

II. Project Description

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1. Project Summary

The Project proposes to develop a mixed-use building on an 81,050-square-foot site located within the Hollywood Community of the City of Los Angeles (the Project).¹ In addition, six bungalows within the Project Site that are part of the Afton Square Historic District (Historic District), which is a designated California Register historic district, would be relocated within the Project Site and adapted for reuse pursuant to a Preservation Plan. The Project includes two options herein referred to as the “Residential Option” and the “Office Option.”

The Residential Option would develop a new high-rise building with four levels of subterranean parking consisting of up to 429 new residential units, including 36 units designated for Very Low Income households, an approximately 55,000-square-foot grocery store, approximately 5,000 square feet of neighborhood-serving commercial retail uses, and 8,988 square feet of uses in the bungalows. The bungalows would be rehabilitated and adapted for reuse as either restaurants or 12 residential units, in which case the development would still propose a total of 429 residential units.² The new building would be 360 feet 4 inches in height when accounting for rooftop mechanical equipment.³ Overall, the Residential Option would provide approximately 484,421 square feet of floor area within the Project Site.

The Office Option would develop a new high-rise building with eight levels of subterranean parking with approximately 463,521 square feet of office uses and 11,914 square feet of restaurant uses, as well as 8,988 square feet of uses in the bungalows. The bungalows would be rehabilitated and adapted for reuse as either restaurants or nine

¹ The Project Site is 81,050 net square feet and 89,500 gross square feet. The net lot area accounts for street dedications.

² Section IV, *Environmental Impact Analysis*, of this Draft EIR considers the most conservative scenario depending on the issue analyzed.

³ Under the Residential Option, the new building would include Levels 1 through 32 and would have a height of 345 feet 4 inches. With the 15-foot rooftop mechanical parapet, the maximum building height would be 360 feet 4 inches.

residential units.⁴ The new building would be 303 feet in height when accounting for rooftop mechanical equipment.⁵ Upon completion, the Office Option would provide approximately 484,423 square feet of floor area within the Project Site.

To provide for the new uses, the existing 8-unit multi-family building, low-rise commercial buildings, and ancillary buildings adjacent to the bungalows that are non-contributing features to the Historic District would be demolished.

2. Environmental Setting

a. Project Location

As shown in Figure II-1 on page II-3, the Project Site is located at 1360 North Vine Street (southeast corner of Vine Street and De Longpre Avenue) in the Hollywood Community of the City of Los Angeles, approximately 6 miles northwest of downtown Los Angeles and approximately 11 miles east of the Pacific Ocean. Primary regional access is provided by the Hollywood Freeway (US-101), which runs north-south approximately 0.7 mile to the east of the Project Site. The Project Site is bounded by De Longpre Avenue to the north, Afton Place to the south, and Vine Street to the west. Major arterials providing regional access to the Project Site vicinity include Sunset Boulevard, Fountain Avenue, and Vine Street. In addition, the Los Angeles County Metropolitan Transportation Authority (Metro) B Line (Red) Hollywood and Vine Station, is located approximately 0.4 mile north of the Project Site.

b. Existing Uses

(1) Existing Conditions

An aerial view of the Project Site is shown in Figure II-2 on page II-4. The Project Site consists of 13 contiguous lots with a net lot area of 81,050 square feet.⁶ As shown in the photographs provided in Figure II-3 through Figure II-6 on pages II-5 to II-8, the Project Site is currently occupied by a mix of uses that consist of a 17,100-square-foot post-production facility, an 8,044-square-foot commercial building, six bungalows that comprise approximately 8,988 square feet of floor area, and an eight-unit multi-family residential

⁴ Section IV, *Environmental Impact Analysis*, of this Draft EIR considers the most conservative scenario depending on the issue analyzed.

⁵ Under the Office Option, the new building would include Levels 1 through 17 and would have a height of 273 feet. With the 30-foot rooftop mechanical parapet, the maximum building height would be 303 feet.

⁶ As noted above, the net lot area accounts for street dedications. The gross lot area without street dedications is 89,500 square feet.



Figure II-1
Project Location Map

Source: Los Angeles County GIS, 2015.



Figure II-2
Aerial Photograph of the Project Vicinity



Figure II-3
Aerial of Project Site and Existing Uses Along Afton Place (North)

Source: Eyestone Environmental, 2017.



Figure II-4
Existing Uses Along Vine Street

Source: Eyestone Environmental, 2017.



Figure II-5
Existing Uses Along De Longpre Avenue

Source: Eyestone Environmental, 2017.



Figure II-6
Existing Uses Along Vine Street (Further South)

Source: Eyestone Environmental, 2017.

building comprised of approximately 7,700 square feet of floor area. The 8,044-square-foot commercial building includes two restaurants, a convenience store, a pawn shop, and an insurance services store. The eight-unit multi-family residential building is vacant. The six historic bungalows on the eastern portion of the site are contributing structures within the Historic District, a designated California Register historic district. Three of the six bungalows are occupied by office/post-production uses, while the three remaining bungalows are vacant. There are also ancillary buildings such as sheds and garages adjacent to the bungalows that are non-contributing features to the Historic District. A surface parking lot is also located behind the commercial building.

The Project Site is relatively flat. Ornamental landscaping, including trees and shrubs within yards, is located within the northeastern portion of the site surrounding the bungalows along De Longpre Avenue. Limited ornamental landscaping is provided within the remainder of the Project Site. In addition, six total street trees are located along Afton Place and along Vine Street.

(2) Land Use and Zoning

(a) *Hollywood Community Plan*

The Project Site is located within the Hollywood Community Plan (Community Plan) Area, adopted in December 1988, and reinstated in 2014. Under the Community Plan, the Project Site is designated for Regional Center Commercial land uses for the eight western parcels nearest to Vine Street and Medium Residential for the remainder of the site.

(b) *City of Los Angeles Municipal Code*

The Project Site consists of several lots of various zones and height designations including: C4-2D-SN, (T)(Q)C2-2D, R4-2D, and R3-1XL.

The four western lots are zoned C4-2D-SN (Commercial, Height District 2 with Development Limitation, Hollywood Signage Supplemental Use District [HSSUD]). The Commercial zones permit a wide array of land uses, such as retail stores, offices, hotels, schools, parks, and theaters. The C4 zone also permits any land use permitted in the R4 (Multiple Residential) zone, which includes single-family dwellings, two-family dwellings, apartment houses, multiple dwellings, and home occupations. The C4 zone normally limits residential density to the R4 zone standard of 400 square feet of lot area per dwelling unit; however, Los Angeles Municipal Code (LAMC) Section 12.22-A,18 permits mixed-use projects on commercially zoned sites designated as Regional Center Commercial to utilize the R5 zone density calculation of 200 square feet of lot area per dwelling unit. The Height District 2 designation, in conjunction with the C4 zone, does not impose a maximum building height limitation but does impose a maximum floor area ratio (FAR) of 6:1.

However, the existing “D” Limitation that is applicable to the Project Site’s C4-, C2-, and R4-zoned parcels limits the total floor area to a maximum FAR of 2:1, pursuant to Ordinance No. 165,652 (effective May 6, 1990). The “SN” suffix indicates that the Project Site is located in the HSSUD, pursuant to Ordinance No. 176,172 (effective October 4, 2004), and further amended pursuant to Ordinance No. 181,340 (effective November 17, 2010), which allows certain types of signage otherwise not permitted by the LAMC.

One lot on the northern portion of the Project Site, along De Longpre Avenue, is zoned (T)(Q)C2-2D (Commercial with “T” and “Q” Conditions, Height District 2 with Development Limitation). The C2 zone also permits a wide array of commercial uses, as well as any land use permitted in the R4 (Multiple Residential) zone. The Regional Center Commercial land use for this lot also permits the R5 zone density calculation of 200 square feet of lot area per dwelling unit for mixed-use projects. In addition, Height District 2 within the C2 zone normally does not impose a height limitation and permits a maximum FAR of 6:1. However, the “D” Limitation, pursuant to Ordinance No. 168,948 (effective September 4, 1993), limits the FAR to 2:1 (as previously limited pursuant to Ordinance No. 165,652). In addition, the “T” Condition indicates a Tentative Zone Classification, which is a City Council requirement for public improvements as a result of zone changes, pursuant to LAMC Section 12.32-G, while the “Q” Conditions identify several landscaping, signage, and security requirements applicable to this lot.

Two lots on the southern portion of the Project Site along Afton Place, and one lot on the northern portion of the Project Site, along De Longpre Avenue, are zoned R4-2D (Multiple Residential, Height District 2 with Development Limitation). The R4 zone allows multiple dwelling and apartment house uses, requiring a minimum lot area of 400 square feet per dwelling unit. These lots are located within Height District 2, and are subject to the same “D” Limitation, which limits the FAR to 2:1, pursuant to Ordinance No. 165,652 (effective May 6, 1990).

Five lots within the eastern portion of the Project Site are zoned R3-1XL (Multiple Residential, Height District 1-XL). The R3 zone multiple dwelling and apartment house uses, requiring a minimum lot area of 800 square feet per dwelling unit. Under Height District 1XL, development is limited to two stories and 30 feet in height with a FAR of 3:1.

The Project Site is also within the boundaries of the Hollywood Redevelopment Project Area (Redevelopment Plan). Under authority granted in the Redevelopment Dissolution statutes, the Los Angeles City Council and Mayor approved a resolution and accompanying Ordinance No. 186,325 to transfer from the CRA/LA to the City of Los Angeles all responsibility for land use related plans and functions in the 19 remaining Redevelopment Project Areas. Thus, the City can take action regarding any Redevelopment Plan Amendment or land use approval or entitlement pursuant to Section 11.5.14 and other applicable provisions of the LAMC.

In addition, the Project Site is within the boundaries of the former Los Angeles State Enterprise Zone (Hollywood Region). Projects located in an Enterprise Zone were permitted to utilize a lower parking ratio for commercial office, business, retail, restaurant, bar, and related uses. Pursuant to LAMC Section 12.21-A.4(x)(3), the minimum parking requirement for such commercial uses in an Enterprise Zone was two parking spaces for every 1,000 square feet of combined gross commercial floor area. On July 11, 2013, Governor Edmund G. "Jerry" Brown Jr. signed legislation that resulted in the repeal of the Enterprise Zone Act and the dissolution of Enterprise Zones. However, the City Council adopted an action on December 18, 2013, that approved the continuation of the reduced parking provision for former Enterprise Zone areas.

(c) Draft Hollywood Community Plan Update

The City is currently undergoing a Community Plan update, which would update existing land use designations and zoning codes for several properties within the Hollywood area. The draft Community Plan Update and corresponding Draft EIR were released for public review in November 2018. A revised draft Community Plan Update and draft Community Plan Implementation Overlay (CPIO) area were released in August 2020. According to the most current draft, the current land use designations for the Project Site would not change. The four western lots currently zoned as C4-2D-SN would be rezoned as C4-2D-SN-CPIO. One lot currently zoned (T)(Q)C2-2D would be rezoned as [Q]C2-2D-CPIO. Three lots currently zoned as R4-2D would be rezoned as R4-1D-CPIO. Five lots currently zoned as R3-1XL would be rezoned to R3-1XL-CPIO. The City Planning Commission recommended approval of the draft Community Plan Update on March 18, 2021; however, the Community Plan Update has not yet been presented to the City Council.

(d) Other Applicable Designations

The Project Site is located within a Transit Priority Area pursuant to Senate Bill 743.

c. Surrounding Land Uses

The Project Site is located in a highly urbanized area. Surrounding uses in the vicinity of the Project Site include commercial and residential uses, and the Sunset Vine tower to the north; the Arclight Cinemas—Hollywood to the northwest; multi-family residential uses to the east; the Southern California Hospital at Hollywood to the northeast; various entertainment commercial and single-family residential uses to the south; and the mixed-use Academy on Vine development under construction to the west. The Metro B Line (Red) Hollywood/Vine Station is located approximately 0.4 mile north of the Project Site. Within the Project vicinity, major arterials such as Sunset Boulevard are generally developed with denser residential and commercial development, while lower density mixed-use and residential areas are located along the adjacent collector streets.

3. Project Objectives

Section 15124(b) of the California Environmental Quality Act (CEQA) Guidelines states that the project description shall contain “a statement of the objectives sought by the proposed project.” Section 15124(b) of the CEQA Guidelines further states that “the statement of objectives should include the underlying purpose of the project.” The underlying purpose of the Project is to revitalize the infill Project Site by developing an integrated high-density mixed-use development that provides new multi-family housing opportunities (including Very Low Income housing units), neighborhood serving commercial retail/restaurant uses, and a grocery store, or alternatively, a mixed-used development with office space, restaurant uses, and potential multi-family housing opportunities, all of which serve the community and promote walkability. As set forth in the CEQA Guidelines, the Project’s basic and fundamental objectives are provided below.

a. Residential Option

- Consistent with the policies set forth in the City’s General Plan Housing Element, provide multi-family housing units to support the much-needed demand for housing including affordable housing;
- Locate residential and commercial uses in close proximity to transit stations, along transit corridors, and within high activity areas, which promotes sustainability and reduces Vehicle Miles Traveled (VMT), with associated reductions in air quality and greenhouse gas emissions;
- Redevelop an under-utilized infill site while providing for the adaptive reuse of the historic bungalows on-site;
- Promote local and regional mobility objectives by providing a high-density mixed-use development comprising residential and neighborhood-serving commercial uses along the Vine Street commercial corner and in close proximity to public transportation;
- Consistent with the City’s Walkability Checklist and Citywide Design Guidelines, create a street-level identity for the Project Site and improve the pedestrian experience through the introduction of active street adjacent uses such as neighborhood-serving commercial uses;
- Create economic vitality in the community through the provision of construction jobs, and permanent full-time on-site jobs and the generation of revenues to the City in the form of additional sales, business license, and property taxes.
- Promote sustainable development by incorporating “Green” principles including energy-efficient buildings, a pedestrian- and bicycle-friendly site design, water conservation features, and waste reduction features.

b. Office Option

- Locate commercial uses in close proximity to transit stations, along transit corridors, and within high-activity areas, which promotes sustainability and reduces VMT, with associated reductions in air quality and greenhouse gas emissions;
- Redevelop an underutilized infill site while providing for the adaptive reuse of the historic bungalows on-site;
- Promote local and regional mobility objectives by providing a high-density development comprising office and neighborhood-serving restaurant uses along the Vine Street commercial corner and in close proximity to public transportation;
- Consistent with the City’s Walkability Checklist and Citywide Design Guidelines, create a street-level identity for the Project Site and improve the pedestrian experience through the introduction of active street adjacent uses such as neighborhood-serving restaurant uses;
- To create economic vitality in the community through the creation of construction jobs, and permanent full-time on-site jobs and the generation of revenues to the City in the form of additional sales, business license, and property taxes.
- Promote sustainable development by incorporating “Green” principles including energy-efficient buildings, a pedestrian- and bicycle-friendly site design, water conservation features, and waste reduction features.

4. Description of the Project

a. Project Overview

The Project proposes to develop a mixed-use project on an 81,050-square-foot site (1.86 acres) located in Hollywood.⁷ The uses associated with the Project’s Residential Option and Office Option are shown in Table II-1 on page II-14.

The Residential Option would include 429 residential units, an approximately 55,000-square-foot grocery store, approximately 5,000 square feet of neighborhood-serving commercial retail uses, and 8,988 square feet of uses in the bungalows. The bungalows would be rehabilitated and adapted for reuse as either restaurants or 12 residential units, in which case the development would still propose a total of

⁷ As noted previously, the gross lot area is 89,500 square feet or 2.06 acres.

Table II-1
Residential Option and Office Option

Proposed	Residential Option	Office Option
Residential	415,433 sf (429 du)	—
Grocery Store	55,000 sf	—
Retail	5,000 sf	—
Office	—	463,521 sf
Restaurant	—	11,914 sf
Reuse of Bungalows	8,988 sf ^b	8,988 sf ^c
Total Floor Area	484,421 sf	484,423 sf

sf = square feet

du = dwelling unit

- ^a *Square footage is calculated pursuant to the LAMC definition of floor area for the purpose of calculating FAR. In accordance with LAMC Section 12.03, floor area is defined as “[t]he area in square feet confined within the exterior walls of a building, but not including the area of the following: exterior walls, stairways, shafts, rooms housing building-operating equipment or machinery, parking areas with associated driveways and ramps, space for the landing and storage of helicopters, and basement storage areas.”*
- ^b *Under the Residential Option, the on-site bungalows would be rehabilitated and adapted for reuse as either restaurants or 12 residential units. If the bungalows are used as 12 residential units, the new building would provide 417 residential units, and the Residential Option would still provide an overall total of 429 dwelling units on-site.*
- ^c *Under the Office Option, the on-site bungalows would be rehabilitated and adapted for reuse as either restaurants or nine residential units.*

Source: ONNI; Eyestone Environmental, 2021.

429 residential units. As shown in Figure II-7 on page II-15, the Residential Option would develop a new 32-story high-rise building with four levels of subterranean parking. The maximum height of this new building would be 360 feet 4 inches when accounting for rooftop mechanical equipment.⁸ As shown in Figure II-8 on page II-16, the ground floor of the building would include grocery and neighborhood-serving commercial retail uses that would front Vine Street and Afton Place. The ground floor would also include vehicular access driveways, commercial and residential truck loading, a residential lobby and mailroom, and service and corridor areas. In addition, outdoor common open space would also be located on the ground floor between the new building and the rehabilitated bungalows. Level 2 would include the second level of grocery store uses. Levels 3

⁸ *Under the Residential Option, the building height of proposed uses within Levels 1 through 32 would be 345 feet 4 inches. With the 15-foot rooftop mechanical parapet, the maximum building height would be 360 feet 4 inches.*

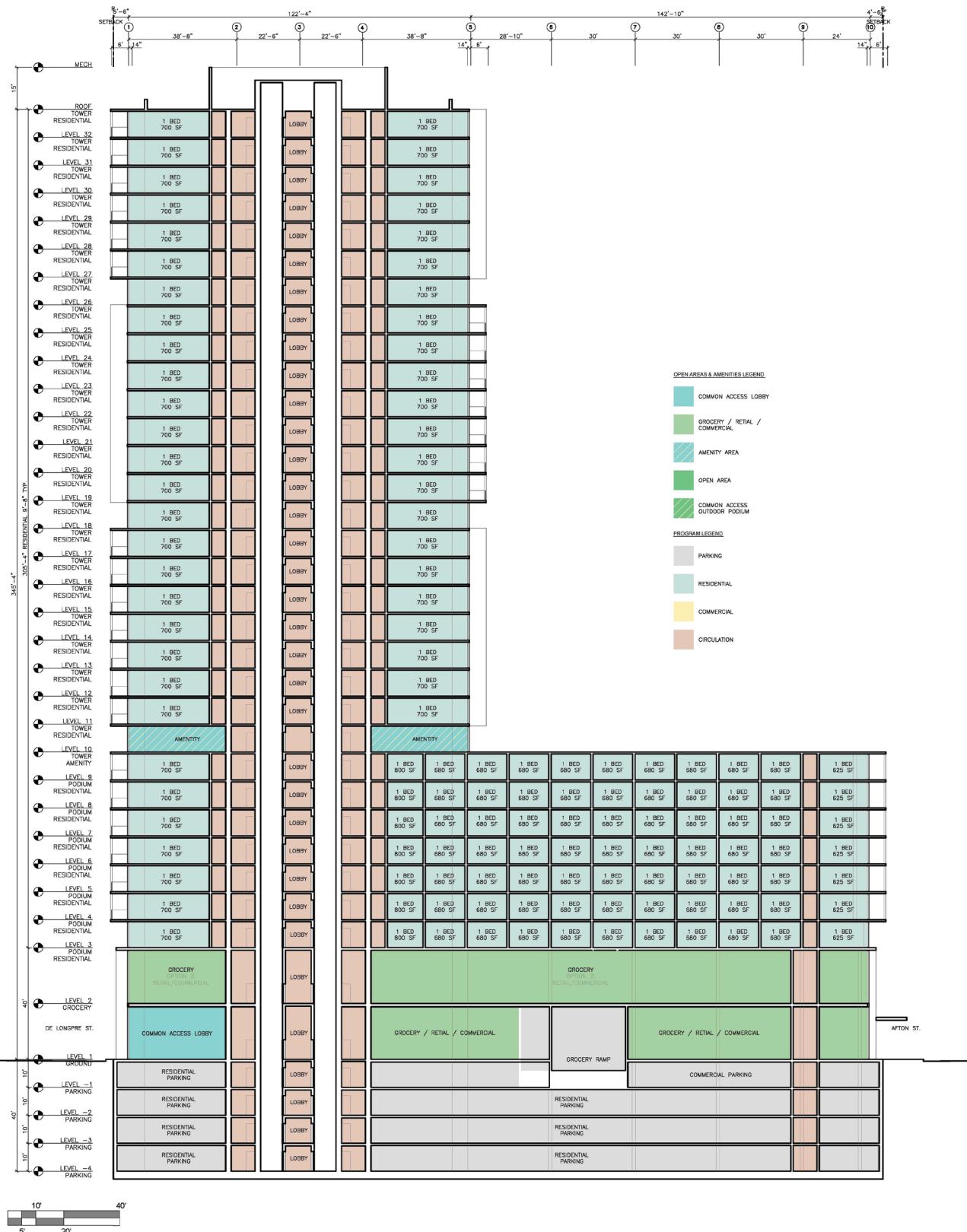


Figure II-7
Residential Option Building Section Looking East

Source: Stanley Saitowitz | Natoma Architects Inc., 2018.

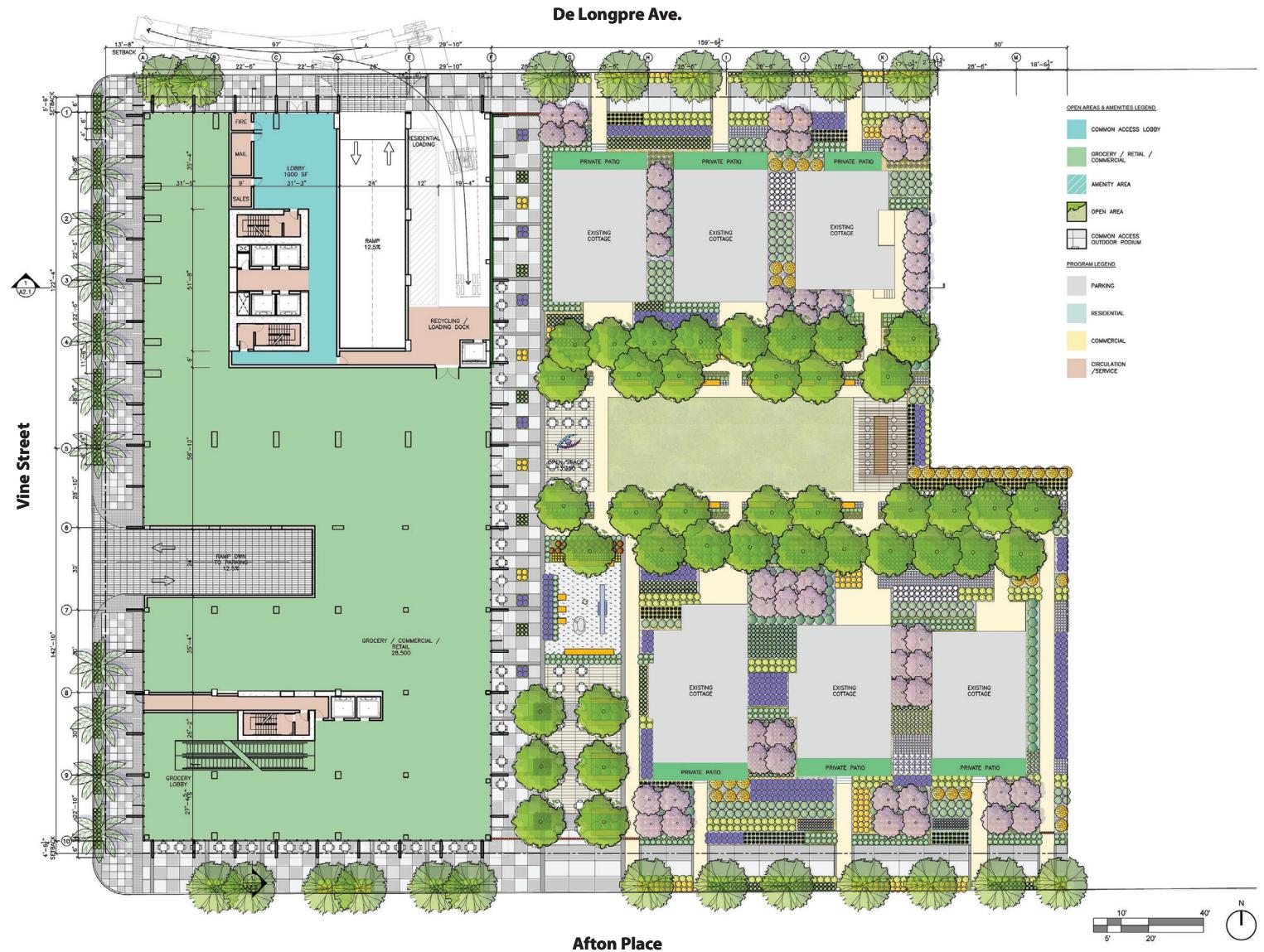


Figure II-8
Residential Option Conceptual Ground Floor Plan

Source: Stanley Saitowitz | Natoma Architects Inc., 2018.

through 9 and Levels 11 through 32 would contain the residential units. Level 10 would include additional indoor and outdoor amenities. Overall, the Residential Option would comprise approximately 484,421 square feet of floor area.

The Office Option would develop approximately 463,521 square feet of office uses and 11,914 square feet of restaurant uses in the proposed building, as well as 8,988 square feet of uses in the bungalows. The bungalows would be rehabilitated and adapted for reuse as either restaurants or nine residential units. As shown in Figure II-9 on page II-18, the Office Option would develop a new 17-story high-rise building with eight levels of subterranean parking. The maximum height of this new building would be 303 feet when accounting for rooftop mechanical equipment.⁹ As shown in Figure II-10 through Figure II-12 on pages II-19 through II-21, the ground floor of the building would include an office lobby that would front Vine Street as well as restaurant uses that would front Vine Street, De Longpre Avenue, and Afton Place. As discussed further below under Subsection 4.e, the Office Option proposes three driveway scenarios. The ground floor would also include vehicular access driveways, commercial truck loading, an office lobby and mailroom, and service and corridor areas. In addition, similar to the Residential Option, the Office Option would feature outdoor common open space on the ground floor between the new building and the rehabilitated bungalows. Levels 2 through 16 above would include office uses. Level 17 would feature indoor and outdoor amenities. Overall, the Office Option would comprise approximately 484,423 square feet of floor area.

To accommodate the Project, the existing low-rise commercial buildings and an eight-unit multi-family building within the eastern portion of the Project Site would be demolished.¹⁰ As previously discussed, three of the six bungalows are occupied by office/post-production uses, while the three remaining bungalows are vacant. The eight-unit multi-family building is also vacant. In addition, there are also ancillary buildings such as sheds and garages adjacent to the bungalows that are non-contributing features to the historic district that would be removed. During grading and construction activities, the bungalows would be temporarily removed from the Project Site. Furthermore, a Preservation Plan would be implemented to relocate and adapt for reuse the six historic bungalows on the eastern portion of the Project Site. As noted above, these bungalows may be repurposed for restaurants or residential units.

⁹ Under the Office Option, the new building would include Levels 1 through 17 and would have a height of 273 feet. With the 30-foot rooftop mechanical parapet, the maximum building height would be 303 feet.

¹⁰ Existing addresses within the Project Site include: 6241, 6245, 6249, and 6255 Afton Place; 6254, 6254, 6262, and 6272 De Longpre Avenue; and 1330 and 1348 Vine Street.

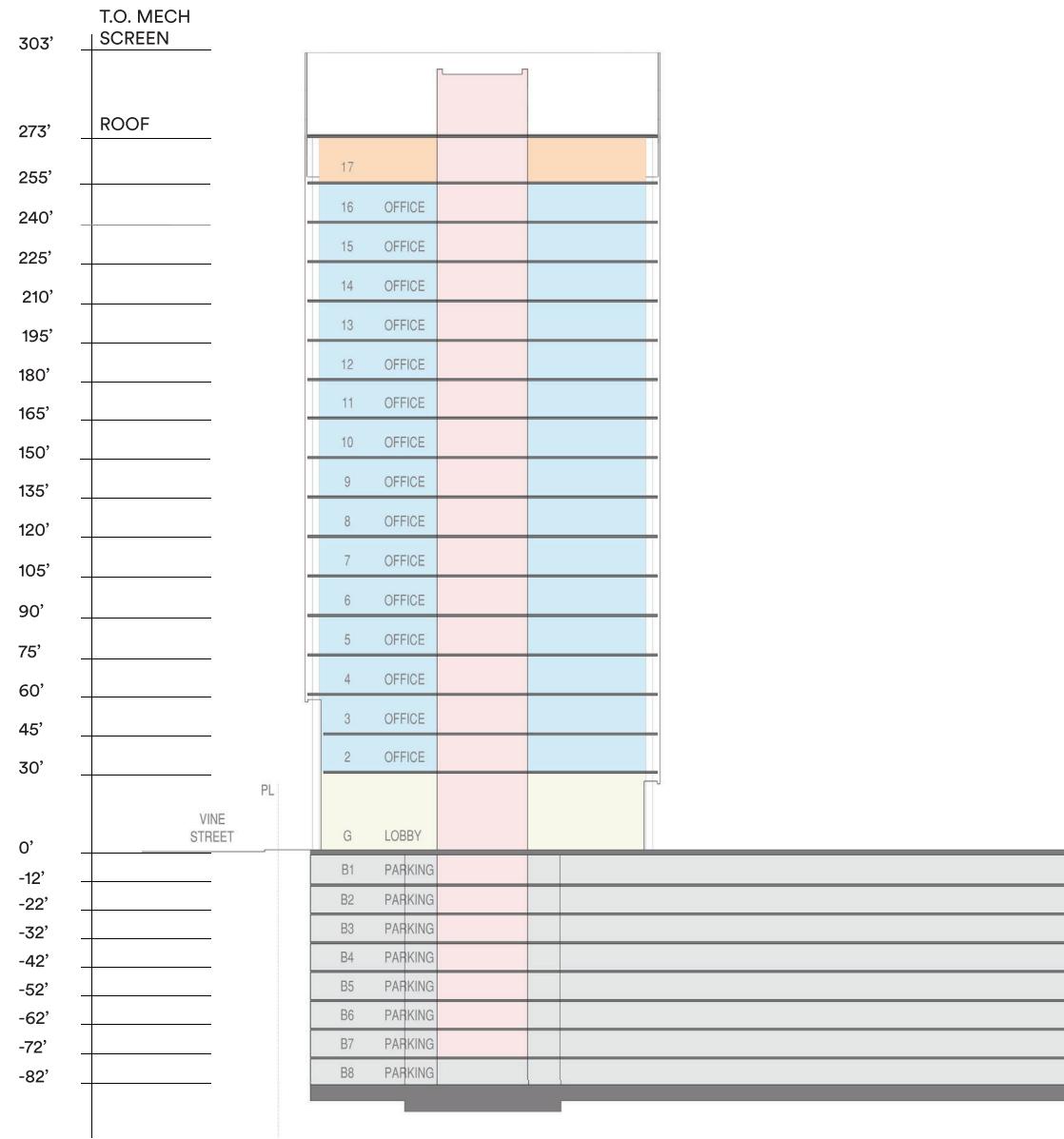


Figure II-9
Office Option Building Section Looking North



Figure II-10
Office Option Conceptual Ground Floor Plan
Vine and De Longpre Driveways

Source: Solomon Cordwell Buenz, 2021.



Figure II-11
Office Option Conceptual Ground Floor Plan
Afton and De Longpre Driveways

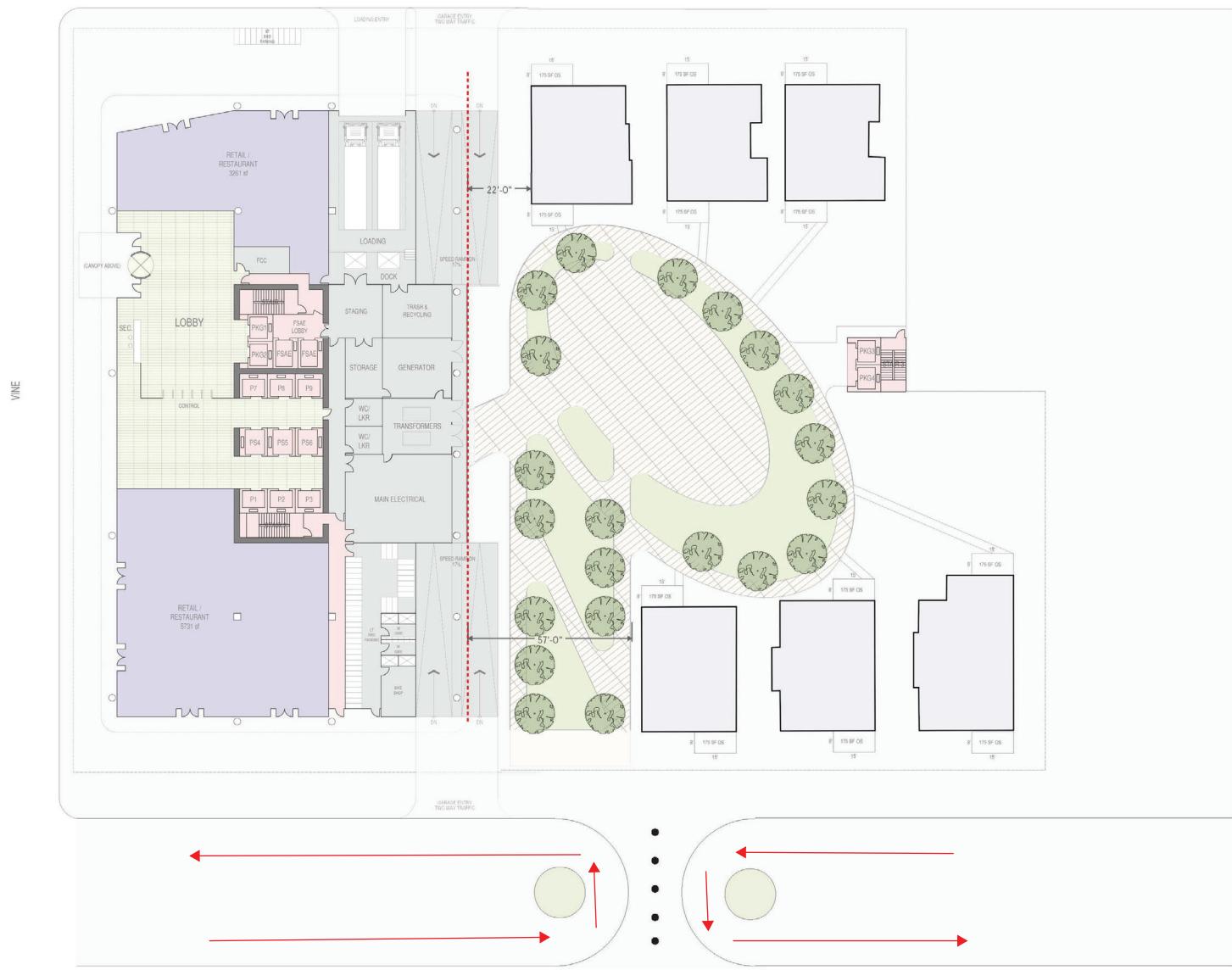


Figure II-12
Office Option Conceptual Ground Floor Plan
Afton and De Longpre Driveways with Cul-de-sac

Source: Solomon Cordwell Buenz, 2021.

b. Building Design

As shown in the Conceptual Site Plans provided in Figure II-8 on page II-16 for the Residential Option and Figure II-10 through Figure II-12 on pages II-19 through II-21 for the Office Option, the Project would develop the new high-rise building within the western portion of the Project Site, fronting Vine Street, Afton Place, and De Longpre Avenue, while the six bungalows would be relocated along the eastern portion of the Project Site. Both high-rise buildings of the proposed options would feature contemporary architectural styles and articulated façades.

As shown in Figure II-13 through Figure II-15 on pages II-23 through II-25, under the Residential Option, the 32-story high-rise building would feature a rectangular podium comprised of Levels 1 through 9, which would contain neighborhood-serving commercial retail uses, a grocery store, and residential units. The residential tower of the high-rise building would be situated atop the podium within the northwest portion of the Project Site. As such, the height of the Project would transition from the highest point of the building at Vine Street and De Longpre Avenue to the lower scaled historic bungalows and other residential uses to the east. The proposed residential tower within the northwestern portion of the Project Site (at Vine Street and De Longpre Avenue) would be similar in height to other high-rise buildings along Vine Street, while the proposed podium within the southwestern portion of the Project Site (at Vine Street and Afton Place) would be reduced in scale in the form of a nine-story podium. Along the eastern façade, the building would be terraced at Level 3. Furthermore, as shown in Figure II-8 on page II-16 and Figure II-15 on page II-25 on the ground floor, the new building within the western portion of the Project Site would be separated from the relocated bungalows within the eastern portion of the Project Site by an approximately 22- to 57-foot open space buffer that would include a pedestrian walkway. This buffer would provide access to the bungalows and the ground floor of the new building, as well as access between De Longpre Avenue and Afton Place.

As shown in Figure II-16 and Figure II-17 on pages II-26 and II-27, respectively, the new 17-story high-rise building proposed by the Office Option has been designed in a modern architectural style and would be clad in full-height glass curtain wall from Levels 2 through 17, the topmost floor of which features a portion of the wall cut away at an outdoor deck. The building's second level and corner at De Longpre Avenue are similarly clad in glass curtain wall but also feature the addition of dense vertical fins at each vertical mullion. This design allows the tower's structure to be expressed on the outside of the building and signals the main lobby and restaurant uses at the ground level. Specifically, the high-rise building would feature a main entrance fronting Vine Street and ground-level restaurant uses facing Vine Street, De Longpre Avenue, and Afton Place. In addition, the Residential Option would include a spacious terrace with landscaping and seating proposed at the ground level east of the new building near the bungalows, which would enhance the livability of the surrounding neighborhood. The Office Option would include a private buffer



Figure II-13
Residential Option Conceptual Rendering Looking
Northeast Across Project Site

Source: Stanley Saitowitz | Natoma Architects Inc., 2018.



Figure II-14
Residential Option Conceptual Rendering Looking West
on De Longpre Avenue

Source: Stanley Saitowitz | Natoma Architects Inc., 2018.



Figure II-15
Residential Option Conceptual Rendering Looking North
through Project Site

Source: Stanley Saitowitz | Natoma Architects Inc., 2018.



Figure II-16
Office Option Conceptual Rendering
Looking North on Vine Street

Source: Solomon Cordwell Buenz, 2022.



Figure II-17
Office Option Conceptual Rendering
Looking Southeast Across Project Site

Source: Solomon Cordwell Buenz, 2022.

to separate the new high-rise building in the western portion of the Project Site and the relocated bungalows within the eastern portion of the Project Site, as shown in Figure II-18 on page II-29.

Both the Residential Option and Office Option have been designed to provide an enhanced pedestrian environment. Pedestrian access within and around the proposed development would include landscaped sidewalks along Vine Street, Afton Place, and De Longpre Avenue. New landscaping and trees would also be planted between each bungalow and along the eastern boundary line as well as between the proposed high-rise building and rehabilitated bungalows.

c. Open Space and Recreational Amenities

The Residential Option would provide 54,850 square feet of open space, exceeding the 54,275 square feet of open space required by the LAMC. The ground level of the Project Site would include approximately 13,350 square feet of publicly accessible outdoor landscaped open space and a 1,000-square-foot indoor common access lobby. Level 10 of the building would include a 13,800-square-foot outdoor amenity deck with recreational features such as a pool with chaise lounges, seating areas, fire pits, and new trees and shrubs. In addition, interior residential amenity spaces on Level 10 totaling approximately 10,250 square feet would abut the pool amenity deck and may include a fitness center and club room. The new building would also provide 16,450 square feet of private balconies.

If the Office Option is developed with restaurants (i.e., not residential uses) within the rehabilitated bungalows, then open space would not be required by the LAMC. Nonetheless, this scenario would provide 15,541 square feet of outdoor open space on the ground floor, a 4,969-square-foot outdoor deck on Level 17, and 15,821 square feet of indoor amenities on Level 17. Such indoor amenities would include an 8,243-square-foot fitness center, 1,283-square-foot yoga room, 3,156-square-foot lounge, and 3,139-square-foot billiard room.

If the Office Option is developed with nine two-bedroom residential units within the rehabilitated bungalows, then 2,100 square feet of open space would be provided. The Office Option would provide 15,541 square feet of outdoor amenities on the ground floor, which would include 2,100 square feet of open space for bungalow residents east of the private buffer. As such, the Office Option would meet LAMC open space requirements. In addition, although not required by LAMC, the new high-rise building would include a 4,969-square-foot outdoor deck and 15,821 square feet of indoor amenities on Level 17.

There are seven on-site trees located within the Project Site and six street trees located along Afton Place and Vine Street. These trees would be removed as part of the Project. Ten of these trees have a diameter at breast height (DBH) of less than 8 inches;



Figure II-18
Office Option Conceptual Rendering Looking
Northwest Across Project Site

Source: Solomon Cordwell Buenz, 2022.

three trees have a DBH greater than 8 inches. None of the trees are of a species that is protected by the LAMC. The six street trees would be replaced on a minimum 2:1 basis with a minimum of 24-inch box trees or as determined by the Department of Public Works, and all Project options would provide street trees in accordance with Urban Forestry Division requirement.

Extensive landscaping and trees would be provided at the Project's ground floor along the sidewalk, between the new high-rise building and historic bungalows, and at the ground floor of the bungalows. In addition, the amenity deck on Level 10 of the Residential Option would be landscaped with trees and planters. A total of 146 new trees would be provided on-site throughout the ground and amenity levels. New shrubs and perennials would also be planted throughout the ground and amenity levels.

In addition to providing ground floor landscaping and trees identical to the Residential Option between the new high-rise building and historic bungalows, the Office Option would provide landscaped balconies throughout the high-rise office building and install trees and planters on the outdoor amenity deck on Level 17. Overall, the Office Option would provide 146 new trees on-site.

d. Signage and Lighting

Signage for the Residential Option and Office Option would be designed to be aesthetically compatible with the contemporary architectural style of the Project and other signage in the area. Additionally, as the Project Site is within the HSSUD, all development options would comply with all requirements under this district. Proposed signage would include mounted project identity signage, building and commercial tenant signage, and general ground-level and wayfinding pedestrian signage. Wayfinding signs would be located at parking garage entrances, elevator lobbies, vestibules, and residential corridors.

Exterior lighting along the public areas would include pedestrian-scale (i.e., lower to the ground, spaced closer together) fixtures. Exterior lighting would incorporate low-level exterior lights on the building and along pathways for security and wayfinding purposes. In addition, low-level lighting to accent signage, architectural features, and landscaping elements would be incorporated throughout the site. Lighting for all development options would be designed to minimize light trespass from the Project Site and would comply with all LAMC requirements.

All new street and pedestrian lighting within the public right-of-way would comply with applicable City regulations and would require approval from the Bureau of Street Lighting in order to maintain appropriate and safe lighting levels on sidewalks and roadways while minimizing light and glare on adjacent properties.

e. Access, Circulation, and Public Transportation

Vehicle access for the proposed uses of the Residential Option would be provided via a right-in/right-out driveway on Vine Street and a two-way all-way access driveway on De Longpre Avenue. Both driveways would provide access to the subterranean parking garage. As shown in Figure II-8 on page II-16, the commercial and/or residential truck loading docks would be located adjacent to the De Longpre Avenue driveway. No vehicular access from Afton Place is proposed for the Residential Option.

Vehicle access for the proposed uses of the Office Option would be provided via three driveway scenarios: (1) a right-in/right-out driveway on Vine Street and a two-way all-way access driveway on De Longpre Avenue; (2) all-access driveways on Afton Place and De Longpre Avenue; or (3) all-access driveways on Afton Place and De Longpre Avenue with an added cul-de-sac (i.e., street closure to through traffic) directly east of the driveway on Afton Place. All driveways would provide access to the subterranean parking garage. All scenarios would locate the loading dock adjacent to the De Longpre driveway, as shown in Figure II-10 through Figure II-12 on pages II-19 through II-21.

Under the Residential Option, pedestrian access to the ground floor neighborhood-serving commercial retail uses would be available from Vine Street and Afton Place. Building residents would access the residential lobby from an entrance on De Longpre Avenue. Residents would also be able to enter the building from stairs/elevators accessible from Vine Street.

Under the Office Option, pedestrian access to the ground floor restaurants would be available from Vine Street, De Longpre Avenue, and Afton Place. Office tenants would access the office lobby from an entrance on Vine Street. Office tenants would also be able to enter the above-grade office levels from stairs/elevators accessible from Afton Place.

Both Project options would also provide a 22- to 57-foot buffer between the new building and rehabilitated bungalows. Under the Office Option, this buffer would be private and access would be limited to the office building tenants. Under the Residential Option, this buffer would be publicly accessible from Afton Place and De Longpre Avenue. The Project area generally has a mature network of pedestrian facilities including sidewalks, crosswalks and pedestrian safety features. Approximately 8- to 18-foot-wide sidewalks are provided throughout the Project vicinity. In addition, Vine Street and Fountain Avenue are designated bicycle routes.

There are multiple public transportation options in the immediate area of the Project Site. In particular, the Metro B Line (Red) Hollywood/Vine Station is located approximately 0.4 mile north of the Project Site. Additionally, Metro and the City of Los Angeles Department of Transportation (LADOT) operate numerous bus lines with stops located

near the Project Site. In particular, the Metro Line 210 local bus runs along Vine Street in the northbound/southbound direction. Bus stops for this line are located directly north of De Longpre Avenue for the northbound direction, and across from the Project Site on Vine Street directly south of De Longpre Avenue for the southbound direction. In total, seven local Metro (Routes 2, 4, 180, 210, 217, 212, and 222) and three LADOT DASH lines (Hollywood, Beachwood Canyon, and Hollywood/Wilshire) service the area.

f. Parking

As shown in Table II-2 on page II-33, based on LAMC requirements and in accordance with City Ordinance No. 185,480, if developed with restaurants within the bungalows, the Residential Option would be required to provide 689 vehicle parking spaces (568 residential and 121 commercial vehicle parking spaces. If developed with residential units within the bungalows, the Residential Option would be required to provide a minimum of 673 vehicle parking spaces (568 residential and 105 commercial/retail vehicle parking spaces). In addition, as shown in Table II-3 on page II-34, the Residential Option with bungalows reused as restaurants would be required to provide 269 bicycle parking spaces (53 short-term and 216 long-term), and the Residential Option with bungalows reused as residential units would be required to provide 261 bicycle parking spaces (49 short-term and 212 long-term) outdoors and within a secure subterranean area.

If developed with restaurants or residential units bungalows within the bungalows, the Residential Option would comply with the above requirements by providing a total of 764 vehicle parking spaces (598 residential and 166 commercial vehicle parking spaces) within the four subterranean levels and 269 bicycle parking spaces (53 short-term and 216 long-term). Also consistent with City Ordinance No. 185,480 requirements, short-term bike parking spaces would be provided outside the building in close proximity to the building entrances, and the long-term bicycle parking would be provided inside the subterranean parking in secured areas.

As shown in Table II-4 and Table II-5 on pages II-35 and II-36, respectively, based on LAMC requirements and in accordance with City Ordinance No. 185,480, if developed with restaurants within the bungalows, the Office Option would be required to provide 969 vehicular parking spaces (927 office and 42 restaurant vehicle parking spaces) and 160 bicycle parking spaces (57 short-term and 103 long-term). This development scenario would comply with requirements by providing 1,693 vehicle parking spaces (1,651 office and 42 restaurant vehicle parking spaces) and the required 160 bicycle parking spaces (57 short-term and 103 long-term).

Table II-2
Residential Option—Vehicle Parking Spaces Required and Provided

Land Use	Size	Vehicle Parking Requirement Ratio ^{a,b,c}	Code-Required Vehicle Spaces	Code-Required Vehicle Spaces With Reduction ^d	Provided Vehicle Spaces
Residential Option (bungalows as restaurants)					
Residential Apt 1-bdr	240 du	1 sp per du	240	—	—
Residential Apt 1-bdr plus den	56 du	2 sp per du	112	—	—
Residential Apt 2-bdr	127 du	2 sp per du	254	—	—
Residential Apt 3-bdr	6 du	2 sp per du	12	—	—
<i>Subtotal for Residential</i>	<i>429 du</i>	—	<i>618</i>	<i>568</i>	<i>598</i>
Grocery Store and Retail	60,000 sf	0.002 sp per sf	120	105	166
Bungalows as Restaurants	8,988 sf	0.002 sp per sf	18	16	
Total			756	689	764
Residential Option (bungalows as residential units)					
Residential Apt 1-bdr	240 du	1 sp per du	240	—	—
Residential Apt 1-bdr plus den	56 du	2 sp per du	112	—	—
Residential Apt 2-bdr	115 du	2 sp per du	230	—	—
Residential Apt 3-bdr	6 du	2 sp per du	12	—	—
Bungalows as Residential 2-bdr	12 du	2 sp per du	24	—	—
<i>Subtotal for Residential</i>	<i>429 du</i>	—	<i>618</i>	<i>568</i>	<i>598</i>
Grocery Store and Retail	60,000 sf	0.002 sp per sf	120	105	166
Total			738	673	764

bdr = bedroom
du = dwelling unit
sf = square feet
sp = space

Totals may not sum due to rounding.

^a LAMC Section 12.21-A,4.
^b Per LAMC Section 12.22-A,25(d), the following parking requirements apply for projects that qualify for a density bonus: 1 on-site parking space for each 0- to 1-bedroom unit; 2 on-site parking spaces for each 2-3-bedroom units; and 2.5 on-site parking spaces for each 4+ bedroom units.
^c Per LAMC Section 12.21-A,4(x), the Project Site is located in the Hollywood Redevelopment Project Area. As such, reduced parking rates of 2 spaces per 1,000 sf of commercial space applies.
^d Per LAMC Section 12.21-A,4 and 12.21-A,16.

Source: Stanley Saitowitz | Natoma Architects Inc., 2018; Eyestone Environmental, 2021.

As shown in Table II-4 and Table II-5 on pages II-35 and II-36, respectively, if developed with nine residential units within the bungalows, the Office Option would be required to provide 975 vehicular parking spaces (927 office, 24 restaurant, and 18 residential vehicle parking spaces) and 162 bicycle parking spaces (54 short-term and 108 long-term). This development scenario would comply with requirements by

Table II-3
Residential Option—Bicycle Parking Spaces Required and Provided

Land Use	Size	Short-Term Bicycle Parking		Long-Term Bicycle Parking		Total Provided Bicycle Spaces
		Requirement Ratio ^a	Required Spaces	Requirement Ratio ^a	Required Spaces	
Residential Option (bungalows as restaurants)						
Apartment: 1–25 du	25 du	1 per 10 du	3	1 per 1 du	25	
Apartment: 26–100 du	75 du	1 per 15 du	5	1 per 1.5 du	50	
Apartment: 101–200 du	100 du	1 per 20 du	5	1 per 2 du	50	
Apartment: 201+ du	229 du	1 per 40 du	6	1 per 4 du	57	
<i>Apartment Total</i>	<i>429 du</i>		<i>19</i>		<i>182</i>	<i>201</i>
Grocery Store and Retail	60,000 sf	1 per 2,000 sf	30	1 per 2,000 sf	30	60
Restaurant	8,988 sf	1 per 2,000 sf	4	1 per 2,000 sf	4	8
Total			53		216	269
Residential Option (bungalows as residential units)						
Apartment: 1–25 du	25 du	1 per 10 du	3	1 per 1 du	25	
Apartment: 26–100 du	75 du	1 per 15 du	5	1 per 1.5 du	50	
Apartment: 101–200 du	100 du	1 per 20 du	5	1 per 2 du	50	
Apartment: 201+ du	229 du	1 per 40 du	6	1 per 4 du	57	
<i>Apartment Total</i>	<i>429 du</i>		<i>19</i>		<i>182</i>	<i>201</i>
Grocery Store and Retail	60,000 sf	1 per 2,000 sf	30	1 per 2,000 sf	30	68
Total			49		212	269

du = dwelling unit
sf = square feet
Total may not sum due to rounding.

^a LAMC Section 12.21-A, 16.

Source: Stanley Saitowitz | Natoma Architects Inc., 2018; Eyestone Environmental, 2021.

providing 1,699 vehicle parking spaces (1,657 office, 24 restaurant, and 18 residential vehicle parking spaces) and the required 162 bicycle parking spaces (54 short-term and 108 long-term).

Table II-4
Office Option—Vehicle Parking Spaces Required and Provided

Land Use	Size	Vehicle Parking Requirement Ratio ^{a,b}	Required Vehicle Spaces	Provided Vehicle Spaces
Office Option (bungalows as restaurants)				
Office	463,521 sf	0.002 sp per sf	927	1,651
Restaurant	11,914 sf	0.002 sp per sf	24	24
Bungalows as Restaurants	8,988 sf	0.002 sp per sf	18	18
Total			969	1,693
Office Option (bungalows as residential units)				
Office	463,521 sf	0.002 sp per sf	927	1,657
Restaurant	11,914 sf	0.002 sp per sf	24	24
Bungalows as Residential	9 du	2 sp per du	18	18
Total			969	1,699
<p><i>du = dwelling unit sf = square feet sp = spaces Totals may not sum due to rounding.</i></p> <p>^a LAMC Section 12.21-A,4. ^b Per LAMC Section 12.21-A,4(x), the Project Site is located in the Hollywood Redevelopment Project Area. As such, reduced parking rates of 2 spaces per 1,000 sf of commercial space applies.</p>				
Source: Solomon Cordwell Buenz, 2021; Eyestone Environmental, 2021.				

g. FAR, Density, and Setbacks

(1) Residential Option

(a) FAR

The lot area of the R3 zoned portion of the Project Site's buildable area used to calculate floor area is 27,875 square feet, which with a 3:1 FAR would allow 83,625 square feet of floor area. The Project proposes to locate 8,988 square feet of floor area within the R3 zone where the six historic bungalows would be relocated. The lot area of the C4 zoned portion of the Project Site after dedications is 53,175 square feet, and with approval of the proposed Zone and Height District Change, a 6:1 FAR would be allowed. Therefore, the C4 zoned portion of the Project Site would permit 319,050 square feet of floor area. The Residential Option requests a Waiver of Development Standard to permit an approximately 50-percent floor area increase within the C4 zoned parcels to permit 475,433 square feet of floor area within the C4 zone. In addition, the Project requests a

Table II-5
Office Option—Bicycle Parking Spaces Required and Provided

Land Use	Size	Short-Term Bicycle Parking		Long-Term Bicycle Parking		Total Required and Provided Bicycle Spaces
		Requirement Ratio^a	Required Spaces	Requirement Ratio^a	Required Spaces	
Office Option (bungalows as restaurant)						
Office	463,521 sf	1 per 10,000 sf	47	1 per 5,000 sf	93	140
Restaurant	11,914 sf	1 per 2,000 sf	6	1 per 2,000 sf	6	12
Bungalows as Residential	8,988 sf	1 per 2,000 sf	4	1 per 2,000 sf	4	8
Total			57		103	160
Office Option (bungalows as residential units)						
Office	463,521 sf	1 per 10,000 sf	47	1 per 5,000 sf	93	140
Restaurant	11,914 sf	1 per 2,000 sf	6	1 per 2,000 sf	6	12
Bungalows as Residential	9 du	1 per 10 du	1	1 per 1 du	9	10
Total			54		108	162
<i>Total may not sum due to rounding.</i>						
<i>du = dwelling unit</i>						
<i>sf = square feet</i>						
^a LAMC Section 12.21-A, 16.						
<i>Source: Solomon Cordwell Buenz, 2021; Eyestone Environmental, 2021.</i>						

Waiver of Development Standard to calculate buildable area prior to street dedications. Overall, under the Residential Option, the total proposed FAR for the Project Site is 5.4:1.¹¹

(b) Density

The C4 zone, in conjunction with the Project Site's Regional Center Commercial land use designation and pursuant to LAMC Section 12.22-A,18, permits density equivalent to the R5 (Multiple Residential) zone, or one dwelling unit per 200 square feet of lot area for mixed-use projects. Under the Residential Option, with approval of the requested Zone Change, the 55,000-square-foot portion of the Project Site located within the C4 zone would permit a maximum of 275 dwelling units (55,000 sf/200 sf). The 34,500-square-foot R3 zoned portion of the Project Site permits one dwelling unit per 800 square feet of lot

¹¹ This is based on the gross lot area prior to dedications per the on-menu density bonus incentive. Without such incentive, the FAR would be 5.98:1 based on a net lot area of 81,050 square feet.

area, which would permit 44 dwelling units (34,500 sf/800 sf). Thus, a total of 319 dwelling units would be permitted across the Site.

Pursuant to LAMC Section 12.22-A,25, the Residential Option includes a request for a 35-percent density bonus for a total of 429 dwelling units by providing 11 percent (36 units) of the permitted base density (319 units) for Very Low Income Households. The Residential Option also requests approval of two on-menu incentives to: (1) calculate density prior to street dedications pursuant to LAMC Section 12.22-A,25(f)(7); and (2) average density across the Project Site pursuant to LAMC Section 12.22-A,25(f)(8). In addition, in accordance with LAMC Section 12.22-A,25(g)(3), the Residential Option also requests two Waivers of Development Standards: (1) to permit a 50-percent floor area increase within the C4 zoned parcels; and (2) to calculate buildable area prior to street dedications.

(c) Setbacks

The proposed frontage within the proposed C4 zone portion abutting Vine Street, Afton Place, and De Longpre Avenue require no setbacks. For the Residential Option, as shown in Figure II-8 on page II-16, the relocated bungalows would observe the required 5-foot side yard setback along Afton Place and De Longpre Avenue, and a 15-foot rear yard along the eastern property line. As discussed below, pursuant to LAMC Section 12.32-R, a building line removal is requested to remove the 10-foot building line along Vine Street.

(2) Office Option

(a) FAR

The Office Option would require approval of a Zone Change and Height District Change to C4-2 and a General Plan Amendment for the five easterly parcels to Regional Center to create a unified Regional Center land use designation on the Project Site. With approval of the Zone Change and General Plan Amendment, a maximum FAR of 6:1 would be permitted on the Project Site. Based on the Buildable Area of 81,050 square feet (same as lot area in the C4 zone), a maximum of 486,300 square feet of floor area would be permitted. The Office Option proposes 484,423 square feet of floor area, which would be permitted with approval of the Zone Change and General Plan Amendment.

(b) Density

If the Office Option is developed with restaurants within the rehabilitated bungalows, the development would not propose residential units. Therefore, there would be no residential density.

If the Office Option is developed with nine residential dwelling units within the rehabilitated bungalows, the development would still require approval of a Zone Change and Height District Change to C4-2 and a General Plan Amendment for the five easterly parcels to Regional Center. With approval of the Zone Change and General Plan Amendment, a maximum of 405 dwelling units could be permitted on the Project Site (one unit per 200 square feet of lot area), but the [Q] conditions would limit residential density to nine units.

(c) Setbacks

If the Office Option is developed with restaurants within the rehabilitated bungalows, then no setbacks would be required for the commercial development in the C4 zone. If the Office Option is developed with nine residential dwelling units within the rehabilitated bungalows, setbacks would be required by the R4 zone, which the C4 zone generally applies to residential uses, as shown in Figure II-10 on page II-19. The relocated bungalows would observe the required 5-foot side yard setback along Afton Place and De Longpre Avenue, and a 15-foot rear yard along the eastern property line. As discussed below, pursuant to LAMC Section 12.32-R, a building line removal is requested to remove the 10-foot building line along Vine Street.

h. Site Security Features

The Project would include numerous security features, including a closed circuit camera system and keycard entry for the residential building and the residential parking areas, and on-site security personnel. The Project would also be designed such that entrances to, and exits from buildings, open spaces around buildings, and pedestrian walkways would be open and in view of surrounding sites. In addition, buildings and walkways would be properly lit in order to provide for pedestrian orientation and clearly identify a secure route between parking areas and points of entry into buildings. Parking areas would also be sufficiently lit to maximize visibility and reduce areas of concealment.

i. Sustainability Features

The Project would be designed and constructed to incorporate features to support and promote environmental sustainability. “Green” principles are incorporated throughout the Project to comply with the City of Los Angeles Green Building Code, which also incorporates various provisions of the California Green Building Standards Code (CALGreen), and the sustainability intent of the U.S. Green Building Council’s Leadership in Energy and Environmental Design (LEED®) program to meet the standards of LEED Silver® or equivalent green building standards. These include energy conservation, water conservation, waste reduction features, and a pedestrian-friendly and bicycle-friendly site design. The Project would also utilize sustainable planning and building strategies and

incorporate the use of environmentally-friendly materials, such as non-toxic paints and recycled finish materials, whenever feasible. The sustainability features to be incorporated into the Project would include, but would not be limited to, high-efficiency plumbing fixtures, water-efficient landscape design, drip and hydro-zoning irrigation systems to promote a reduction of indoor and outdoor water use. The Project would also include energy-efficient lighting technologies and fenestration designed for solar orientation. The Project would exceed Title 24, Part 6, California Energy Code baseline standard requirements by 10 percent for energy efficiency, based on the 2019 Building Energy Efficiency Standards requirements.

Pursuant to City of Los Angeles Ordinance 186,485 and Ordinance 186,488, 30 percent of the total parking spaces provided by the Project would be capable of supporting future electric vehicle supply equipment (EVSE). Additionally, 10 percent of spaces are required to have EV charging stations. The Project's parking garage would include a minimum of 10 percent of the parking spaces with dual-port electric vehicle charging stations, and these spaces count towards the overall 30 percent requirement. In accordance with CALGreen requirements, the Project would also ensure that 10 percent of the total roof area of the new building would be solar-ready.

j. Project Construction and Scheduling

Construction of the Project would commence with demolition of the existing commercial structures, the multi-family residential building and surface parking areas and relocation of the six bungalows. This phase would be followed by grading and excavation for the subterranean parking garage. Building foundations would then be laid, followed by building construction, paving/concrete installation, and landscape installation. Project construction is anticipated to begin in 2023 and be completed in 2027.

For the Residential Option, the estimated depth of excavation expected for the subterranean parking and building foundations would be up to approximately 45 feet below grade. It is estimated that approximately 142,000 cubic yards of export material (e.g., concrete and asphalt surfaces) and soil would be hauled from the Project Site during the demolition and excavation phase.

For the Office Option, the estimated depth of excavation expected for the 8 levels of subterranean parking and building foundations would be up to approximately 83 feet below grade. It is estimated that approximately 321,060 cubic yards of export material and soil would be hauled.

As part of the Project, a Construction Traffic Management Plan would be implemented during construction to minimize potential conflicts between construction

activity and through traffic. The Construction Traffic Management Plan would be subject to LADOT review and approval.

5. Necessary Approvals

The City of Los Angeles has the principal responsibility for approving the Project's Residential Option or Office Option. Approvals required for development of the Project options may include, but not limited to, the following:

a. Residential Option

- Pursuant to LAMC Section 12.32 Q, a Vesting Zone and Height District Change from C4-2D-SN to [Q]C4-2-SN and from (T)(Q)C2-2D and R4-2D to [Q]C4-2 for the eight westerly parcels within the Regional Center Commercial land use designation.
- Pursuant to LAMC Section 12.32 R, a Building Line Removal to remove a 10-foot building line along Vine Street.
- Pursuant to LAMC Section 12.22 A.25, Density Bonus Compliance Review for a 35-percent density bonus with 11 percent or 36 units designated for Very Low Income Households, utilizing Parking Option No. 1 and two on-menu incentives and two Waivers of Development Standards (Off-Menu).
 - Pursuant to LAMC Section 12.22 A.25(f)(7), an On-Menu incentive to calculate density prior to street dedications.
 - Pursuant to LAMC Section 12.22 A.25(f)(8), an On-Menu incentive to average density across the [Q]C4-2-SN and R3-1XL zones.
 - Pursuant to LAMC Section 12.22 A.25(g)(3), a Waiver of Development Standard to permit a 50-percent Floor Area increase within the C4 zoned parcels.
 - Pursuant to LAMC Section 12.22 A.25(g)(3), a Waiver of Development Standard to calculate buildable area prior to street dedications.
- Pursuant to LAMC Section 12.24 W.1, Main Conditional Use Permit to allow one off-site license and one on-site license for the sale of a full line of alcoholic beverages for a grocery store, and three on-site licenses for the sale of a full line of alcoholic beverages within three restaurants.
- Pursuant to LAMC Section 12.24 X.12, a Zoning Administrator's Determination to allow commercial uses within six relocated historic bungalows designated on the California Register within the R3-1XL zone.

- Pursuant to LAMC Section 16.05 C.1, Site Plan Review for up to 429 residential units and up to 68,988 square feet of commercial uses.
- Pursuant to LAMC Section 17.15, a Vesting Tentative Tract Map for the merger and resubdivision of the Project Site into three ground lots and for condominium purposes, and pursuant to LAMC Section 17.13, approval of a haul route.
- Pursuant to California Government Code Sections 65864-65869.5, a Development Agreement.
- Any land use approvals that may be required under the Hollywood Redevelopment Plan and the LAMC.
- Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, and building permits.

b. Office Option

- Pursuant to LAMC Section 11.5.7(b), a General Plan Amendment for the five easterly parcels from Medium Residential to Regional Center.
- Pursuant to LAMC Section 12.32 Q, a Vesting Zone and Height District Change from C4-2D-SN to [Q]C4-2-SN for the four westerly parcels, and from (T)(Q)C2-2D and R4-2D and R3-1XL to [Q]C4-2 for the remaining nine parcels. The [Q] conditions would, among other things, limit residential density to nine units, residential floor area to 8,988 square feet, and residential height to 20 feet.
- Pursuant to LAMC Section 12.32 R, a Building Line Removal to remove a 10-foot building line along Vine Street.
- Pursuant to LAMC Section 12.24 W.1, Main Conditional Use Permit to allow for the sale of a full line of alcoholic beverages.
- Pursuant to LAMC Section 16.05 C.1, Site Plan Review for more than 50,000 square feet of commercial uses.
- Pursuant to LAMC Section 17.15, a Vesting Tentative Tract Map for the merger and resubdivision of the Project into three ground lots and for condominium purposes, and pursuant to LAMC Section 17.13, approval of a haul route.
- Any land use approvals that may be required under the Hollywood Redevelopment Plan and the LAMC, including approval to exceed the Plan's overall 4.5:1 FAR limit for the Regional Center Commercial designated areas.

- Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, and building permits.