

III. Revisions, Clarifications, and Corrections to the Draft EIR

III. Revisions, Clarifications, and Corrections to the Draft EIR

This section of the Final EIR provides changes to the Draft EIR that have been made to revise, clarify, or correct the environmental impact analysis for 1360 N. Vine Street (the Project). Such changes are a result of public and agency comments received in response to the Draft EIR and/or additional information that has become available since publication of the Draft EIR. The changes described in this section do not result in the Project creating any new or increased significant environmental impacts.

This section is divided into three parts: Section III.A, General Revisions and Corrections to the Draft EIR; Section III.B, Corrections and Additions to Draft EIR Sections and Appendices; and Section III.C, Effect of Corrections and Revisions.

A. General Revisions and Corrections to the Draft EIR

The following general revisions and corrections to the Draft EIR are included.

First, at the time the Draft EIR was published, the City's ZIMAS website indicated that one of the parcels (APN 5546-022-013) in the northern portion of the Project Site was zoned (T)(Q)C2-2D. However, this was incorrect because the Zone Change ordinance (ORD 168,948) was not effectuated within the required six years after it was approved. The parcel zone is now corrected on ZIMAS and is zoned R4-2D. This will not affect the Project or the analysis in the Draft EIR, as the Applicant is seeking to rezone this parcel to [Q]C4-2-SN.

Provided below are revisions to the Project Description that apply to the entirety of the Draft EIR. In addition, as noted below, Figure IV.G-2 in Section IV.G, Land Use, is replaced with Revised Figure IV.G-2 on page III-27 of this Final EIR.

Section II, Project Description, page II-9, revise the third full paragraph as follows:

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.

Section II, Project Description, page II-10, delete the first full paragraph:

~~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.~~

Section II, Project Description, page II-10, revise the first sentence of the second full paragraph as follows:

Two lots on the southern portion of the Project Site along Afton Place, and ~~one~~ two lots on the northern portion of the Project Site, along De Longpre Avenue, are zoned R4-2D (Multiple Residential, Height District 2 with Development Limitation).

Section II, Project Description, page II-40, revise the first bullet point under a. Residential Option as follows:

- 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.

Section II, Project Description, page II-41, revise the second bullet point under b. Office Option as follows:

- 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.

The second revision and correction pertains to parking requirements. Under Assembly Bill 2097, signed into law by Governor Newsom in September 2022, public agencies are prohibited from imposing any minimum vehicle parking requirements on any residential, commercial, or other development projects within 0.5 mile of public transit. Metro's B Line Hollywood/Vine Station is located 0.4 mile north of the Project Site and, as such, there is no minimum parking requirement applicable to the Project. This will not affect the Project or the analysis in the Draft EIR, because the adequacy of the Project's parking is not a CEQA issue pursuant to Senate Bill 743. Provided below are revisions to the Project Description that apply to the entirety of the Draft EIR.

Section II, Project Description, page II-32 through II-36, revise subsection f. Parking and replace Table II-2, Table II-3, Table II-4, and Table II-5 with Revised Table II-2, Revised Table II-3, Revised Table II-4, and Revised Table II-5 as follows:

~~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—~~Under Assembly Bill 2097, signed into law by Governor Newsom in September 2022, public agencies are prohibited from imposing any minimum vehicle parking requirements on any residential, commercial, or other development projects within 0.5 mile of public transit. Metro's B Line Hollywood/Vine Station is located 0.4 mile north of the Project Site and, as such, there is no minimum parking requirement applicable to the Project. Nevertheless, the number of vehicle parking spaces provided is presented in Revised Table II-2 on page III-5 of the Final EIR. Projects are still required to provide bicycle parking under the LAMC and, as shown in Revised Table II-3 on page II-34, III-6 of the Final EIR, 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~~ provide a total of 764 vehicle parking spaces (598 residential and 166 commercial vehicle parking spaces) within the four subterranean levels and comply with the above requirements by providing 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 buildings 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,~~ Revised Table II-4 and Revised Table II-5 on pages III-7 and III-8 of the Final EIR, 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 would be required to provide 160 bicycle parking spaces (57 short-term and 103 long-term). This development scenario would ~~comply with requirements by providing~~ provide 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).

**Revised 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
<p><i>bdr = bedroom</i> <i>du = dwelling unit</i> <i>sf = square feet</i> <i>sp = space</i> <i>Totals may not sum due to rounding.</i></p> <p>^a LAMC Section 12.21 A, 4.</p> <p>^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.</p> <p>^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.</p> <p>^d Per LAMC Section 12.21 A, 4 and 12.21 A, 16.</p> <p>Source: Stanley Saitowitz Natoma Architects Inc., 2018; Eyestone Environmental, 2021 2023.</p>					

**Revised 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
<p><i>du = dwelling unit</i> <i>sf = square feet</i> <i>Total may not sum due to rounding.</i> ^a LAMC Section 12.21-A, 16. Source: Stanley Saitowitz Natoma Architects Inc., 2018; Eyestone Environmental, 2021, 2023.</p>						

As shown in ~~Table II-4 and Table II-5 on pages III-7 and III-8, Revised Table II-4 and Revised Table II-5 on pages III-7 and III-8 of the Final EIR, respectively, of the Final EIR, 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 would be required to provide 162 bicycle parking spaces (54 short-term and 108 long-term). This development scenario would comply with requirements by providing provide 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).~~

**Revised 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</i> <i>sf = square feet</i> <i>sp = spaces</i> <i>Totals may not sum due to rounding.</i></p> <p>^a LAMC Section 12.21-A,4.</p> <p>^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> <p>Source: Solomon Cordwell Buenz, 2021; Eyestone Environmental, 2021 2023.</p>				

**Revised 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
<p><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. Source: Solomon Cordwell Buenz, 2021; Eyestone Environmental, 2024-2023.</p>						

The third revision and correction pertains to Title 24. The 2022 Building Energy Efficiency Standards took effect January 1, 2023, and now apply to the Project. Provided below is a revision to the Project Description that apply to the entirety of the Draft EIR.

Section II, Project Description, page II-39, revise the last sentence of the first partial paragraph as follows:

The Project would ~~exceed~~ meet 2022 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.~~

The fourth revision and correction is related to the lot size. On the original plans, the lot size was presented as the buildable area in error. The revisions below apply to the entirety of the Draft EIR:

Section II, Project Description, page II-1, revise the first sentence of the first paragraph and footnote 1 as follows:

The Project proposes to develop a mixed-use building on an ~~81,050~~ 87,087-square-foot site located within the Hollywood Community of the City of Los Angeles (the Project).¹

¹ *The Project Site is ~~81,050-87,087~~ net square feet and ~~89,500-89,559~~ gross square feet. The net lot area accounts for a 3-foot street dedications on Vine Street and a 5-foot street dedication on De Longpre Avenue.*

Section II, Project Description, page II-2, revise the second sentence of the last paragraph and footnote 6 as follows:

The Project Site consists of 13 contiguous lots with a net lot area of ~~81,050~~ 87,087 square feet.⁶

⁶ *As noted above, the net lot area accounts for street dedications. The gross lot area without street dedications is ~~89,500-89,559~~ square feet.*

Section II, Project Description, page II-13, revise the first sentence of the last full paragraph and footnote 7 as follows:

The Project proposes to develop a mixed-use project on an ~~81,050~~ 81,087-square-foot site (1.86 acres) located in Hollywood.⁷

⁷ *As noted previously, the gross lot area is ~~89,500-89,559~~ square feet or 2.06 acres.*

Section II, Project Description, pages II-35 through II-37, revise subsections g.(1)(a) and g.(1)(b) as follows:

g. FAR, Density, and Setbacks

(1) Residential Option

(a) FAR

The buildable area of the R3 zoned portion of the Project Site's used to calculate floor area is ~~27,875-28,121~~ square feet, which with a 3:1 FAR would allow ~~83,625-84,363~~ square feet of floor area. The Project proposes to locate ~~8,988-7,628~~ square feet of floor area within the R3 zone where five of the six historic bungalows would be relocated. One of the historic bungalows comprised of 1,360 square feet of floor area would be located within the C4 zoned portion. The ~~lot~~ buildable area of the C4 zoned portion of the Project Site after dedications is ~~53,175-53,056~~ 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~~ 318,336 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~~ 476,793 square feet of floor area within the C4 zone, which is comprised of 475,433 square feet of floor area within the new tower and a 1,360-square-foot bungalow. ~~In addition, the Project requests a 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~~ 5.97:1.⁴⁴

⁴⁴ ~~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.~~

(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~~ 55,038-square-foot portion of the Project Site located within the C4 zone would permit a maximum of ~~275~~ 276 dwelling units (~~55,000~~ 55,038 sf/200 sf). The ~~34,500~~ 34,521-square-foot R3 zoned portion of the Project Site permits one dwelling unit per 800 square feet of lot area, which would permit 44 dwelling units (~~34,500~~ 34,521 sf/800 sf). Thus, a total of ~~319~~ 320 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~~ 320 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~~ one 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.~~

Section II, Project Description, page II-37, revise the last two sentences of the third full paragraph as follows:

Based on the Buildable Area of ~~81,050~~ 87,087 square feet (same as lot area in the C4 zone after dedications), a maximum of ~~486,300~~ 522,522 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 for a 5.56:1 FAR.

Section II, Project Description, page II-38, revise the last sentence of the first paragraph as follows:

With approval of the Zone Change and General Plan Amendment, a maximum of ~~405~~ 435 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.

Section II, Project Description, page II-40, delete the last item under the third bullet point:

- 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.~~

Section II, Project Description, page II-40, revise the last bullet point as follows:

- Pursuant to LAMC Section 12.24 X.12, a Zoning Administrator's Determination to allow commercial uses within five of the six relocated historic bungalows designated on the California Register within the R3-1XL zone.

Fifth, the design of the Residential Option has been refined and updated based on community input. Provided below are revisions to the Project Description that apply to the entirety of the Draft EIR.

Section II, Project Description, page II-1, revise the third sentence of the first paragraph and footnote 3 as follows:

The new building would be ~~360~~ 388 feet 4 inches in height when accounting for rooftop mechanical equipment.

³ *Under the Residential Option, the new building would include Levels 1 through ~~32-33~~ and would have a height of ~~345-373~~ feet 4 inches. With the 15-foot rooftop mechanical parapet, the maximum building height would be ~~360-388~~ feet 4 inches.*

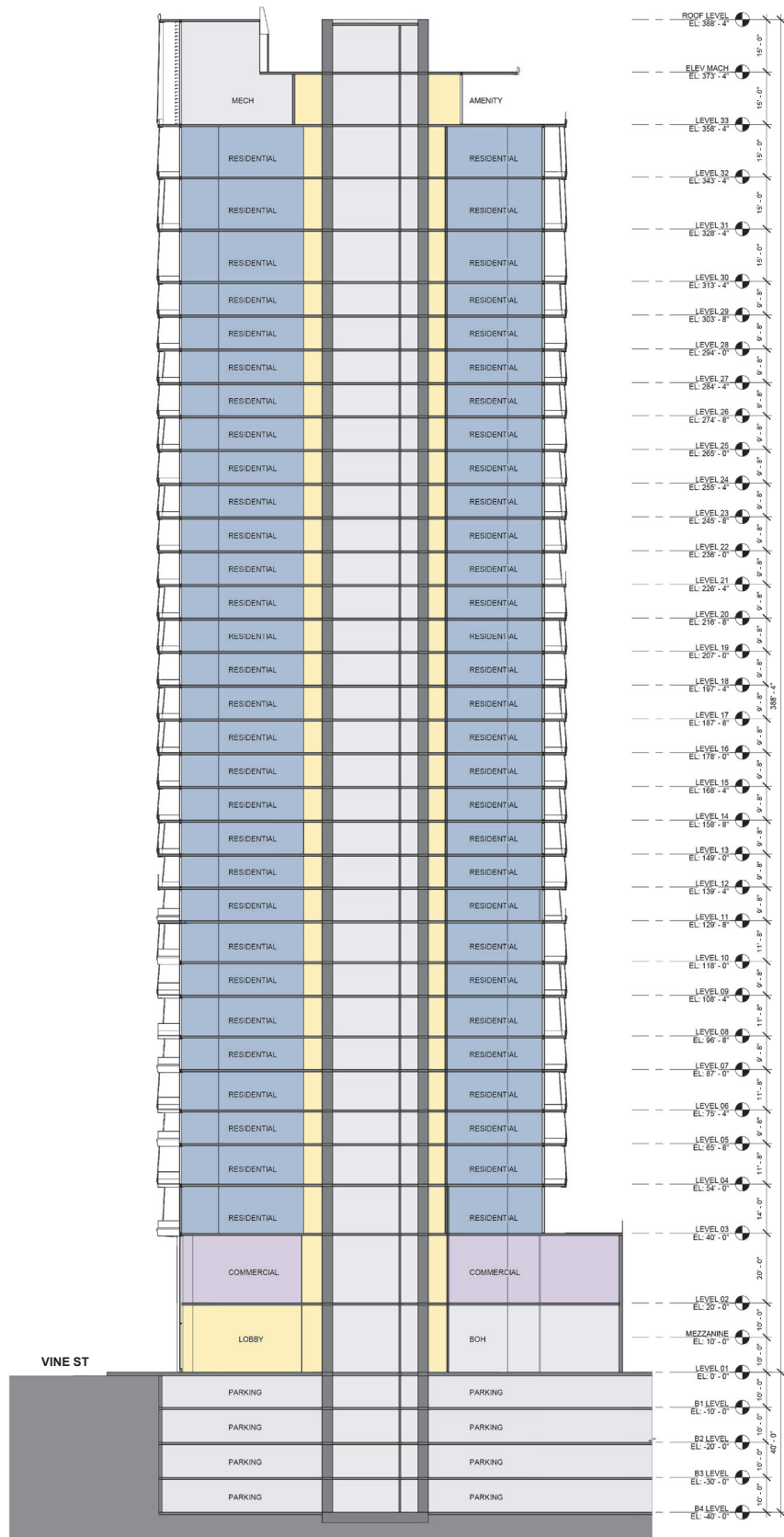
Section II, Project Description, page II-14, revise the last paragraph beginning on the page and footnote 8 as follows:

As shown in Revised Figure II-7 on page ~~II-15-III-14~~ of the Final EIR, the Residential Option would develop a new ~~32~~ 33-story high-rise building with four levels of subterranean parking. The maximum height of this new building would be ~~360~~ 388 feet 4 inches when accounting for rooftop mechanical equipment.⁸ As shown in Revised Figure II-8 on page ~~II-16, III-15~~ of the Final EIR, 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. Above the ground floor, the Project includes a mezzanine level with additional space for the grocery store and retail uses, and common resident areas. Level 2 would include ~~the a full~~ second level of grocery store uses. Levels 3 through 9 and Levels 11 through 32 would contain the residential units. Level 10 would include additional indoor and outdoor amenities. Level 3 would a 6,000-square-foot resident amenity space and Level 11 would include a large outdoor resident deck with seating areas and landscape. Level 33 would contain a 4,200-square-foot interior residential amenity space and exterior roof deck. Overall, the Residential Option would comprise approximately 484,421 square feet of floor area.

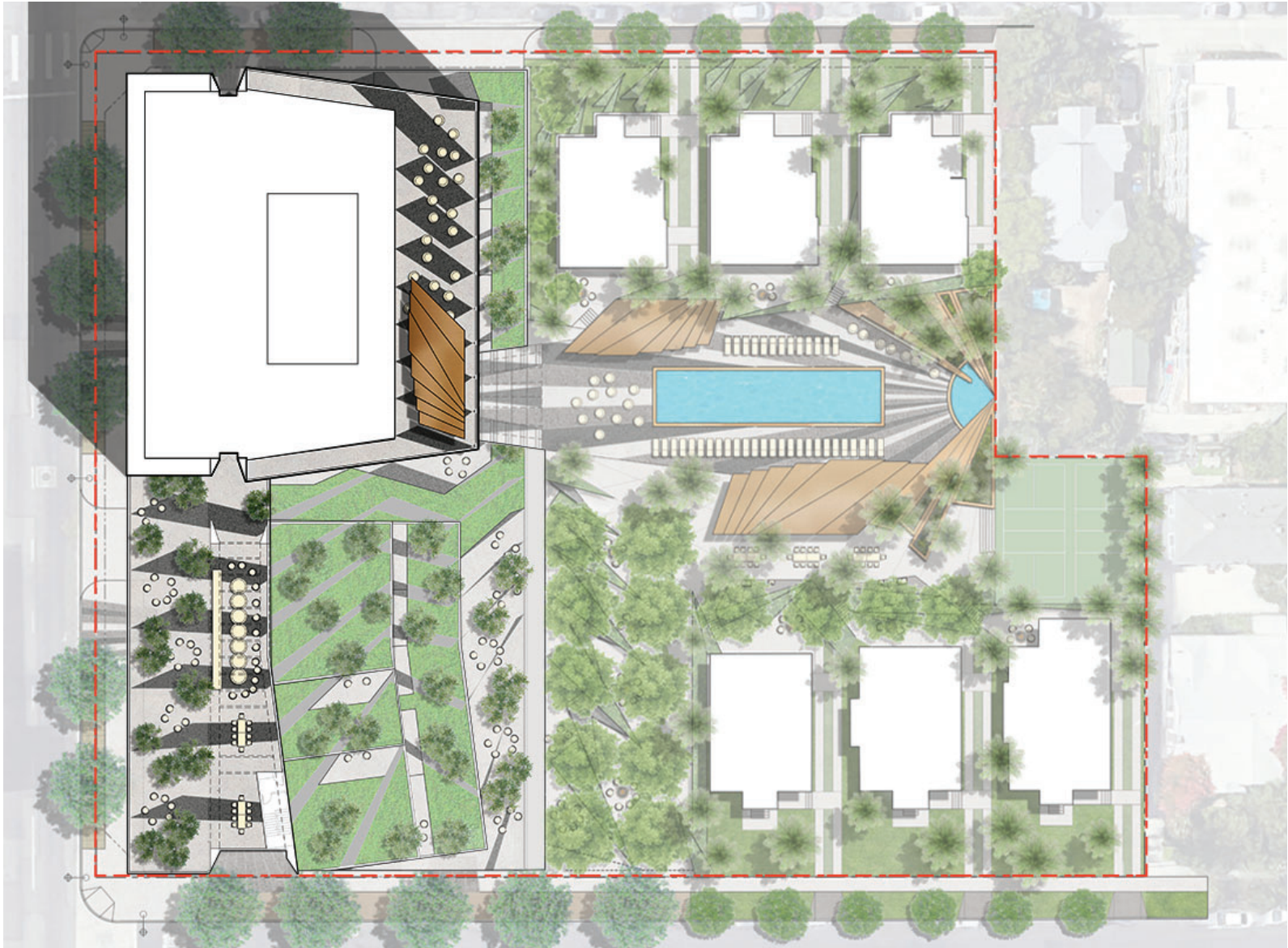
⁸ *Under the Residential Option, the building height of proposed uses within Levels 1 through ~~32-33~~ would be ~~345-373~~ feet 4 inches. With the 15-foot rooftop mechanical parapet, the maximum building height would be ~~360-388~~ feet 4 inches.*

Section II, Project Description, page II-15, replace Figure II-7 with Revised Figure II-7 on page III-15:

Section II, Project Description, page II-16, replace Figure II-8 with Revised Figure II-8 on page III-15:



Revised Figure II-7
Residential Option Building Section



Revised Figure II-7
Residential Option Building Section

Section II, Project Description, page II-22, revise the first sentence as follows:

As shown in the Conceptual Site Plans provided in Revised Figure II-8 on page ~~II-16~~ III-15 of the Final EIR 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.

Section II, Project Description, page II-22, revise the second paragraph as follows:

As shown in Revised Figure II-13 through Revised Figure II-15 on pages ~~II-23 through II-25, III-18 through III-20~~ of the Final EIR, under the Residential Option, the ~~32~~ 33-story high-rise building would feature a ~~rectangular~~ stepped podium comprised of Levels 1 through ~~9~~ 10, which would contain neighborhood-serving commercial retail uses, a grocery store, ~~and~~ residential units, and resident amenity space. 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 and tier 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~~ ten-story podium. Along the eastern façade, the building would be terraced at ~~Level 3~~ Levels 3, 4, 5, 7, 9, and 11. Furthermore, as shown in Revised Figure II-8 on page ~~II-16~~ III-15 of the Final EIR and Revised Figure II-15 on page ~~II-25~~ III-20 of the Final EIR 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~~ 14 to 55-foot open space buffer that would include a ~~pedestrian walkway~~ outdoor residential amenities and landscaping. This buffer would also provide access to the ~~bungalows~~ amenities and the ground floor of the new building, ~~as well as access between De Longpre Avenue and~~ from Afton Place.

Section II, Project Description, page II-23, replace Figure II-13 with Revised Figure II-13 on page III-18:

Section II, Project Description, page II-24, replace Figure II-14 with Revised Figure II-14 on page III-19:

Section II, Project Description, page II-25, replace Figure II-15 with Revised Figure II-15 on page III-20:



Revised Figure II-13
Residential Option Conceptual Rendering
Looking Southeast on Vine Street



Revised Figure II-14
Residential Option Conceptual Rendering Looking West



Revised Figure II-15

Residential Option Conceptual Rendering Looking North from Afton Place

Section II, Project Description, page II-28, revise the second full paragraph as follows:

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~~ 16,210 square feet of ~~publicly accessible common~~ outdoor landscaped open space and a ~~1,000~~ 2,400-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 outdoor amenity area at the ground level would include a pool and spa with chaise lounges, BBQ areas, sport courts, fire pits, and new trees and shrubs. Levels 3, 11, and 33 would include additional outdoor amenity spaces such as lounge and co-working areas. Level 3 and Level 33 would also include additional interior amenity spaces totaling 7,250 sf and including lounges, a fitness area and co-working spaces. The new building would also provide 16,450~~ 19,200 square feet of private balconies.

Section II, Project Description, page II-30, revise the second sentence of the first full paragraph as follows:

In addition, the amenity deck on ~~Level 10 terraces at Levels 3, 4, 5, 7, 9, 11, and 33~~ of the Residential Option would be landscaped with trees and planters.

Section II, Project Description, page II-32, revise the third full paragraph as follows:

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

Section II, Project Description, page II-32, revise the fifth full paragraph as follows:

Both Project options would also provide a ~~22- to 57-14-~~ 55-foot buffer between the new building and rehabilitated bungalows. Under both the Residential Option and the Office Option, this buffer would be private and access would be limited to the ~~office building tenants users~~. ~~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.

Lastly, the Hollywood Community Plan Update has been approved, but is not yet in effect. The following revisions apply throughout the Draft EIR:

Section II, Project Description, page II-11, revise the second full paragraph as follows:

~~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. On May 3, 2023, the City Council adopted an update to the Hollywood Community Plan. The City Council also recommended an amendment requested in the motion from Council District 13 (Soto-Martinez) and a follow up report requested in the motion from Council District 4 (Raman). The City Attorney will review and finalize the implementing ordinances to ensure clarity of regulations and consistency with state law, which can take approximately six months to a year. After this process is complete, the updated Community Plan will be brought into effect by the City Council. According to the most current draft, recently approved plan, 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 C2-2D-SN-CPIO. Four lots currently zoned as R4-2D would be rezoned as R4-2D-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.~~

B. Corrections and Additions to Draft EIR Sections and Appendices

Additional changes have been made to the Draft EIR as a result of public and agency comments received in response to the Draft EIR and/or new information that has become available since publication of the Draft EIR. Deletions are shown in ~~strikethrough text~~ and additions are shown in underlined text. Such changes are presented by EIR section.

I. Executive Summary

Section I, Executive Summary, page I-19, delete the seventh bullet point:

- ~~Pursuant to California Government Code Sections 65864-65869.5, a Development Agreement.~~

Section I, Executive Summary, page I-22, revise the On-Site Vibration (Building Damage) line of Table I-1 as follows:

<i>On-Site Vibration (Building Damage)</i>	Less Than Significant <u>with Mitigation</u>
--	--

Section I, Executive Summary, page I-23, add the following line to Table I-1 below Off-Site Noise:

<u>Vibration</u>	<u>Less Than Significant</u>
------------------	------------------------------

Section I, Executive Summary, page I-25, revise Project Design Feature GHG-PDF-1 as follows:

Project Design Feature GHG-PDF-1: The design of the new buildings shall incorporate features of the U.S. Green Building Council’s Leadership in Energy and Environmental Design (LEED®) program to be capable of meeting the standards of LEED Silver® or equivalent green building standards. Specific sustainability features that are integrated into the Project design to enable the Project to achieve LEED Silver® equivalence will include the following:

- a. Use of Energy Star-labeled products and appliances.

- b. Use of light-emitting diode (LED) lighting or other energy-efficient lighting technologies, such as occupancy sensors or daylight harvesting and dimming controls, where appropriate, to reduce electricity use.
- c. Water-efficient plantings with drought-tolerant species;
- d. Fenestration designed for solar orientation; and
- e. Pedestrian- and bicycle-friendly design with short-term and long-term bicycle parking.

Section I, Executive Summary, page I-25, Project Design Feature GHG-PDF-2 is improperly labeled GHG-PDF-1. Revise as follows:

Project Design Feature GHG-PDF-12: The Project would prohibit the use of natural gas-fueled fireplaces in the proposed residential units.

Section I, Executive Summary, page I-30, revise the first sentence of the last paragraph as follows:

This Draft EIR examined ~~seven~~six alternatives to the Project in detail (~~three~~one No Project/No Build Alternative; two alternatives for the Residential Option; and ~~four~~three alternatives under the Office Option), which include the No Project/No Build Alternative, Residential Option Alternative 2: Reduced Density and FAR (25%) Alternative; Residential Option Alternative 3: Development in Accordance with Existing Zoning and Hollywood Community Plan Update Alternative; Office Option Alternative 2: Reduced Density and FAR (25%) Alternative; Office Option Alternative 3: Development in Accordance with Existing Zoning Alternative; and Office Option Alternative 4: Development in Accordance with Hollywood Community Plan Update Alternative.

II. Project Description

Section II, Project Description, page II-41, delete the third bullet point:

- ~~• Pursuant to California Government Code Sections 65864-65869.5, a Development Agreement.~~

IV.A. Air Quality

No additional corrections or additions beyond the general corrections described above have been made to this section of the Draft EIR.

IV.B. Cultural Resources

No additional corrections or additions beyond the general corrections described above have been made to this section of the Draft EIR.

IV.C. Energy

No additional corrections or additions beyond the general corrections described above have been made to this section of the Draft EIR.

IV.D. Geology and Soils

No additional corrections or additions beyond the general corrections described above have been made to this section of the Draft EIR.

IV.E. Greenhouse Gas Emissions

Section IV.E, Greenhouse Gas Emissions, page IV.E-17, insert the following paragraph immediately before the header *(d) Assembly Bill 197*:

The 2022 Update to the Climate Change Scoping Plan was approved by CARB on November 2022 and built upon the previous Scoping Plans. The 2022 Scoping Plan outlines a technologically feasible, cost-effective, and equity-focused path to achieve carbon neutrality by 2045 or earlier. The major element of this plan is the aggressive reduction of fossil fuels by 86 percent in 2045 relative to 2022. This means a rapid adoption of zero-emission transportation and phasing out fossil fuel for home heating.^{36a} A consistency analysis with the 2022 Scoping Plan is included in Appendix FEIR-4 of this Final EIR.

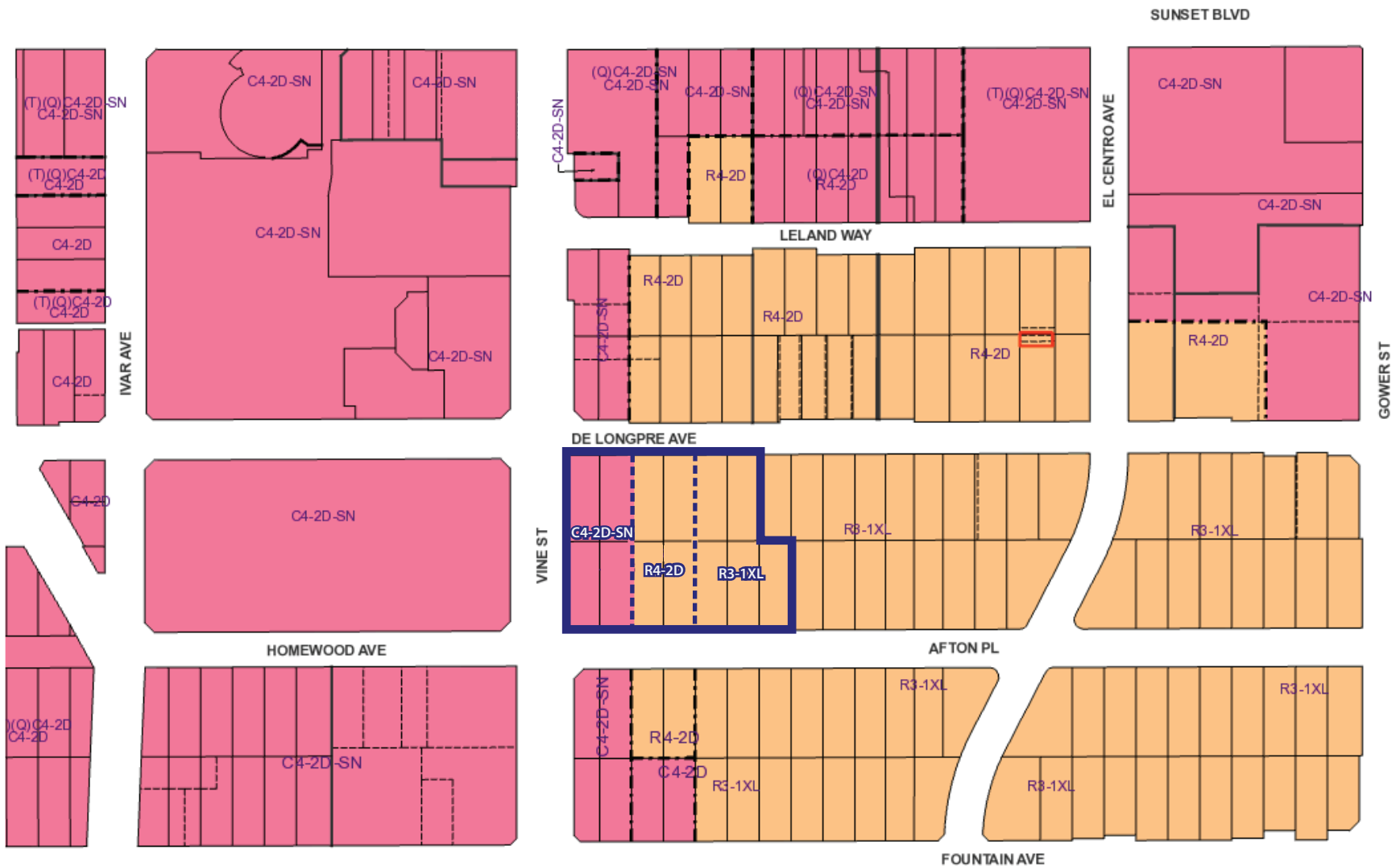
^{36a} CARB, 2022 Scoping Plan for Achieving Carbon Neutrality, November 2022.

IV.F. Hydrology and Water Quality

No additional corrections or additions beyond the general corrections described above have been made to this section of the Draft EIR.

IV.G. Land Use and Planning

Section IV.G, Land Use and Planning, page IV.G-11, replace Figure IV.G-2 with Revised Figure IV.G-2 on page III-27 of this Final EIR:



GENERALIZED ZONING

- C2, C4
- R3, R4
- Project Site

Revised Figure IV.G-2
Zoning Designations for the Project Site and Vicinity

Section IV.G, Land Use and Planning, page IV.G-44, revise the fourth through sixth sentences of the first full paragraph as follows:

Under the Redevelopment Plan's Medium Residential land use designation, floor area is not regulated, and permitted density is ~~60~~40 units per gross acre, which includes the lot area plus one half of abutting streets. This results in 25,246 square feet within the Medium Residential area and a maximum total of ~~35~~23 units. Three of the existing bungalows would remain and be located in the ~~Median~~Medium Residential area, which may be either residential or commercial (with approval of a CUP).

IV.H. Noise

No additional corrections or additions beyond the general corrections described above have been made to this section of the Draft EIR.

IV.I.1 Public Services—Fire Protection

No additional corrections or additions beyond the general corrections described above have been made to this section of the Draft EIR.

IV.I.2 Public Services—Police Protection

No additional corrections or additions beyond the general corrections described above have been made to this section of the Draft EIR.

IV.I.3 Public Services—Schools

No additional corrections or additions beyond the general corrections described above have been made to this section of the Draft EIR.

IV.I.4 Public Services—Libraries

No additional corrections or additions beyond the general corrections described above have been made to this section of the Draft EIR.

IV.I.5 Public Services—Parks and Recreation

No additional corrections or additions beyond the general corrections described above have been made to this section of the Draft EIR.

IV.J. Transportation

No additional corrections or additions beyond the general corrections described above have been made to this section of the Draft EIR.

Section IV.J, Transportation, page IV.J-42, revise the last sentence of subsection (2) Mitigation Measures as follows:

This mitigation measure would address the identified safety issue along the US-101 Northbound Off-ramp to Sunset Boulevard, by alleviating congestion on Sunset Boulevard that in turn affects the off-ramp, reducing the off-ramp queue onto the freeway mainline and fully mitigating the Office Option significant and unavoidable impact to a level of less than significant.

IV.K. Tribal Cultural Resources

No additional corrections or additions beyond the general corrections described above have been made to this section of the Draft EIR.

IV.L.1 Utilities and Service Systems—Water Supply and Infrastructure

No additional corrections or additions beyond the general corrections described above have been made to this section of the Draft EIR.

IV.L.2 Utilities and Service Systems—Wastewater

No additional corrections or additions beyond the general corrections described above have been made to this section of the Draft EIR.

IV.L.3 Utilities and Service Systems—Energy Infrastructure

No additional corrections or additions beyond the general corrections described above have been made to this section of the Draft EIR.

V. Alternatives

No additional corrections or additions beyond the general corrections described above have been made to this section of the Draft EIR.

VI. Other CEQA Considerations

No additional corrections or additions beyond the general corrections described above have been made to this section of the Draft EIR.

Appendix U—Water Supply Assessment

Replace Appendix U with Revised Appendix U.

C. Effect of Corrections and Revisions

CEQA Guidelines Section 15088.5 requires that an EIR which has been made available for public review, but not yet certified, be recirculated whenever significant new information has been added to the EIR. The entire document need not be circulated if revisions are limited to specific portions of the document.

The relevant portions of CEQA Guidelines Section 15088.5 read as follows:

- (a) *A lead agency is required to recirculate an EIR when significant new information is added to the EIR after public notice is given of the availability of the draft EIR for public review under Section 15087 but before certification. As used in this section, the term “information” can include changes in the project or environmental setting as well as additional data or other information. New information added to an EIR is not “significant” unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project’s proponents have declined to implement. “Significant new information” requiring recirculation include, for example, a disclosure showing that:*
- (1) *A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.*
 - (2) *A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.*

- (3) *A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the environmental impacts of the project, but the project's proponents decline to adopt it.*
- (4) *The draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded. (Mountain Lion Coalition v. Fish and Game Com. (1989) 214 Cal.App.3d 1043)*
- (b) *Recirculation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR.*

The information contained in this section clarifies, amplifies, or refines information in the Draft EIR but does not make any changes that would meet the definition of "significant new information" as defined above. The information added to the Draft EIR does not change the Draft EIR in a way that deprives the public of a meaningful opportunity to comment upon a new or substantially increased significant environmental effect of the Project or disclose a feasible alternative or mitigation measure the Applicant has declined to adopt.

Specifically, the revisions above primarily include corrections of minor errors in the Draft EIR, as well as a correction to the existing zoning for a portion of the Project Site that would in any event be changed as part of the Project, correcting the lot area, an update to parking requirements, and an updated code year. The revisions above also note the approval of the Hollywood Community Plan Update, though the new Community Plan is not yet in effect. With respect to the revised building design and increased height for the Residential Option, as discussed in the Draft EIR, the Residential Option is a mixed-use residential and commercial development which is entirely within 0.5 mile of a major transit stop (i.e., the Hollywood/Vine Metro Station 0.4 mile north of the Project Site), and meets Public Resources Code Section 21099's definition of an infill site as a lot located within an urban area that has been previously developed. Therefore, pursuant to SB 743 and ZI 2452, the Project's aesthetic impacts, including the revisions above, shall not be considered a significant impact on the environment as a matter of law. With respect to the increased building height and its relation to historic resources, refer to the Revised Design Memo included as Appendix FEIR-5 of this Final EIR. As discussed therein, both direct and indirect impacts associated with building height would remain less than significant. Therefore, these additions and corrections do not affect the analysis in the Draft EIR and would not result in new significant impacts or increase the impacts of the Project. These revisions would also not constitute feasible mitigation measures considerably different from others previously analyzed that would clearly lessen the environmental impacts of the Project but the Applicant declines to adopt it.

Therefore, the additions and corrections contained in this section and the information contained in Section II, Responses to Comments, of this Final EIR, clarify, amplify, or make insignificant changes to the Draft EIR. In addition, Section II, Responses to Comments, of this Final EIR, fully considers and responds to comments stating that the Project would have significant impacts not disclosed in the Draft EIR and demonstrates that none of these comments provided substantial evidence that the Project would result in changed circumstances, significant new information, considerably different mitigation measures, or new or more severe significant impacts than were discussed in the Draft EIR. Rather, the additions and corrections to the Draft EIR address typographical errors, provide minor revisions, and augment the analysis of the Draft EIR and would not result in new significant impacts or an increase in any impact already identified in the Draft EIR. Thus, none of the conditions in CEQA Guidelines Section 15088.5 are met and recirculation of the Draft EIR is not required.