/second (PPV) for the off-site historic structures, 0.15 inch/second (PPV) for the single-story commercial building at 1718 N. Vine Street (not required if this building has been issued demolition permits or has already been demolished as part of Related Project No. 2), 0.25 inch/second (PPV) for the AMDA Vine Building, and 0.45 inch/second (PPV) for the Capitol Records Building, Gogerty Building, and the Argyle House and a regulatory level of 0.12 inch/second (PPV) for the off-site historic structures, 0.2 inch/second (PPV) for the single-story commercial building at 1718 N. Vine Street (not required if this building has been issued demolition permits or has already been demolished as part of Related Project No. 2), 0.30 inch/second (PPV) for the AMDA Vine Building, and 0.50 inch/second (PPV) for the Capitol Records Building, Gogerty Building, and the Argyle House. In cases where a receptor building façade is not accessible, the two preset velocity levels shall be programmed at equivalent levels based on distance and soil characteristics that affect vibration transmission over that distance. The systems shall also provide real-time alert when the vibration levels exceed the two preset levels. The noise and vibration monitoring program shall include a description of the monitoring equipment specifications,

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calibration certificates, exact monitoring locations (which shall be coordinated with the property owners for the buildings listed in “a.” above), and protocols for data collection, reporting, alerting, maintenance and calibration, and unplanned outage. Selected monitoring systems shall be capable of unmanned operation during periods of on-site Project construction activity, with internal storage and remote data download. Systems shall be capable of measuring the inch/second PPV in all three axes (vertical and two horizontal) simultaneously. The monitoring program shall specify the protocols for threshold exceedance, including, but not be limited to, which personnel are designated to receive alerts, how the alerts shall be sent (text message, email, etc.), and how the vibration event shall be documented and reported. The program shall include regular reporting no less frequently than weekly.

c. The vibration monitoring program shall be submitted, for review and approval to the Department of Building and Safety, prior to initiating any construction activities.

d. In the event the warning level (i.e., 0.09, 0.15, 0.25, and 0.45 inch/second [PPV], or equivalent levels) is triggered, the contractor shall identify the source of vibration generation and provide feasible steps to reduce the vibration level, including but not limited to staggering concurrent vibration-generating construction activities (if doing so would not pose a safety risk to personnel or damage risk to buildings or facilities) and utilizing lower vibratory techniques.

e. In the event the regulatory level (i.e., 0.12, 0.20, 0.30, and 0.50 inch/second [PPV], or equivalent levels) is triggered, the contractor shall identify the source of vibration generation and implement feasible steps identified in Item “d” above to reduce the vibration level from construction activities to avoid or minimize damage from construction activities in the vicinity of the building. The contractor shall visually inspect the building for any damage. Results of the inspection must be logged.

f. In the event damage occurs to the historic features of historic buildings due to construction vibration, such features/materials shall be repaired in consultation with a qualified preservation consultant, and, if warranted, in a manner that meets the Secretary of the Interior’s Standards.

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