Appendices

Appendix A

Initial Study, Notice of Preparation (NOP), and NOP Comment Letters

Appendix A.1

Initial Study

City of Los Angeles
Department of City Planning • Environmental Analysis Section
City Hall • 200 N. Spring Street, Room 750 • Los Angeles, CA 90012

INITIAL STUDY

HOLLYWOOD COMMUNITY PLAN AREA

citizenM Hollywood & Vine

Case Number: ENV-2016-2846-EIR

Project Location: 1718 N. Vine Street, Los Angeles, CA 90028

Council District: 13

Project Description: citizenM, the Project Applicant, proposes to develop a 14-story hotel (Project) on an approximately 0.28-acre site located at 1718 N. Vine Street (Project Site) in the Hollywood community of the City of Los Angeles (City). The Project would include 216 guest rooms, approximately 6,489 square feet of guest-only amenities, and approximately 4,354 square feet of shared guest and public spaces. The building would have a maximum height of 183 feet and would also include three underground parking levels. Upon completion, the Project would result in approximately 73,440 square feet of new floor area and a maximum floor area ratio (FAR) of 6:1.

APPLICANT:
citizenM

PREPARED BY:
Eyestone Environmental, LLC

ON BEHALF OF:
The City of Los Angeles
Department of City Planning
Environmental Analysis Section

October 2016

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CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK
ROOM 615, CITY HALL
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

INITIAL STUDY AND CHECKLIST

(Article IV B City CEQA Guidelines)

LEAD CITY AGENCY	COUNCIL DISTRICT	DATE
City of Los Angeles Department of City Planning	13	October 5, 2016

RESPONSIBLE AGENCIES

PROJECT TITLE/NO.	CASE NO.
citizenM Hollywood & Vine	ENV-2016-2846-EIR

PREVIOUS ACTIONS CASE NO.	
	☐ DOES have significant changes from previous actions.
	☐ DOES NOT have significant changes from previous actions.

PROJECT DESCRIPTION:

citizenM, the Project Applicant, proposes to develop a 14-story hotel (Project) on an approximately 0.28-acre site located at 1718 N. Vine Street (Project Site) in the Hollywood community of the City of Los Angeles (City). The Project would include 216 guest rooms, approximately 6,489 square feet of guest-only amenities, and 4,354 square feet of shared guest and public spaces. The building would have a maximum height of 183 feet and would also include three underground parking levels. Upon completion, the Project would result in approximately 73,440 square feet of new floor area and a maximum floor area ratio (FAR) of 6:1.

ENVIRONMENTAL SETTING:

The Project Site consists of approximately 12,240 square feet, or 0.28 acre. The Project Site is currently occupied by a 6,393 square foot low-rise commercial building and surface parking areas, which would be removed to allow for construction of the Project. There are no open space areas, trees, or landscaping on the Project Site. Two Jacaranda street trees are located outside of the property line along Vine Street. Currently, there are no driveways providing vehicular access to the Project Site.

The Project Site is located in a highly urbanized area. Surrounding uses immediately adjacent to the Project Site include a surface parking lot to the north; the Pantages Theatre to the east; multi-family residential and commercial uses to the south; and the Redbury Hollywood Hotel to the west across Vine Street. Other uses in close proximity to the Project Site include the W Hotel located approximately 300 feet to the south, and the Capitol Records Building located approximately 300 feet to the north.

PROJECT LOCATION

1718 N. Vine Street, Los Angeles, CA 90028

PLANNING DISTRICT	STATUS:
Hollywood Community Plan	☐ PRELIMINARY ☐ PROPOSED _____ _____ ☒ ADOPTED 1988

EXISTING LAND USE & ZONING	MAX. DENSITY ZONING	
Regional Center Commercial C4-2D-SN	FAR 3:1 per Ordinance No. 165,659	☒ DOES CONFORM TO PLAN

PLANNED LAND USE & ZONE	MAX. DENSITY PLAN	☐ DOES NOT CONFORM TO PLAN
Regional Center Commercial; (T)(Q)C4-2D-SN	FAR 6:1 Community Plan with City Planning Commission approval Footnote 9	
SURROUNDING LAND USES	**PROJECT DENSITY**	☐ NO DISTRICT PLAN
Commercial: C4-2D-SN, (T)(Q)C2-2-SN, (T)(Q)C4-2D-SN	Project FAR of 6:1; 216 guest rooms	

☞ ☐ **DETERMINATION (To be completed by Lead Agency)**

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☒ I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Erin Stefanich — City Planning Associate

SIGNATURE — TITLE

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less that significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analysis," cross referenced).

5) Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:

    1) Earlier Analysis Used. Identify and state where they are available for review.
    2) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
    3) Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated

7) Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whichever format is selected.

9) The explanation of each issue should identify:
   1) The significance criteria or threshold, if any, used to evaluate each question; and
   2) The mitigation measure identified, if any, to reduce the impact to less than significance.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☒ Aesthetics	☒ Greenhouse Gas Emissions	☐ Population/Housing
☐ Agricultural and Forestry Resources	☐ Hazards & Hazardous Materials	☒ Public Services
☒ Air Quality	☐ Hydrology/Water Quality	☐ Recreation
☐ Biological Resources	☒ Land Use/Planning	☒ Transportation/Traffic
☒ Cultural Resources	☐ Mineral Resources	☒ Utilities/Service Systems
☒ Geology/Soils	☒ Noise	☒ Mandatory Findings of Significance

INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

☞ ☐ **BACKGROUND**

PROPONENT NAME	**PHONE NUMBER**
citizenM	917-434-2714
PROPONENT ADDRESS	
79 Madison Avenue, Third Floor, New York, NY 10016	
AGENCY REQUIRING CHECKLIST	**DATE SUBMITTED**
City of Los Angeles, Department of City Planning	October 5, 2016
PROPOSAL NAME (If Applicable)	
citizenM Hollywood & Vine	

☞ ☐ **ENVIRONMENTAL IMPACTS** (Explanations of all potentially and less than significant impacts are required to be attached on separate sheets)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a. Have a substantial adverse effect on a scenic vista?	☒	☐	☐	☐
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, or other locally recognized desirable aesthetic natural feature within a city-designated scenic highway?	☐	☐	☐	☒
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	☒	☐	☐	☐
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☒	☐	☐	☐
II. AGRICULTURAL AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	☐	☐	☐	☒
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒
III. AIR QUALITY. Where available, the significance criteria established by the South Coast Air Quality Management District (SCAQMD) may be relied upon to make the following determinations. Would the project:				
a. Conflict with or obstruct implementation of the South Coast Air Quality Management District (SCAQMD) Plan or Congestion Management Plan?	☒	☐	☐	☐
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☒	☐	☐	☐
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the air basin is non-attainment under an applicable federal or state ambient air quality standard?	☒	☐	☐	☐
d. Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☐
e. Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐
IV. BIOLOGICAL RESOURCES. Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in the City or regional plans, policies, regulations by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh vernal pool, coastal, etc.) Through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance (e.g., oak trees or California walnut woodlands)?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒
V. CULTURAL RESOURCES: Would the project:				
a. Cause a substantial adverse change in significance of a historical resource as defined in State CEQA §15064.5?	☒	☐	☐	☐
b. Cause a substantial adverse change in significance of an archaeological resource pursuant to State CEQA §15064.5?	☒	☐	☐	☐
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☒	☐	☐	☐
d. Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐
e. Cause a substantial adverse change in the significance of a site, feature, place, cultural landscape, sacred place, or object with cultural value to a California Native American Tribe that is listed or determined eligible for listing on the California register of historical resources, listed on a local historical register, or otherwise determined by the lead agency to be a tribal cultural resource?[1]	☒	☐	☐	☐
VI. GEOLOGY AND SOILS. Would the project:				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving :				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☒	☐	☐	☐
ii. Strong seismic ground shaking?	☒	☐	☐	☐
iii. Seismic-related ground failure, including liquefaction?	☒	☐	☐	☐
iv. Landslides?	☐	☐	☒	☐
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potential result in on- or off-site landslide, lateral	☒	☐	☐	☐

[1] *This checklist question language, based on Office of Planning and Research (OPR) guidance, is being used to address Tribal Cultural Resources as required by Assembly Bill 52. However, the language is still under draft form.*

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
spreading, subsidence, liquefaction, or collapse?				
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☒	☐	☐	☐
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
VII. GREENHOUSE GAS EMISSIONS. Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☒	☐	☐	☐
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☒	☐	☐	☐
VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials	☐	☐	☒	☐
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for the people residing or working in the area?	☐	☐	☐	☒
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒
IX. HYDROLOGY AND WATER QUALITY. Would the project result in:				
a. Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
b. Substantially deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned land uses for which permits have been granted)?	☐	☐	☒	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in an manner which would result in flooding on- or off site?	☐	☐	☒	☐
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
f. Otherwise substantially degrade water quality?	☐	☐	☒	☐
g. Place housing within a 100-year flood plain as mapped on federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
h. Place within a 100-year flood plain structures which would impede or redirect flood flows?	☐	☐	☐	☒
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☒	☐
j. Inundation by seiche, tsunami, or mudflow?	☐	☐	☒	☐
X. LAND USE AND PLANNING. Would the project:				
a. Physically divide an established community?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Conflict with applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☒	☐	☐	☐
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒
XI. MINERAL RESOURCES. Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	☒
XII. NOISE. Would the project result in:				
a. Exposure of persons to or generation of noise in level in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☒	☐	☐	☐
b. Exposure of people to or generation of excessive groundborne vibration or groundborne noise levels?	☒	☐	☐	☐
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☒	☐	☐	☐
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☒	☐	☐	☐
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
XIII. POPULATION AND HOUSING. Would the project:				
a. Induce substantial population growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b. Displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
XIV. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a. Fire protection?	☒	☐	☐	☐
b. Police protection?	☐	☐	☒	☐
c. Schools?	☐	☐	☒	☐
d. Parks?	☐	☐	☒	☐
e. Other governmental services (including roads)?	☐	☐	☒	☐
XV. RECREATION.				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒
XVI. TRANSPORTATION/TRAFFIC. Would the project:				
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☒	☐	☐	☐
b. Conflict with an applicable congestion management program including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☒	☐	☐	☐
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e. Result in inadequate emergency access?	☒	☐	☐	☐
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☒	☐	☐	☐
XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☒	☐	☐	☐
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
d. Have sufficient water supplies available to serve the project from existing entitlements and resource, or are new or expanded entitlements needed?	☒	☐	☐	☐
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g. Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐
h. Other utilities and service systems?	☒	☐	☐	☐
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☒	☐	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).	☒	☐	☐	☐
c. Does the project have environmental effects which cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐

☞ ☐ **DISCUSSION OF THE ENVIRONMENTAL EVALUATION (Attach additional sheets if necessary)**

PREPARED BY	TITLE	TELEPHONE #	DATE
Stephanie Eyestone-Jones Eyestone Environmental 6701 Center Drive West, Suite 900 Los Angeles, CA 90045	President	(424) 207-5333	**October 5, 2016**

A. Project Description

Attachment A: Project Description

A. Introduction

citizenM, the Project Applicant, proposes to develop a 14-story hotel (Project) on an approximately 0.28-acre site located at 1718 N. Vine Street (Project Site) in the Hollywood community of the City of Los Angeles (City). The Project would include 216 guest rooms, approximately 6,489 square feet of guest amenities, and approximately 4,354 square feet of shared guest and public spaces. The building would have a maximum height of 183 feet and would also include three underground parking levels. Upon completion, the Project would result in approximately 73,440 square feet of new floor area and a maximum floor area ratio (FAR) of 6:1.

B. Project Location and Surrounding Uses

As shown in Figure A-1 on page A-2, the Project Site is located in the Hollywood community of the City, approximately 6 miles northwest of downtown Los Angeles and approximately 12 miles northeast of the Pacific Ocean. The Project Site is specifically located at 1718 N. Vine Street and is bounded by surface parking areas to north, the Pantages Theatre to the east, a mixed-use commercial/residential building to the south, and Vine Street to the west. Primary regional access to the Project Site is provided via U.S. Route 101 (US-101), which runs north-south and is located approximately 0.18 mile north of the Project Site. Major arterials providing regional and sub-regional access to the Project Site include Vine Street, Hollywood Boulevard, and Sunset Boulevard. The Project Site has convenient access to public transportation and is served by the Los Angeles County Metropolitan Transportation Authority (Metro) Red Line, as well as numerous bus lines. The closest Metro rail station is the Hollywood/Vine Station, located less than 300 feet south of the Project Site.

The Project Site is located in a highly urbanized area, as illustrated in the aerial photograph provided in Figure A-2 on page A-3. Surrounding uses immediately adjacent to the Project Site include a surface parking lot to the north; the Pantages Theatre to the east; multi-family residential and restaurant uses to the south; and the Redbury Hollywood Hotel to the west across Vine Street. Other uses in close proximity to the Project Site include the W Hotel located approximately 300 feet to the south, and the Capitol Records Building located approximately 300 feet to the north.

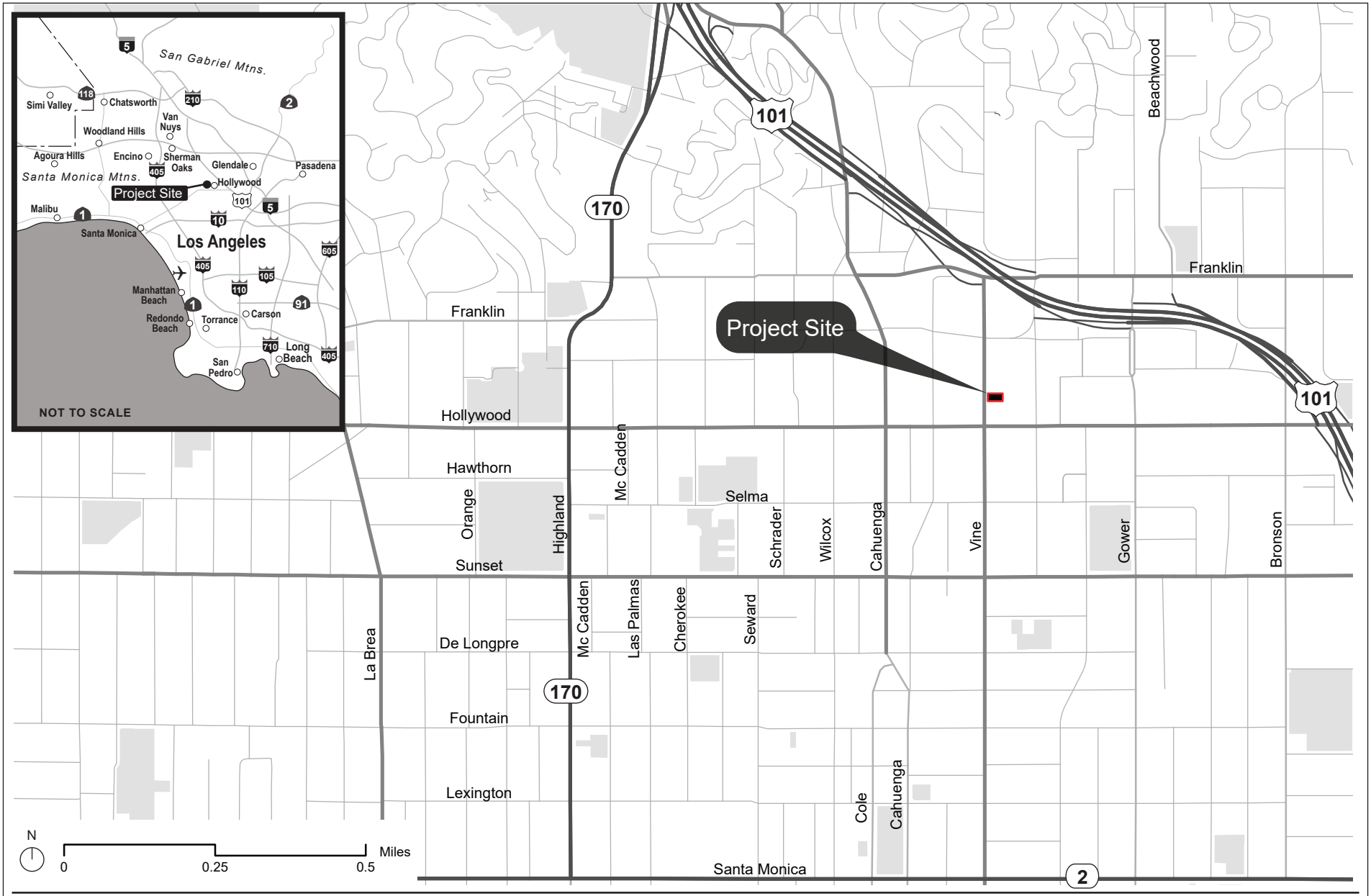

Figure A-1
Project Location Map

Source: LA County GIS; Eyestone Environmental, 2016.

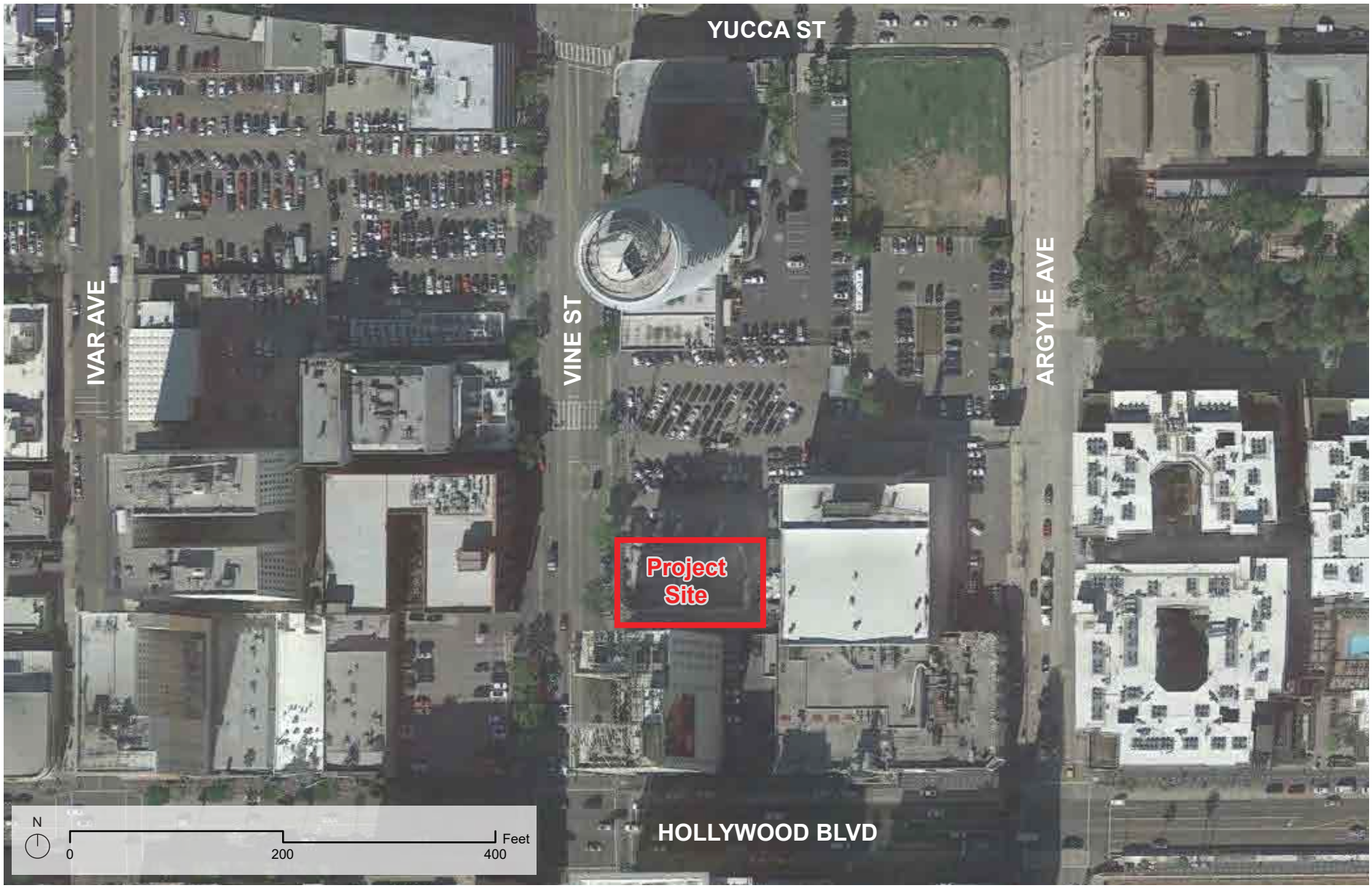

Figure A-2
Aerial Photograph of the Project Vicinity

Source: Google Earth, 2016.

C. Existing Project Site Conditions

The Project Site consists of approximately 12,240 square feet, or 0.28 acre. As shown in the existing site plan provided in Figure A-3 on page A-5, the Project Site is currently occupied by a 6,393 square foot low-rise commercial building and surface parking areas. There are no open space areas, trees, or landscaping on the Project Site. Two Jacaranda street trees are located outside of the property line along Vine Street. Currently, there are no driveways providing vehicular access to the Project Site.

1. Land Use and Zoning

a. Hollywood Community Plan

The Project Site is located within the planning boundary of the Hollywood Community Plan (Community Plan), adopted in December 1988, and designated for Regional Center Commercial land uses by the Community Plan. Corresponding zoning designations for this land use designation include the C2 (Commercial), C4 (Commercial), P (Parking), PB (Parking Building), RAS3 (Residential/Accessory Services), and RAS4 (Residential/Accessory Services) zones of the Los Angeles Municipal Code (LAMC). The Project Site is subject to Footnote 9 of the Community Plan's land use map, which establishes a base development intensity equivalent to a 4.5:1 floor area ratio (FAR), with a maximum of 6:1 FAR possible through a Transfer of Development Rights procedure and/or City Planning Commission approval.

b. City of Los Angeles Municipal Code

The Project Site is zoned C4-2D-SN (Commercial, Height District 2 with Development Limitation, Hollywood Signage Supplemental Use District). The C4 zone permits a wide array of land uses, such as retail stores, offices, hotels, and theaters. 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, also permits any land use permitted in the R5 (Multiple Residential) zone, which includes multi-family dwellings with a minimum lot area of 200 square feet per dwelling unit, as well as guest rooms with no minimum lot area requirement. The Height District 2 designation, in conjunction with the C4 zone, does not impose a height limitation but does impose a maximum FAR of 6:1. The "D" limitation of the Project Site's zoning, however, further limits the total floor area contained in all buildings to a base FAR of 3:1 (per Ordinance No. 165,659, adopted in 1990), which may be exceeded with the approval of the Community Redevelopment Agency and the City Planning Commission. The SN designation indicates that the Project Site is located in the Hollywood Signage Supplemental Use District (HSSUD).

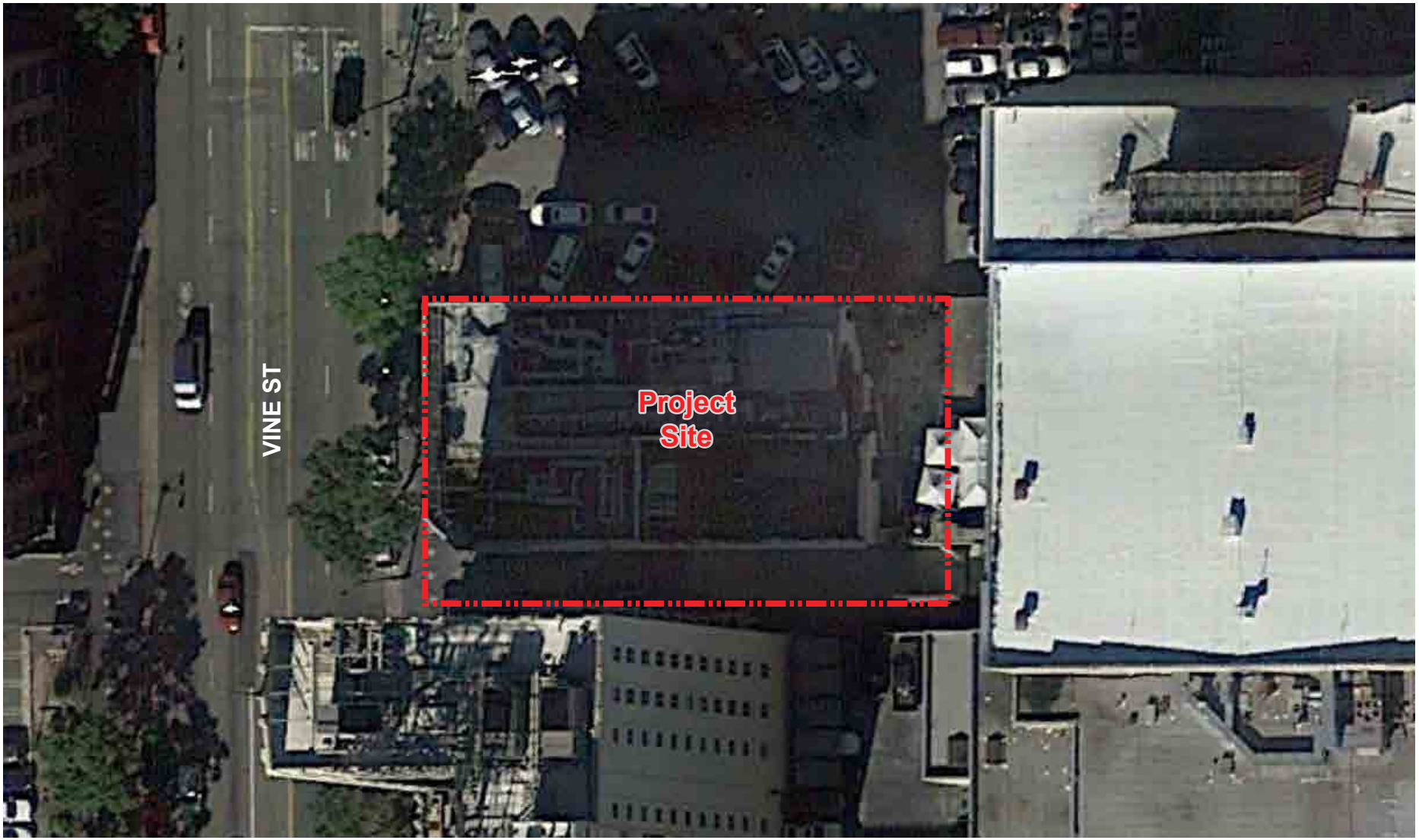

Figure A-3
Existing Site Plan

Source: Google Earth, 2016.

c. Other Applicable Designations

The Project Site is also located within the boundaries of the Hollywood Redevelopment Plan, a Transit Priority Area pursuant to SB 743, the former Los Angeles State Enterprise Zone, the Los Angeles Promise Zone, and the Hollywood Entertainment District Business Improvement District.

D. Project Characteristics

1. Project Overview

The Project proposes to remove the existing commercial building and paved surface areas in order to redevelop the Project Site. The Project would construct a 14-story hotel with 216 rooms. Three levels of subterranean parking would also be provided. Figure A-4 on page A-7 provides a Conceptual Site Plan for the Project. As summarized in Table A-1 on page A-8 and described in detail below, upon completion, the Project would result in approximately 73,440 square feet of new floor area and a FAR of up to 6:1.

The proposed building would have a maximum height of 183 feet. The ground floor level would include the hotel lobby, a self check-in kiosk, a luggage room, and a feature staircase leading up to Level 2. Level 2 would feature citizenM's 3,358-square-foot "living room" concept, which provides lounge seating, a floor-to-ceiling display of curated books, a limited-service food and beverage bar called "canteenM," and workspace areas for hotel guest and public use. Level 2 would also include a 996-square-foot wrap-around terrace with seating areas and landscaping that would overlook Vine Street. An approximately 3.5-foot-wide portion of this terrace would project into the existing Vine Street right-of-way, pursuant to a limited merger requested as part of the Project's proposed vesting tentative tract map.

The hotel's proposed 216 guest rooms would be located on Levels 3 through 12 of the building. Table A-2 on page A-9 provides a summary of floor plans and square footages. Floor Plans A and B are standard rooms measuring 170 square feet. Floor Plan C rooms are larger, 233-square-foot rooms located only on Levels 11 and 12 that comply with American Disabilities Act (ADA) requirements. All rooms would contain private bathrooms, and room features such as lighting, blinds, temperature controls, and electronics would be operated by using a tablet. Level 13 would contain a 526-square-foot gym and a 395-square-foot gym terrace for hotel guest use. A 1,138-square-foot guest-only hotel bar with access to a 1,719-square-foot terrace would also be located on Level 13. This terrace would feature expansive seating areas and landscaping.

Figure A-4
Conceptual Site Plan

Source: Gensler, 2016.

Table A-1
Summary of Proposed Floor Area

Land Use Type	Floor Area[a]
Guest Rooms	
Levels 3–12	39,852 sf
Subtotal	*39,852 sf*
Guest Amenity Spaces	
Level 1 Lobby	2,711 sf
Level 13 Hotel Guest Bar	1,138 sf
Level 13 Hotel Guest Terrace	1,719 sf
Level 13 Hotel Guest Gym	526 sf
Level 13 Hotel Guest Gym Terrace	395 sf
Subtotal	*6,489 sf*
Shared Guest & Public Spaces	
Level 2 Living Room	3,358 sf
Level 2 Terrace	996 sf
Subtotal	*4,354 sf*
Corridors, Elevator Lobbies, and Circulation	
Elevator Lobbies and Circulation	2,047 sf
Corridors (Levels 3–12)	16,962 sf
Subtotal	*19,009 sf*
Back of House	
Level 2 Back of House	2,436 sf
Level 13 Back of House	1,300 sf
Subtotal	*3,736 sf*
Total	**73,440 sf**

sf = square feet

[a] *Except where otherwise noted, 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." In addition, in accordance with LAMC Section 12.21.1 A.5, bicycle parking, light courts, and outdoor eating areas of ground floor restaurants are excluded from floor area measurements.*

Source: Gensler, 2016; Eyestone Environmental, 2016.

Table A-2
Summary of Room Types

Floor Plan	Square Feet per Room	Total Number of Rooms
A	170	102
B	170	102
C	233	12
Total Units		**216**

Source: Gensler, 2016; Eyestone Environmental, 2016.

The Applicant is proposing the installation of an original art mural on the southwest corner of the building as part of the exterior building design, as well as an additional original art mural at the ground-level entrance to the hotel. These original art murals would be reviewed and approved by the City's Department of Cultural Affairs pursuant to the City's adopted mural regulations, and would comply with all relevant City regulations regarding original art murals. No on- or off-site signage would be included as part of the proposed original art murals.

2. Access, Circulation, and Parking

As shown in Figure A-4 on page A-7, vehicular access to the Project Site would be provided via a new driveway entrance off of Vine Street that leads to a portico for guest drop-off and valet services. It is anticipated that parking elevators at the rear of the Project Site would be exclusively used and operated by the hotel's valet parking attendants. Pedestrian access within and around the Project Site would be enhanced via sidewalks, new landscaping, original art mural artwork, and decorative pavement within the hotel's entrance area and along the perimeters of the Project Site. Public access to the hotel lobby would be provided from Vine Street.

As shown in Table A-3 on page A-10, the Project would be required to provide a total of 75 vehicular parking spaces per LAMC requirements when accounting for permitted reductions for providing adequate bicycle parking pursuant to the Los Angeles Bicycle Parking Ordinance. The Project would provide 79 vehicular parking spaces within three subterranean levels of parking in accordance with LAMC requirements for vehicular parking spaces. All vehicular parking would be valet only.

The Project would also provide short- and long-term bicycle parking in accordance with LAMC requirements, as summarized in Table A-4 on page A-11. The Project would be required to provide 13 short-term spaces and 13 long-term spaces. In consideration of

Table A-3
Required Vehicular Parking

Use Type	Units/Square Feet/Rooms	LAMC Requirement	No. of Spaces Required
Commercial			
Restaurant (Level 2 Living Room and Terrace)	4,354 sf	1 space/500 sf[a]	9
Subtotal			*9*
Hotel			
1–30 Rooms	30 rooms	1 space/room	30
31–60 Rooms	30 rooms	0.5 space/room	15
Over 60 Rooms	156 rooms	0.33 space/room	52
Subtotal			*97*
Total Vehicle Parking Required without Bicycle Parking Reduction			**106**
30% Bicycle Parking Reduction[b]			*31*
Total Vehicle Parking Required with Bicycle Parking Reduction			**75**

sf = square feet

[a] *Requirement due to the Project Site's location in the Hollywood Redevelopment Plan area, pursuant to LAMC Section 12.21.A.4(x)(3)(2).*

[b] *30 percent reduction permitted due to the Project Site's adjacency to transit (Metro Red Line station), pursuant to LAMC Section 12.21.A.4.*

Source: Gensler, 2016; Eyestone Environmental, 2016.

the wealth of transportation alternatives for hotel guests in the vicinity of the Project Site, and pursuant to the Los Angeles Bicycle Parking Ordinance, the Project would also provide an additional 96 bicycle parking spaces, thereby qualifying for a reduction in the number of vehicular parking spaces by 31. A total of 124 bicycle parking spaces would be provided; 13 short-term bike parking spaces would be provided in close proximity to the hotel's entrance, and the remainder of the bicycle parking would be provided both at- and below-grade in secured areas to be retrieved by parking attendants or hotel ambassadors.

3. Landscaping and Open Space

As shown in Figure A-4 on page A-7, landscaping would be provided in the outdoor areas throughout the Project Site and would include a mix of trees, shrubs, and large planters. The landscape design would include benches and seating, and would utilize drought-tolerant plant materials that are native to Los Angeles where feasible. The Project

Table A-4
Required Bicycle Parking

Use Type	Units/Square Feet/Rooms	LAMC Requirement	Required Short-Term	Required Long-Term
Hotel	216 rooms	1 space/20 rooms (short-term) 1 space/20 rooms (long-term)	11	11
Restaurant (Level 2 Living Room)	4.354 sf	1 space/2,000 SF (short-term) 1 space/2,000 SF (long-term)	2	2
Subtotal			*13*	*13*
Additional Bicycle Parking Provided for 30 percent Vehicle Parking Reduction[a]			98 spaces	
Total Bicycle Parking Required			**124 spaces**	

sf = square feet

[a] *Pursuant to LAMC Section 12.21.A.4, a 30-percent reduction is permitted due to the Project Site's adjacency to transit.*

Source: Gensler, 2016; Eyestone Environmental, 2016.

would retain one Jacaranda street tree located near the northwest corner of the Project Site and remove the second Jacaranda street tree where the Project's required driveway would be constructed. Following the construction of the Project's driveway, there will no longer be sufficient space to plant a replacement street tree along the Project Site's frontage. Accordingly, and pursuant to the City's Urban Forestry Division policies, the Jacaranda proposed for removal would be replaced with two 15-gallon trees that would be donated to the City in coordination with the Urban Forestry Division.

4. Lighting and Signage

Project lighting would include architectural lighting for the buildings, and exterior lights adjacent to buildings and along pathways for aesthetic, security, and wayfinding purposes. Project lighting would comply with current energy standards. All on-site exterior lighting would be automatically controlled via occupancy and photo sensors and/or timers to illuminate only when required. In addition, interior lighting would be equipped with occupancy sensors and/or timers that would be controlled based on room occupancy, thus reducing lighting load and glare. Further, all exterior and interior lighting would meet high energy efficiency requirements utilizing light-emitting diode (LED) or efficient fluorescent lighting technology. All light sources would be shielded and/or directed toward areas to be Illuminated, thereby minimizing spill-over onto nearby sensitive areas. In addition, new street and pedestrian lighting within the public right-of-way would comply with applicable

City regulations and thus would maintain appropriate and safe lighting levels on both sidewalks and roadways while minimizing light and glare on adjacent properties.

Project signage would be designed to be aesthetically compatible with the proposed architecture of the Project and other signage in the area. The Project is within the boundaries of the HSSUD and would comply with all related requirements under this district. Proposed signage would include project identity signage and general ground-level and wayfinding pedestrian signage. Wayfinding signs would be located at elevator lobbies, vestibules, and hotel guest corridors. No off-premises billboard advertising is proposed as part of the Project.

5. Sustainability Features

The Project incorporates the principles of smart growth and environmental sustainability, as evidenced by its mixed-use nature, proximity to transit and walkable streets, and the presence of existing infrastructure needed to service the proposed uses. The Project Site is specifically located less than 300 feet north of the Hollywood/Vine Station, which is served by the Metro Red Line, and is within walking distance to numerous bus lines, including those with service that runs every 15 minutes or less during daytime hours. The Project is a prime candidate to meet the U.S. Green Building Council's (USGBC) Leadership in Energy Efficiency and Design (LEED) standards for certification of environmentally sustainable buildings. The Project would incorporate LEED® features capable of achieving Silver certification under the 2009 USGBC's LEED-NC® Rating System. Specific sustainability features would include the following:

a. Energy Conservation & Efficiency

Sustainable strategies that demonstrate the Project's commitment towards total energy reduction include:

- Complying with Title 24, Part 6, California Energy Code baseline standard requirements for energy efficiency, based on the 2013 Energy Efficiency Standards requirements. Examples of design methods and technologies that would be implemented may include, but not be limited to, high performance glazing on windows, appropriately oriented shading devices, high-efficiency boilers (if single metered), instantaneous water heaters (if individual meters), and enhanced insulation to minimize solar and thermal gain.

- Application of energy-saving technologies and components to reduce the project's electrical usage profile. Examples of these components include compact fluorescent light bulbs (CFL), energy saving lighting schemes such as occupancy-sensing controls (where applicable), use of light-emitting diode (LED)

lighting or other energy-efficient lighting technologies where appropriate, and energy-efficient heating and cooling equipment.

- Installation of ENERGY STAR–labeled products and appliances where appropriate.

- During operations in order to achieve maximum efficiency, while maintaining safety for residents and visitors, exterior lighting elements will be controlled by light sensors and/or time clocks to avoid over-lighting as appropriate.

- Commissioning of building energy systems to verify that the Project's building energy systems are installed, calibrated, and performing to established requirements.

- Ensuring that buildings are well sealed to prevent outside air from infiltrating and increasing interior space-conditioning loads.

- Installation of photosensitive controls and dimmable electronic ballasts to maximize the use of natural daylight available and reduce artificial lighting load.

- Installation of occupant-controlled light switches and thermostats to permit individual adjustment of lighting, heating, and cooling to avoid unnecessary energy consumption.

- Designing exterior walls finished with light colored materials and high-emissivity characteristics to reduce cooling loads. Interior walls shall be finished with light-colored materials to reflect more light and, thus, increase lighting efficiency.

b. Water

Specific water conservation strategies include:

- Ensuring that a Stormwater Pollution Prevention Plan (SWPPP) is prepared and implemented during construction.

- Preparing and implementing a Standard Urban Stormwater Mitigation Plan (SUSMP), in accordance with the Los Angeles County Regional Water Quality Control Board (LARWQCB) Municipal Separate Storm Sewer System (MS4) Program. The SUSMP shall incorporate Best Management Practices (BMPs).

- Complying with LARWQCB's General National Pollutant Discharge Elimination System (NPDES) Permit and General Waste Discharge Requirements (WDRs) (Order No. R4- 2012-0175, NPDES No. CAS004001) governing construction-related dewatering discharges (the General Dewatering Permit).

- Complying with City Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g., use of drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, setting automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and watering less in the cooler months and during the rainy season).

- Selecting plumbing fixtures complaint with the Los Angeles Department of Water and Power (LADWP) requirements for new development in the City, which include:

  - High-efficiency toilets (1.28 gallons per flush or less, including dual flush toilets in single-use bathrooms);

  - High-efficiency urinals (0.125 gallon per flush or less, including waterless urinals);

  - Restroom faucet flow rate of 0.35 gallon per minute or less;

  - Public restroom self-closing faucets;

  - Showerhead flow rate of 1.5 gallons per minute or less;

  - Limit of one showerhead per shower stall;

  - High-efficiency clothes washers (water factor of 6.0 or less);

  - High-efficiency dishwashers (ENERGY STAR rated);

  - Cooling towers operated at a minimum of 5.5 cycles of concentration;

  - Prohibition of single-pass cooling (i.e., the use of potable water to extract heat from process equipment);

  - Irrigation system requirements:

    - Weather-based irrigation controller with rain shutoff;

    - Flow sensor and master valve shutoff (large landscapes);

    - Matched precipitation (flow) rates for sprinkler heads;

    - Drip/microspray/subsurface irrigation where appropriate;

    - Minimum irrigation system distribution uniformity of 75 percent;

- Proper hydro-zoning, turf minimization; and use of native/drought tolerant plant materials;
- Use of LID flow-through planters within common site areas that are not located above subterranean parking.
- Use of landscape contouring to minimize precipitation runoff; and
- Use of separate metering or submetering for all irrigated landscapes of 5,000 square feet or more.

c. Land

Fundamental strategies include mitigating heat island effect and maximizing alternative modes for transportation. Specific strategies include:

- Designing all walking areas with the appropriate solar reflectance index.
- White, high albedo, and reflective material shall be used for roofing in order to have a minimum three-year aged solar reflectance and thermal emittance, or a minimum aged Solar Reflectance Index (SRI) equal to or greater than specified by the City's cool roof ordinance and California standards for reflectivity and emissivity to reject heat.
- Locating all parking below ground.
- Incorporating passive energy efficiency strategies, such as roof overhangs, porches and inner courtyards to minimize heat transference.
- Preparing and implementing a Transportation Demand Management (TDM) Plan that would promote the use of alternative transportation, such as mass-transit, ride-sharing, bicycling, and walking to reduce project trips and and/or vehicle miles traveled.
- Providing on-site bicycle storage for visitors and employees.
- Locating site in a previously developed neighborhood with accessibility to multiple public transportation lines.

d. Materials and Resources

Specific strategies associated with materials and resources include:

- Diverting at least 75 percent of construction and demolition debris from landfills.

- Provide on-site recycling containers to promote the recycling of paper, metal, glass, and other recyclable materials and adequate storage areas for such containers.

- Specifying building materials with at least 10 percent recycled content for the construction of the Project.

e. Air Quality

Additional specific strategies regarding air quality include:

- Designing interior finish materials, including adhesives, sealants, paints, flooring, and composite wood products, with low emission rates of volatile organic compounds (VOCs) to reduce the generation of indoor air contaminants that are odorous, irritating and/or harmful to the comfort and well-being of the construction work force and building occupants.

- Designing the HVAC system to optimize exterior and interior air-flow to ensure healthy indoor air quality.

- Complying with South Coast Air Quality Management District (SCAQMD) Rule 403—Fugitive Dust. Examples of the types of dust control measures currently required and recommended include, but are not limited to, the following:

  - Water active grading/excavation sites and unpaved surfaces at least three times daily;

  - Sweep daily (with water sweepers) all paved construction parking areas and staging areas;

  - Provide daily clean-up of mud and dirt carried onto paved streets from the Project Site;

  - Install wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the Project Site;

  - Suspend excavation and grading activity when winds (instantaneous gusts) exceed 15 miles per hour over a 30-minute period or more; and

  - Post an information sign at the entrance to each construction site that identifies the permitted construction hours and provides a telephone number to call and receive information about the construction project or to report complaints regarding excessive fugitive dust generation. Any reasonable complaints shall be rectified within 24 hours of their receipt.

E. Project Construction and Scheduling

Project construction is anticipated to occur over an approximate period of 21 months, beginning in 2018, and is estimated to be completed in 2020. Construction of the Project would commence with removal of the existing commercial building, paved areas and associated utilities, followed by grading and remedial earthwork excavation. Upon completion of earthwork and in accordance with local and state building codes the foundations will be constructed, followed by vertical building construction, paving/concrete, and landscape installation. The Project would require a total of approximately 22,060 cubic yards of export material and soil removal from the Project Site.

As part of the Project, a Construction Traffic Management Plan and Truck Haul Route Program would be implemented during construction to minimize potential conflicts between construction activity and through traffic. The Construction Traffic Management Plan and Truck Haul Route program would be subject to review and approval by the Los Angeles Department of Building and Safety (LADBS) and the Los Angeles Department of Transportation (LADOT). It is anticipated that excavated materials will be taken to landfill sites to the north or south, and that staging of haul trucks and delivery vehicles at the Project Site may occur along Vine Street. Haul trucks would travel on approved truck routes designated within the City. Given the Project Site's proximity to US-101, haul truck traffic would generally take the most direct route to the appropriate freeway ramp, using arterial roadways. The haul route to/from the Project Site is anticipated to be via one of the following routes:

- **To/From US 101 Ramps at Hollywood Boulevard:** Arriving haul truck traffic would exit US-101 at Hollywood Boulevard, travel westbound to Vine Street and north to the Project Site. Departing haul truck traffic would turn left onto Vine Street, travel south to Hollywood Boulevard, then eastbound to access US-101 ramps and continuing to the Chiquita Canyon Landfill via State Route 170, Interstate 5, Newhall Ranch Road, and Henry Mayo Drive

- **To/From US 101 Ramps at Vine Street/Argyle Avenue/Gower Street**. Arriving haul trucks would exit US-101 southbound at Vine Street, travel south on Vine Street to the Project Site or exit US-101 northbound off-ramp at Gower Street and travel south on Gower Street to westbound Hollywood Boulevard to the Project Site. Departing haul truck traffic would travel north on Vine Street, east on Yucca Street then north on Argyle to either the US-101 northbound or southbound on-ramps.

F. Necessary Approvals

The City of Los Angeles has the principal responsibility for approving the Project. Approvals required for development of the Project may include, but are not limited to, the following:

- Vesting Tentative Tract Map pursuant to LAMC Section 17.15 to create one master ground lot and multiple above- and below-grade airspace lots to accommodate the various Project components, to accomplish a limited merger of Vine Street to accommodate minor architectural projections of the Project into the existing public right of way, and to approve the Project's haul route;

- Vesting Zone/Height District Change from C4-2D-SN to (T)(Q)C4-2D-SN pursuant to LAMC Section 12.32 F and Q to allow for a FAR of 6:1 in lieu of 3:1 (per Ordinance No. 165,659);

- Zoning Administrator's Adjustment pursuant to LAMC Section 12.28 to allow reduced side and rear yard setbacks;

- Site Plan Review pursuant to LAMC Section 16.05;

- Master Conditional Use Permit pursuant to LAMC Section 12.24 W.1 for the sale and/or dispensing of alcoholic beverages for a maximum of three (3) on-site full line permits, including within the hotel's public "living room and terrace" dining area, at the guest-only rooftop bar, and throughout the hotel's guest room floors pursuant to in-room service;

- Findings of consistency with the Hollywood Community Plan and objectives in the Hollywood Redevelopment Plan Section 506.2.3, including approval of a written agreement with CRA/LA, a Designated Local Authority, to permit FAR in excess of 4.5:1; and

- Other discretionary and ministerial perm`its 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. Explanation of Checklist Determinations

Attachment B: Explanation of Checklist Determinations

The following discussion provides responses to each of the questions set forth in the City of Los Angeles Initial Study Checklist. The responses below indicate those issues that are expected to be addressed in an environmental impact report (EIR) and demonstrate why other issues would not result in potentially significant environmental impacts and thus do not need to be addressed further in an EIR. The questions with responses that indicate a "Potentially Significant Impact" do not presume that a significant environmental impact would result from the Project. Rather, such responses indicate those issues that will be addressed in an EIR with conclusions of impact reached as part of the analysis within the EIR.

I. Aesthetics

Would the project:

a. Have a substantial adverse effect on a scenic vista?

Potentially Significant Impact. A scenic vista is a view of a valued visual resource. Scenic vistas generally include views that provide visual access to large panoramic views of natural features, unusual terrain, or unique urban or historic features, for which the field of view can be wide and extend into the distance, and focal views that focus on a particular object, scene, or feature of interest. Visual resources in the vicinity of the Project Site include the Hollywood Hills, the Hollywood Sign, and the Griffith Observatory to the distant north. Scenic vistas of the visual resources in the vicinity of the Project Site are primarily available from area roadways. As discussed in Attachment A, Project Description, of this Initial Study, the Project consists of a 14-story hotel with 216 rooms. The maximum height of the proposed new building would be approximately 183 feet. The new building could potentially be visible within scenic vistas of valued visual resources that are available from locations in the vicinity of the Project Site. Therefore, the EIR will provide further analysis of the Project's potential impacts to scenic vistas.

b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway?

No impact. The nearest state-designated scenic highway is the 6.2-mile segment of Route 110 (also known as the Arroyo Seco Parkway) located approximately 5 miles southeast of the Project Site,[1] and the nearest City-designated scenic parkway is along Mulholland Drive, approximately 1.35 miles north of the Project Site.[2] The Project Site is not located along a City-designated scenic highway. Furthermore, the Project Site does not include any scenic resources. Specifically, the Project Site is currently improved with a 6,393-square-foot, low-rise commercial building and surface parking areas. The Project Site does not include protected trees, rock outcroppings, or other natural features. In addition, none of the buildings within the Project Site are considered historic resources. Therefore, the Project would not substantially damage scenic resources, including those located within a City-designated scenic highway. As such, the Project would not result in an impact to scenic resources within a City-designated scenic highway, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

c. Substantially degrade the existing visual character or quality of the site and its surroundings?

Potentially Significant Impact. As discussed in Attachment A, Project Description, of this Initial Study, the Project Site is located in a highly urbanized area characterized primarily by low-, mid-, and high-rise buildings of varying heights that are occupied by office, commercial, and residential uses. While the proposed building would be anticipated to be similar and compatible with the existing visual character and quality of the surrounding area, the Project would change the visual character of the Project Site and its surroundings with the development of a new 14-story building on the Project Site. Therefore, the EIR will provide further analysis of the Project's potential impacts on visual character and quality.

d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Potentially Significant Impact. The Project Site currently generates moderate levels of artificial light and glare typical of urbanized areas. Existing light sources include low-level security lighting, interior lighting emanating from the existing building on the

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[1] *California Scenic Highway Mapping System, Los Angeles County, www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm, accessed June 1, 2016.*

[2] *Los Angeles Department of City Planning, Mobility Plan 2035, Citywide General Plan Circulation System Map A4, Central, Midcity Subarea, January 20, 2016.*

Project Site, and architectural lighting. Glare sources include glass and metal vehicle and building surfaces. The Project would introduce new sources of light and glare that are typically associated with hotels, including architectural lighting, signage lighting, interior lighting, security, and wayfinding lighting. Furthermore, the Project would include a new 14-story building, which would introduce nighttime lighting and have the potential to shade adjacent land uses. Therefore, the EIR will provide further analysis of the Project's potential impacts regarding light, glare, and shading.

II. Agriculture and Forest Resources

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. The Project Site is located in an urbanized area of the City of Los Angeles. As discussed in Attachment A, Project Description, of this Initial Study, the Project Site is currently developed with a 6,393-square-foot, low-rise commercial building and surface parking areas. In addition, the uses surrounding the Project Site include commercial, residential, and entertainment-related uses. No agricultural uses or operations occur on-site or in the vicinity of the Project Site. The Project Site and surrounding area are also not mapped as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency Department of Conservation.[3] As such, the Project would not convert farmland to a non-agricultural use. No impacts would occur, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

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[3] *City of Los Angeles Department of City Planning, Zone Information and Map Access System (ZIMAS), Parcel Profile Report for 1718 N. Vine Street, http://zimas.lacity.org/, accessed May 24, 2016.*

b. Conflict with the existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The Project Site is zoned by the Los Angeles Municipal Code (LAMC) as C4-2D-SN (Commercial, Height District 2 with Development Limitation, Signage Supplemental Use District). The Project Site is not zoned for agricultural use. Furthermore, no agricultural zoning is present in the surrounding area. The Project Site and surrounding area are also not enrolled under a Williamson Act Contract.[4] Therefore, the Project would not conflict with any zoning for agricultural uses or a Williamson Act Contract. No impacts would occur, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No Impact. As previously discussed, the Project Site is located in an urbanized area and is currently developed with a 6,393-square-foot, low-rise commercial building and surface parking areas. The Project Site does not include any forest land or timberland. In addition, the Project Site is currently zoned for commercial and automobile parking uses. The Project Site is not zoned for forest land and is not used as forest land.[5] Therefore, the Project would not conflict with existing zoning for, or cause rezoning of, forest land or timberland as defined by the Public Resources Code. No impacts would occur, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

d. Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. As previously discussed, the Project Site is located in an urbanized area and does not include any forest land or timberland. Therefore, the Project would not result in the loss or conversion of forest land to non-forest use. No impacts would occur, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

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[4] *Ibid.*

[5] *Ibid.*

e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No Impact. The Project Site is located in an urbanized area of the City of Los Angeles and does not include farmland. The Project Site and surrounding area are not mapped as farmland, are not zoned for farmland or agricultural use, and do not contain any agricultural uses.[6] As such, the Project would not result in the conversion of farmland to non-agricultural use. No impacts would occur, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

III. Air Quality

Where available and applicable, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a. Conflict with or obstruct implementation of the applicable air quality plan?

Potentially Significant Impact. The Project Site is located within the 6,700-square-mile South Coast Air Basin (the Basin). Within the Basin, the South Coast Air Quality Management District (SCAQMD) is required, pursuant to the federal Clean Air Act, to reduce emissions of criteria pollutants for which the Basin is in non-attainment (i.e., ozone, particulate matter less than 2.5 microns in size [$PM_{2.5}$], and lead[7]). The SCAQMD's 2012 Air Quality Management Plan (AQMP) contains a comprehensive list of pollution control strategies directed at reducing emissions and achieving ambient air quality standards. These strategies are developed, in part, based on regional population, housing, and employment projections prepared by the Southern California Association of Governments (SCAG). SCAG is the regional planning agency for Los Angeles, Orange, Ventura, Riverside, San Bernardino and Imperial Counties, and addresses regional issues relating to transportation, the economy, community development and the environment.[8] With regard to future growth, SCAG has prepared the 2016–2040 Regional Transportation Plan/ Sustainable Communities Strategy (2016 RTP/SCS), which provides population, housing, and employment projections for cities under its jurisdiction. The growth projections in the

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[6] *Ibid.*

[7] *Partial non-attainment designation for the Los Angeles County portion of the Basin only.*

[8] *SCAG serves as the federally designated metropolitan planning organization (MPO) for the Southern California region.*

2016 RTP/SCS are based on growth projections in local general plans for jurisdictions in SCAG's planning area.

Construction and operation of the Project may result in an increase in stationary and mobile source air emissions. As a result, development of the Project could have a potential adverse effect on the SCAQMD's implementation of the AQMP. Therefore, the EIR will provide further analysis of the Project's consistency with the SCAQMD's AQMP.

With regard to the Project's consistency with the Congestion Management Program (CMP) administered by the Los Angeles Metropolitan Transportation Authority (Metro), see Response to Checklist Question XVI.b, Transportation/Circulation, below.

b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Potentially Significant Impact. The Project would result in increased air pollutant emissions from the Project Site during construction (short-term) and operation (long-term). Construction-related pollutants would be associated with sources such as construction worker vehicle trips, the operation of construction equipment, site grading and preparation activities, and the application of architectural coatings. During Project operation, air pollutants would be emitted on a daily basis from motor vehicle travel, natural gas consumption, and other on-site activities. Therefore, the EIR will provide further analysis of the Project's construction and operational air pollutant emissions.

c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

Potentially Significant Impact. As discussed above, construction and operation of the Project would result in the emission of air pollutants in the Basin, which is currently in non-attainment of federal air quality standards for ozone, $PM_{2.5}$ and lead, and state air quality standards for ozone, PM_{10}, and $PM_{2.5}$. Therefore, implementation of the Project could potentially contribute to air quality impacts, which could cause a cumulative impact in the Basin. Therefore, the EIR will provide further analysis of cumulative air pollutant emissions associated with the Project.

d. Expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact. As discussed above, the Project would result in increased air pollutant emissions from the Project Site during construction (short-term)

and operation (long-term). Sensitive receptors located in the vicinity of the Project Site include residential uses to the south of the Project Site. Therefore, the EIR will provide further analysis of the Project's potential to result in substantial adverse impacts to sensitive receptors.

e. Create objectionable odors affecting a substantial number of people?

Less Than Significant Impact. No objectionable odors are anticipated as a result of either construction or operation of the Project. Specifically, construction of the Project would involve the use of conventional building materials typical of construction projects of similar type and size. Any odors that may be generated during construction would be localized and temporary in nature and would not be sufficient to affect a substantial number of people or result in a nuisance as defined by SCAQMD Rule 402.

With respect to Project operation, according to the SCAQMD *CEQA Air Quality Handbook*, land uses associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The Project would not involve these types of uses. In addition, while limited food service would be available to Project guests and members of the general public, the Project would not include any full-service restaurants. On-site trash receptacles would be contained, located, and maintained in a manner that promotes odor control, and would not result in substantially adverse odor impacts.

Based on the above, the potential odor impact during construction and operation of the Project would be less than significant, and no mitigation measures are required. No further analysis of this topic in an EIR is required.

IV. Biological Resources

Would the project:

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Less Than Significant Impact. The Project Site is located in an urbanized area and is currently developed with a 6,393-square-foot, low-rise commercial building and surface parking areas. Ornamental trees and landscaping do not exist on the Project Site. Due to the improved nature of the Project Site and the surrounding areas, and the absence

of open space areas, species are unlikely to occur on-site. Therefore, the Project would not have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Impacts would be less than significant, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

No Impact. The Project Site is located in an urbanized area and is currently developed with a 6,393-square-foot, low-rise commercial building and surface parking areas. No riparian or other sensitive natural community exists on the Project Site or in the immediate surrounding area. Therefore, the Project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community. No impact would occur, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. The Project Site is located in an urbanized area and is currently developed with a 6,393-square-foot, low-rise commercial building and surface parking areas. No water bodies or federally protected wetlands as defined by Section 404 of the Clean Water Act exist on the Project Site or in the immediate vicinity of the Project Site. As such, the Project would not have an adverse effect on federally protected wetlands. No impact would occur, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Less Than Significant Impact. As described above, the Project Site is located in an urbanized area and is currently developed with a 6,393-square-foot, low-rise commercial building and surface parking areas. In addition, the areas surrounding the Project Site are fully developed and there are no large expanses of open space within or surrounding the Project Site which provide linkages to natural open space areas and/or

serve as wildlife corridors. Accordingly, development of the Project would not interfere substantially with any established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. Furthermore, no water bodies that could serve as habitat for fish exist on the Project Site or in the vicinity of the Project Site. Although there are no open space areas, trees, or landscaping on the Project Site, two Jacaranda street trees are located outside of the property line along Vine Street, one of which will be removed to accommodate the Project's required driveway. These existing trees could potentially provide nesting sites for migratory birds. However, the Project would comply with the Migratory Bird Treaty Act (MBTA), which regulates vegetation removal during the nesting season to ensure that significant impacts to migratory birds would not occur. In accordance with the MBTA, tree removal activities would take place outside of the nesting season (February 15–September 15), if and to the extent feasible. To the extent that vegetation removal activities must occur during the nesting season, a biological monitor would be present during the removal activities to ensure that no active nests would be impacted. If active nests are found, a 300-foot buffer (500 feet for raptors) would be established until the fledglings have left the nest. With compliance with the MBTA, the impact would be less than significant and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less Than Significant Impact. The City's protected tree regulations (Ordinance No. 177,404) regulate the relocation or removal of specified protected trees, which include all Southern California native oak trees (excluding scrub oak), California black walnut trees, Western sycamore trees, and California Bay trees of at least four inches in diameter at breast height. A survey of the Project Site and a review of the proposed development relative to the location of any existing on-site trees were conducted by Evergreen Arborist Consultants, Inc. in April 2016. The results of the survey are summarized in a letter dated August 3, 2016 from Michael F. Green, which has been included as Appendix IS-1 of this Initial Study. Based on the survey, there are no tree species found within the Project Site that would be protected under Ordinance No. 177,404.

With regard to non-protected trees, two Jacaranda street trees are located outside of the property line along Vine Street. Of those trees, one would be removed to allow for the construction of the Project's required driveway. The remaining Jacaranda street tree would be retained and would be protected during construction of the Project. Following construction of the Project's driveway, there will no longer be sufficient space to plant a replacement street tree along the Project Site's frontage. Accordingly, and pursuant to the City's Urban Forestry Division policies, the Jacaranda tree proposed for removal would need to be replaced with two 15-gallon trees that would be donated to the City in coordination with the Urban Forestry Division. Therefore, the Project would not conflict with

any local policies or ordinances protecting biological resources. Impacts would be less than significant, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. The Project Site is located in an urbanized area and is currently developed with a 6,393-square-foot, low-rise commercial building and surface parking areas. As previously described, there are no open space areas, trees, or landscaping on the Project Site. The Project Site does not support any habitat or natural community. Accordingly, no Habitat Conservation Plan, Natural Community Conservation Plan, or other approved habitat conservation plans apply to the Project Site. Thus, the Project would not conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other related plans. No impact would occur, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

V. Cultural Resources

Would the project:

a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

Potentially Significant Impact. Section 15064.5 of the CEQA Guidelines generally defines a historic resource as a resource that is: (1) listed in, or determined to be eligible for listing in the California Register of Historical Resources (California Register); (2) included in a local register of historical resources (pursuant to Section 5020.1(k) of the Public Resources Code); or (3) identified as significant in an historical resources survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code). In addition, any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register. The California Register automatically includes all properties listed in the National Register of Historic Places (National Register) and those formally determined to be eligible for listing in the National Register. The local register of historical resources is managed by the City of Los Angeles

Office of Historic Resources, which operates SurveyLA, a program to identify significant historic resources throughout the City.

While the Project Site has not been identified as a potential historic resource by SurveyLA or by any other prior survey of the Hollywood area, the Project Site is adjacent to (but outside of) the boundaries of the Hollywood Boulevard Commercial and Entertainment District, which is listed on the National Register of Historic Places (#85000704) and on the California Register of Historic Resources (N1352).[9] Furthermore, the Project Site is adjacent to the Hollywood Walk of Fame, which is a designated City of Los Angeles Historic-Cultural Monument (HCM No. 194).[10] Therefore, given the proximity of the Project Site to these historic resources, further analysis of potential impacts to these resources in the EIR is required.

b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Potentially Significant Impact. Section 15064.5(a)(3)(D) of the CEQA Guidelines generally defines archaeological resources as any resource that "has yielded, or may be likely to yield, information important in prehistory or history." Archaeological resources are features, such as tools, utensils, carvings, fabric, building foundations, etc., that document evidence of past human endeavors and that may be historically or culturally important to a significant earlier community. The Project Site is located within an urbanized area of the City of Los Angeles and has been subject to grading and development in the past. Therefore, surficial archaeological resources that may have existed at one time have likely been previously disturbed. Nonetheless, the Project would require grading, excavation, and other construction activities that could have the potential to disturb existing but undiscovered archaeological resources. Therefore, further analysis of this issue in the EIR is required.

c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Potentially Significant Impact. Paleontological resources are the fossilized remains of organisms that have lived in a region in the geologic past and whose remains are found in the accompanying geologic strata. This type of fossil record represents the primary source of information on ancient life forms, since the majority of species that have existed on earth from this era are extinct. Section 5097.5 of the California Public

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[9] *City of Los Angeles Department of City Planning, ZIMAS, Parcel Profile Report for 1718 N. Vine Street, http://zimas.lacity.org/, accessed May 24, 2016.*

[10] *Ibid.*

Resources Code specifies that any unauthorized removal of paleontological remains is a misdemeanor. Furthermore, California Penal Code Section 622.5 includes penalties for damage or removal of paleontological resources.

The Project would require excavation of approximately 22,060 cubic yards of soil at a depth of approximately 35 feet below ground surface. Although the Project Site has been previously graded and developed, there remains the potential to disturb previously undiscovered paleontological resources that may exist within the Project Site. Therefore, further analysis of this issue in the EIR is required.

d. Disturb any human remains, including those interred outside of dedicated cemeteries (see Public Resources Code, Ch. 1.75, §5097.98, and Health and Safety Code §7050.5(b))?

Less Than Significant Impact. Although no human remains are known to have been found based on previous development on the Project Site, there is the possibility that unknown resources could be encountered during construction of the Project, particularly during ground-disturbing activities such as excavation and grading. While the uncovering of human remains is not anticipated, if human remains are discovered during construction, such resources would be treated in accordance with State law, including Section 15064.5(e) of the CEQA Guidelines, Section 5097.98 of the California Public Resources Code and Section 7050.5 of the California Health and Safety Code. Specifically, if human remains are encountered, work on the portion of the Project Site where remains have been uncovered would be suspended and the City of Los Angeles Public Works Department and the County Coroner would be immediately notified. If the remains are determined by the County Coroner to be Native American, the Native American Heritage Commission would be notified within 24 hours, and the guidelines of the Native American Heritage Commission would be adhered to in the treatment and disposition of the remains. Compliance with the regulatory standards described above would ensure appropriate treatment of any potential human remains unexpectedly encountered during grading and excavation activities. Therefore, the Project's impact on human remains would be less than significant and no mitigation measures would be required. No further evaluation of this topic in an EIR is required.

e. Cause a substantial adverse change in the significance of a site, feature, place, cultural landscape, sacred place, or object with cultural value to a California Native American Tribe that is listed or determined eligible for listing on the California register of historical resources, listed on a local historical register, or otherwise determined by the leady agency to be a tribal cultural resource?[11]

Potentially Significant Impact. Approved by Governor Brown on September 25, 2014, Assembly Bill 52 (AB 52) establishes a formal consultation process for California Native American Tribes to identify potential significant impacts to Tribal Cultural Resources, as defined in Public Resources Code Section 21074, as part of CEQA. Effective July 1, 2015, AB 52 applies to projects that file a Notice of Preparation or Notice of Negative Declaration/Mitigated Negative Declaration on or after July 1, 2015. As specified in AB 52, lead agencies must provide notice to tribes that are traditionally and culturally affiliated with the geographic area of a proposed project if the tribe has submitted a written request to be notified. The tribe must respond to the lead agency within 30 days of receipt of the notification if it wishes to engage in consultation on the project, and the lead agency must begin the consultation process within 30 days of receiving the request for consultation.

As discussed above, the Project would require excavation of approximately 22,060 cubic yards of soil at a depth of approximately 35 feet below ground surface. Therefore, the potential exists for the Project to significantly impact a site, feature, place, cultural landscape, sacred place, or object with cultural value to a California Native American Tribe. In compliance with AB 52, the City will notify all applicable tribes and will participate in any requested consultations. Further analysis of this topic will be provided in the EIR.

[11] *This checklist question language, based on Office of Planning and Research (OPR) guidance, is being used to address Tribal Cultural Resources as required by Assembly Bill 52. However, the language is still under draft form.*

VI. Geology and Soils

Would the project:

a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Potentially Significant Impact. Fault rupture occurs when movement on a fault deep within the earth breaks through to the surface. Based on criteria established by the California Geological Survey (CGS), faults can be classified as active, potentially active, or inactive. Active faults are those having historically produced earthquakes or shown evidence of movement within the past 11,000 years (during the Holocene Epoch). Potentially active faults have demonstrated displacement within the last 1.6 million years (during the Pleistocene Epoch) while not displacing Holocene Strata. Inactive faults do not exhibit displacement younger than 1.6 million years before the present. In addition, there are buried thrust faults, which are faults with no surface exposure. Due to their buried nature, the existence of buried thrust faults is usually not known until they produce an earthquake.

The CGS establishes regulatory zones around active faults, called Alquist-Priolo Earthquake Fault Zones (previously called Special Study Zones). These zones, which extend from 200 to 500 feet on each side of the known fault, identify areas where a potential surface fault rupture could prove hazardous for buildings used for human occupancy. Development projects located within an Alquist-Priolo Earthquake Fault Zone are required to prepare special geotechnical studies to characterize hazards from any potential surface ruptures. In addition, the City of Los Angeles designates Fault Rupture Study Areas along the sides of active and potentially active faults to establish areas of potential hazard due to fault rupture.

The Project Site is within a currently established Alquist-Priolo Earthquake Fault Zone for surface fault rupture hazards, and the current published CGS map for the Hollywood Quadrangle shows the nearest trace of the Hollywood Fault located approximately 100 feet from the Project Site.[12] While the presence of any active fault

[12] *California Geological Survey. Earthquake Zones of Required Investigation, Hollywood Quadrangle, released November 6, 2014; Group Delta, Updated Geotechnical Feasibility Report, Proposed High-Rise Hotel Development, 1718 Vine Street, Hollywood District, Los Angeles, California, July 28, 2016..*

traces must be determined through a site-specific investigation, the potential for surface rupture due to faulting occurring beneath or in close proximity to the Project Site is high. Given the location of the Project site within an established Alquist-Priolo Earthquake Fault Zone and the proximity of the Hollywood Fault, further analysis of this issue will be provided in the EIR.

ii. Strong seismic ground shaking?

Potentially Significant Impact. The Project Site is located in the seismically active Southern California region and could be subjected to moderate to strong ground shaking in the event of an earthquake on one of the many active Southern California faults. Further analysis of this potential impact will be provided in the EIR.

iii. Seismic-related ground failure, including liquefaction?

Potentially Significant Impact. Liquefaction is a form of earthquake-induced ground failure that occurs primarily in relatively shallow, loose, granular, water-saturated soils. Liquefaction can occur when these types of soils lose their shear strength due to excess water pressure that builds up during repeated seismic shaking. A shallow groundwater table, the presence of loose to medium dense sand and silty sand, and a long duration and high acceleration of seismic shaking are factors that contribute to the potential for liquefaction. Liquefaction usually results in horizontal and vertical movements from lateral spreading of liquefied materials.

Although Exhibit B to the City of Los Angeles General Plan (General Plan) Safety Element identifies the Project Site within a liquefiable area,[13] both the CGS Seismic Hazards Map of the State of California, Hollywood Quadrangle and the City's Zoning Information and Map Access System (ZIMAS)[14,15] indicate that the Project Site is not located in an area that has been identified by the state as being potentially susceptible to liquefaction. This determination is based on groundwater depth records and prevalent soil types. Nevertheless, given the designation in the General Plan's Safety Element, and as the potential for seismic activity exists in the vicinity of the Project Site, a more detailed analysis of this issue will be provided in the EIR.

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[13] *Los Angeles General Plan Safety Element, Exhibit B, Areas Susceptible to Liquefaction, November 1996, p. 49.*

[14] *California Geological Survey. Earthquake Zones of Required Investigation, Hollywood Quadrangle, released November 6, 2014.*

[15] *City of Los Angeles Department of City Planning, ZIMAS, Parcel Profile Report for 1718 N. Vine Street, http://zimas.lacity.org/, accessed May 24, 2016.*

iv. Landslides?

Less Than Significant Impact. Landslides generally occur in loosely consolidated, wet soil and/or rocks on steep sloping terrain. The Project Site and surrounding area are fully developed and generally characterized by flat topography. The Project Site is not located in a landslide area as mapped by the City of Los Angeles, or within a landslide zone as mapped by CGS.[16,17] Therefore, the probability of seismically induced landslides occurring at the Project Site would be considered low. No significant impacts would occur and no mitigation measures would be required. No further evaluation of this topic in the EIR is required.

b. Result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. Development of the Project would require grading, excavation, and other construction activities that have the potential to disturb existing soils and expose soils to rainfall and wind, thereby potentially resulting in soil erosion. However, construction activities would occur in accordance with erosion control requirements, including grading and dust control measures, imposed by the City pursuant to grading permit regulations. Specifically, Project construction would comply with the Los Angeles Building Code, which requires necessary permits, plans, plan checks, and inspections to ensure that the Project would reduce the sedimentation and erosion effects. In addition, as discussed below under Checklist Question IX, Hydrology and Water Quality, the Project would be required to have an erosion control plan approved by the Los Angeles Department of Building and Safety (LADBS), as well as a Storm Water Pollution Prevention Plan (SWPPP) pursuant to the National Pollutant Discharge Elimination System (NPDES) permit requirements. As part of the SWPPP, Best Management Practices (BMPs) would be implemented during construction to reduce sedimentation and erosion levels to the maximum extent possible. In addition, Project construction contractors would be required to comply with City grading permit regulations, which require necessary measures, plans, and inspections to reduce sedimentation and erosion. With compliance with regulatory requirements that include the implementation of BMPs, impacts would be less than significant and no mitigation measures would be required. No further evaluation of this topic in the EIR is required.

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[16] *Los Angeles General Plan Safety Element, Exhibit C, Landslide Inventory & Hillside Areas, November 1996, p. 51.*

[17] *California Geological Survey. Earthquake Zones of Required Investigation, Hollywood Quadrangle, released November 6, 2014.*

c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

Potentially Significant Impact. As discussed above in Response to Checklist Question No. VI(a)(iv), impacts associated with landslides would not occur on the Project Site. However, the Project Site is susceptible to ground shaking. Thus, lateral spreading, subsidence, and collapse will be addressed in the EIR. In addition, as discussed in Checklist Question No. VI(a)(iii), potential liquefaction impacts will also be addressed in the EIR.

d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Potentially Significant Impact. Expansive soils are typically associated with fine-grained clayey soils that have the potential to shrink and swell with repeated cycles of wetting and drying. The Project Site may contain soils that are considered to have a moderate expansion potential. Therefore, further analysis of this issue in the EIR will be provided.

e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

No Impact. The Project Site is located within a community served by existing sewage infrastructure. The Project's wastewater demand would be accommodated by connections to the existing wastewater infrastructure. As such, the Project would not require the use of septic tanks or alternative wastewater disposal systems. Therefore, the Project would have no impact related to the ability of soils to support septic tanks or alternative wastewater disposal systems. No impact would occur, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

VII. Greenhouse Gas Emissions

Would the project:

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Potentially Significant Impact. Gases that trap heat in the atmosphere are called greenhouse gases since they have effects that are analogous to the way in which a greenhouse retains heat. Greenhouse gases are emitted by both natural processes and

human activities. The accumulation of greenhouse gases in the atmosphere affects the earth's temperature. The State of California has undertaken initiatives designed to address the effects of greenhouse gas emissions, and to establish targets and emission reduction strategies for greenhouse gas emissions in California. Activities associated with the Project, including construction and operational activities, would result in greenhouse gas emissions. Therefore, the EIR will provide further analysis of the Project's greenhouse gas emissions.

b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Potentially Significant Impact. As the Project would have the potential to emit greenhouse gases, the EIR will include further evaluation of project-related emissions and associated emission reduction strategies to determine whether the Project conflicts with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases (e.g., Assembly Bill 32 and the City of Los Angeles Green Building Code).

VIII. Hazards and Hazardous Materials

The following analysis is based, in part, on the *Phase I Environmental Site Assessment Report* (Phase I ESA) prepared for the Project by Partner Assessment Corporation, Inc., dated September 24, 2015. This report is included as Appendix IS-2 of this Initial Study.

Would the project:

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact. The types and amounts of hazardous materials that would be used for development of the Project would be typical of those used during construction activities and those used for hotel operations. Specifically, construction of the Project would involve the temporary use of potentially hazardous materials, including vehicle fuels, paints, oils, and transmission fluids. Operation of the Project would be expected to involve the use and storage of small quantities of potentially hazardous materials in the form of cleaning solvents, painting supplies, pesticides for landscaping, and petroleum products. However, all potentially hazardous materials would be used, stored, and disposed of in accordance with manufacturers' instructions and handled in compliance with applicable federal, state, and local regulations. Any associated risk would be reduced through compliance with these standards and regulations. Therefore, the Project's impact related to the transport, use, or disposal of hazardous materials would be less than

significant, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less Than Significant Impact. The Phase I ESA included a site reconnaissance to identify potential on-site hazards, consultation with local agency representatives, a review of available federal, state, and local records, and subsurface surveys.

As discussed in the Phase I ESA, no evidence of the use of reportable quantities of hazardous substances was observed on the Project Site during the site reconnaissance. Although small quantities of general maintenance supplies were found on the Project Site, all supplies were properly labeled and stored with no signs of leaks, stains or spills. No other indications of release of hazardous substances were observed. The site reconnaissance did not identify any evidence of current or former above-ground or underground storage tanks, clarifiers, or sumps. One grease interceptor was observed on the eastern portion of the Project Site. This grease interceptor collects food grease generated from the existing on-site kitchen, is cleaned out by a licensed hauler on a periodic basis, and is not expected to be a significant environmental concern. No potential Polychlorinated Biphenyls-containing equipment such as transformers, oil-filled switches, hoists, lifts, dock levelers, or hydraulic elevators were observed during the site reconnaissance. In addition, no strong, pungent, or noxious odors were evident. Furthermore, the Project Site is not located within a Methane Zone or Methane Buffer Zone identified by the City.[18]

The Project would require the demolition of the 6,393-square-foot, low-rise commercial building and surface parking areas. As discussed in the Phase I ESA, the existing building was built circa 1935. Based on the age of the building, there is potential for asbestos containing materials (ACMs) and lead-based paint (LBP) to be present in the demolition debris. During construction, all ACMs and LBP would be removed in accordance with all applicable regulatory requirements. Specifically, in accordance with SCAQMD Rule 1403, Asbestos Emissions from Demolition/Renovation Activities, prior to demolition activities associated with the Project, the Applicant would conduct a survey of the existing areas where construction would occur to verify the presence or absence of any of these materials and conduct remediation or abatement before any disturbance occurs. Furthermore, the California Division of Occupational Safety and Health (Cal-OSHA) has

[18] *City of Los Angeles Department of City Planning, ZIMAS, Parcel Profile Report for 1718 N. Vine Street, http://zimas.lacity.org/, accessed May 24, 2016.*

established limits of exposure to lead contained in dusts and fumes through California Code of Regulations, Title 8, Section 1532.1, which provides for exposure limits, exposure monitoring, and respiratory protection, and mandates good working practices by workers exposed to lead, particularly since demolition workers are at greatest risk of adverse health exposure. Lead-contaminated debris and other wastes must also be managed and disposed of in accordance with applicable provisions of the California Health and Safety Code. Mandatory compliance with these regulatory requirements would reduce risks associated with ACMs and LBP to acceptable levels.

As part of the Phase I ESA, the previous uses of the Project Site and nearby properties were also evaluated to identify any historically recognized environmental conditions. As detailed in the Phase I ESA, the Project Site was vacant until approximately 1913. From approximately 1913 through 1930, the Project Site was developed with a multiple-family residential apartment building. Circa 1935, two restaurant buildings were constructed on the Project Site. By 1955, the two restaurant buildings were converted into a two-tenant building and used as office space and a restaurant. The office space eventually became part of the restaurant operation. As concluded in the Phase I ESA, based on the previous and existing uses on the Project Site, no potential environmental concerns were identified in association with the current or former use of the Project Site.

Furthermore, as discussed above in Response to Checklist Question VIII.a, the types and amounts of hazardous materials that would be used in connection with the Project would be typical of those used during construction activities and those used in hotel operations. However, all such materials would be used, stored and disposed of in accordance with manufacturers' instructions and in compliance with applicable federal, state, and local regulations. As such, the use of such materials would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

Based on the above, the Project would not create a significant hazard to the public or the environment resulting from the release of a hazardous material into the environment. Therefore, impacts would be less than significant, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No impact. The Project Site is not located within 0.25 mile of an existing or proposed school. The nearest schools to the Project Site include the Los Angeles Film School, located approximately 0.50 mile from the Project Site at 6353 Sunset Boulevard,

and Cheremoya Avenue Elementary School, located approximately 0.36 mile from the Project Site at 6017 Franklin Avenue. As discussed above in Response to Checklist Question VIII.a, the types and amounts of hazardous materials that would be used in connection with the Project would be typical of those used during construction activities and those used for hotel operations. Potentially hazardous materials would be used, stored, and disposed of in accordance with manufacturers' instructions and in compliance with applicable federal, state, and local regulations. Therefore, with proper handling and storage, the use of such materials would not create a significant hazard to nearby schools. Impacts would be less than significant, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Less Than Significant Impact. Section 65962.5 of the California Government Code requires the California Environmental Protection Agency (CalEPA) to develop and update annually the Cortese List, which is a "list" of hazardous waste sites and other contaminated sites. While Section 65962.5 makes reference to the preparation of a "list," many changes have occurred related to web-based information access since 1992 and information regarding the Cortese List is now compiled on the websites of the Department of Toxic Substances Control (DTSC), the State Water Board, and CalEPA. The DTSC maintains the EnviroStor database, which includes sites on the Cortese List and also identifies potentially hazardous sites where cleanup actions or extensive investigations are planned or have occurred. The database provides a listing of federal Superfund sites, state response sites, voluntary cleanup sites, and school cleanup sites.

As previously discussed, the Phase I ESA included the results of consultation with local agency representatives and a review of available federal, state, and local records. In addition, a computerized government environmental records search (see Appendix C to the Phase I ESA) was conducted as part of the Phase I ESA for the Project Site. The records search included government databases for registered underground storage tanks, operators who are hazardous waste generators, former landfills, and sites with a known hazardous materials release. Based on this search, the Project Site is not listed on any regulatory database and is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, the Project would not create a significant hazard to the public or the environment associated with identification of the Project Site on a hazardous materials list. Impacts would be less than significant, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

No Impact. The Project Site is not located within 2 miles of an airport or within an area subject to an airport land use plan. The closest airport to the Project Site is the Bob Hope Airport in Burbank, which is located approximately 6.5 miles from the Project Site. Therefore, no impact would occur, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

No Impact. The Project Site is not located within 2 miles of a private airstrip. No impact would occur, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. The City of Los Angeles General Plan Safety Element addresses public protection from unreasonable risks associated with natural disasters (e.g., fires, floods, earthquakes) and sets forth guidance for emergency response. Specifically, the Safety Element includes Exhibit H, Critical Facilities and Lifeline Systems, which identifies emergency evacuation routes, along with the location of selected emergency facilities. According to the Safety Element, the Project Site is not located along a designated disaster route.[19] The nearest disaster routes are Santa Monica Boulevard located approximately 0.8 mile to the south, and Highland Avenue located approximately 0.7 mile to the west. The majority of construction activities for the Project would be confined to the Project Site itself; however, limited off-site infrastructure improvements may require some work in adjacent street rights-of-way. As such, some partial lane closures on Vine Street may occur. However, these closures would be temporary in nature and even in the event of partial lane closures, both directions of travel on area roadways would be maintained.

[19] *Los Angeles General Plan Safety Element, Exhibit H, Critical Facilities and Lifeline Systems, page 61 (November 1996).*

In addition, while the Project would include adequate emergency access in compliance with Los Angeles Fire Department (LAFD) emergency access requirements, the Project would generate traffic in the vicinity of the Project Site. As discussed below in Response to Checklist Questions XVI.a through XVI.f, the potential traffic impacts of the Project will be evaluated in the EIR. In any event, the Project Site is not located along a designated disaster route. Therefore, given the relative distance of the nearest emergency evacuation routes from the Project Site, the Project would not cause an impediment along the City's designated disaster routes or impair implementation of the City's emergency response plan. Impacts would be less than significant, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

No Impact. There are no wildlands located in the vicinity of the Project Site. Furthermore, the Project Site is not located within a City-designated Very High Fire Hazard Severity Zone.[20] Therefore, the Project would not subject people or structures to a significant risk of loss, injury, or death as a result of exposure to wildland fires. Impacts would be less than significant, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

IX. Hydrology and Water Quality

The following analysis is based, in part, on the *Water Resources Technical Report* prepared for the Project by KPFF, August 10, 2016, and included as Appendix IS-3 of this Initial Study.

Would the project:

a. Violate any water quality standards or waste discharge requirements?

Less Than Significant Impact. During Project construction, particularly during the grading and excavation phases, stormwater runoff from precipitation events could cause exposed and stockpiled soils to be subject to erosion and convey sediments into municipal storm drain systems. In addition, on-site watering activities to reduce airborne dust could contribute to pollutant loading in runoff. Pollutant discharges relating to the storage, handling, use and disposal of chemicals, adhesives, coatings, lubricants, and fuel could

[20] *City of Los Angeles Department of City Planning, ZIMAS, Parcel Profile Report for 1718 N. Vine Street, http://zimas.lacity.org/, accessed May 24, 2016.*

also occur. Thus, Project-related construction activities could have the potential to result in adverse effects on water quality. However, as Project construction would disturb more than one acre of soil, the Project would be required to obtain coverage under the NPDES General Construction Permit (Order No. 2012-0006-DWQ) pursuant to NPDES requirements. In accordance with the requirements of the permit, a SWPPP would be developed and implemented during Project construction. The SWPPP would outline BMPs and other erosion control measures to minimize the discharge of pollutants in stormwater runoff. The SWPPP would be carried out in compliance with State Water Resources Control Board (SWRCB) requirements and would also be subject to review by the City for compliance with the City of Los Angeles' *Best Management Practices Handbook*, *Part A Construction Activities.* Additionally, Project construction activities would occur in accordance with City grading permit regulations (Chapter IX, Division 70 of the LAMC), such as the preparation of an erosion control plan, to reduce the effects of sedimentation and erosion. Prior to the issuance of a grading permit, the Applicant would be required to provide LADBS with evidence that a Notice of Intent has been filed with the SWRCB to comply with the General Construction Permit. With compliance with these existing regulatory requirements, impacts to water quality during construction would be less than significant. No further evaluation of this topic in the EIR is required.

During operation, the Project would introduce sources of potential stormwater pollution that are typical of a hotel development (e.g., cleaning solvents, pesticides for landscaping, and petroleum products associated with parking and circulation areas). Stormwater runoff from precipitation events could potentially carry urban pollutants into municipal storm drains. However, in accordance with NPDES Municipal Permit requirements, the Project would be required to implement Standard Urban Stormwater Mitigation Plan (SUSMP) requirements during the operational life of the Project to reduce the discharge of polluted runoff from the Project Site. The Project would also be required to comply with the City's Low Impact Development (LID) Ordinance (Ordinance No. 181,899), which promotes the use of natural infiltration systems, evapotranspiration, and the reuse of stormwater. To this end, BMPs would be implemented to collect, detain, treat, and discharge runoff on-site before discharging into the municipal storm drain system. Based on the site investigation conducted by KPFF, the Project Site does not currently implement BMPs and has no means of treatment for stormwater runoff. Stormwater runoff from the Project Site has the potential to introduce pollutants into the stormwater drainage system, including sediment, nutrients, pesticides, metals, pathogens, and oil and grease. The Project would be required to meet the City's LID standards and infiltrate or treat at least the volume of water produced by the greater of the 85th percentile storm and the 0.75-inch storm event. Due to the relatively high groundwater level and proximity of the proposed building to the groundwater, infiltration is not considered feasible for the Project Site. LID guidelines require that infiltration systems maintain at least 10 feet clearance to the groundwater, property line, and any building structure. Although groundwater was not encountered in the soil borings drilled to a maximum depth of 65 feet,

the historic high groundwater level is approximately 50 feet below the ground surface. Thus, taking the historic high groundwater level as a conservative estimate for the groundwater level at the Project Site, and the Project's planned depth of 35 feet below the ground surface, infiltration is not feasible due to the LID-required 10 feet of clearance above and below the infiltration systems. In addition, the Project would not include a sufficient amount of landscaping to justify the use of a stormwater capture system for irrigation use. Therefore, the treatment method proposed for the Project Site is the implementation of High Efficiency Biofiltration Systems (flow-through planters) to manage stormwater runoff in accordance with current LID requirements. With implementation of the required BMPs, impacts to water quality during operation would be less than significant. No further evaluation in an EIR is required.

b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

Less Than Significant Impact. According to the California Geological Survey, the historic high groundwater level beneath the site was greater than 50 feet below the existing ground surface.[21] Soil borings were drilled to a maximum of 65 feet below the ground surface and groundwater was not encountered during the geotechnical investigation of the Project Site.[22] As previously stated, the Project would require excavation of a maximum depth of approximately 35 feet below the existing ground surface. Therefore, it is not anticipated that Project construction would require dewatering or other withdrawals of groundwater. However, if groundwater is encountered during construction, temporary pumps and filtration would be utilized in compliance with all applicable regulations and requirements, including all relevant NPDES requirements related to construction and discharges from dewatering operations. Therefore, Project construction would not deplete groundwater supplies or interfere with groundwater recharge.

Operation of the Project would not interfere with groundwater recharge. The Project Site is located in an urbanized area and is developed a low-rise commercial building and surface parking areas. As described in the Water Resources Technical Report, the Project Site is currently approximately 100 percent impervious. Therefore, the degree to which

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[21] *California Geological Survey, Seismic Hazard Zone Report for the Hollywood 7.5-Minute Quadrangle, Los Angeles County, California, Plate 1.2, 1998.*

[22] *KPFF, 1718 Vine Street Project, Water Resources Technical Report, August 10, 2016.*

surface water infiltration and groundwater recharge occurs on-site is negligible. Upon completion of the Project, the Project Site would continue to be approximately 100 percent impervious. Although the Project would include the addition of landscaped planters, which would technically reduce the imperviousness of the Project Site, assuming continued 100-percent imperviousness provides a more conservative analysis. Accordingly, surface water infiltration and groundwater recharge on the Project Site would remain negligible. As such, construction and operation of the Project would not substantially affect groundwater levels beneath the Project Site, including depleting groundwater supplies or resulting in a substantial net deficit in the aquifer volume or lowering of the local groundwater table. Therefore, impacts on groundwater would be less than significant, and no mitigation measures would be required. No further evaluation of this topic in the EIR is required.

c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

Less Than Significant Impact. The Project Site is currently 100 percent impervious and is developed with a 6,393-square-foot, low-rise commercial building and surface parking areas. The Project Site is not crossed by any water courses or rivers. Currently, the building's roof drainage collects internally and drains to a curb outlet along Vine Street. The surface area drainage collects in a trench drain and also drains to a curb outlet along Vine Street. The drainage then flows south on Vine Street and enters a catch basin on the northeast corner of Vine Street and Hollywood Boulevard.

The Los Angeles County Department of Public Works (LACDPW) Hydrology Manual requires that a storm drain conveyance system be designed for a 25-year storm event and that the combined capacity of a storm drain and street flow system accommodates flow from a 50-year storm event. However, the *L.A. CEQA Thresholds Guide* establishes the 50-year storm event as the threshold to analyze potential impacts. Table B-1 on page B-27 depicts pre-Project and post-Project stormwater flow rates during a 50-year storm event. As shown in Table B-1, the Project would not decrease the amount of impervious surfaces on the Project Site. Therefore, there would be no increase in stormwater runoff from the Project Site and peak flow rates for a 50-year storm event would remain unchanged at approximately 0.9 cubic feet per second (cfs). However, the Project would result in improved stormwater runoff management through the implementation of High Efficiency Biofiltration BMPs to manage stormwater runoff in accordance with current LID requirements.

Based on the above, the Project would not alter the existing drainage pattern of the Project Site or surrounding area such that substantial erosion, siltation, or on- or off-site

Table B-1
Existing and Proposed Flow Rates During 50-Year Storm Event

Condition	Project Area (acres)	Percent Impervious Surface Area On-Site	Flow Rate (cubic feet/second)
Existing	0.28	100	0.9
Proposed	0.28	100	0.9

Source: KPFF, 2016.

flooding would occur. Impacts would be less than significant, and no mitigation measures would be required. No further evaluation of this topic in the EIR is required.

d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off site?

Less Than Significant Impact. See Checklist Question IX.c, Hydrology and Water Quality, above.

e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Less Than Significant Impact. See Response to Checklist Questions IX.a and IX.c, Hydrology and Water Quality, above.

f. Otherwise substantially degrade water quality?

Less Than Significant Impact. See Response to Checklist Question IX.a, Hydrology and Water Quality, above.

g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

No Impact. The Project Site is not located within a designated 100-year flood plain area as mapped by the Federal Emergency Management Agency (FEMA) or by the

City.[23,24] Thus, the Project would not place structures that would impede or redirect flood flows within a 100-year flood plain. No impacts would occur and no mitigation measures would be required. No further evaluation of this topic in the EIR is required.

h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

No Impact. As discussed above, the Project Site is not located within a designated 100-year flood plain area. Therefore, the Project would not place structures that would impede or redirect flood flows within a 100-year flood plain. No impacts would occur, and no mitigation measures would be required. No further evaluation of this topic in an EIR is required.

i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

Less Than Significant Impact. As discussed above, the Project Site is not located within a designated 100-year flood plain. In addition, the Safety Element of the General Plan does not map the Project Site as being located within a flood control basin.[25] However, the Project Site is located within the potential inundation area for the Hollywood Reservoir, which is held by the Mulholland Dam.[26] The Mulholland Dam is a Los Angeles Department of Water and Power (LADWP) dam located in the Hollywood Hills approximately 1.13 miles northwest of the Project Site. The Mulholland Dam was built in 1924 and designed to hold 2.5 billion gallons of water.[27] This dam, as well as others in California, are continually monitored by various governmental agencies (such as the State of California Division of Safety of Dams and the U.S. Army Corps of Engineers) to guard against the threat of dam failure. Current design and construction practices and ongoing programs of review, modification, or total reconstruction of existing dams are intended to ensure that all dams are capable of withstanding the maximum considered earthquake for the site. Pursuant to these regulations, the Mulholland Dam is regularly inspected and

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[23] *Federal Emergency Management Agency, Flood Insurance Rate Map, Map Number 06037C1605F, September 26, 2008.*

[24] *Los Angeles General Plan Safety Element, Exhibit F, 100-Year & 500-Year Flood Plain, November 1996, p. 57.*

[25] *Los Angeles General Plan Safety Element, Exhibit G, Inundation & Tsunami Hazard Areas, November 1996, p. 59.*

[26] *Ibid.*

[27] *California, Department of Water Resources, Division of Safety of Dams, www.water.ca.gov/damsafety/damlisting/index.cfm, accessed June 7, 2016.*

meets current safety regulations. In addition, LADWP has emergency response plans to address any potential impacts to its dams. Given the oversight by the Division of Safety of Dams, including regular inspections, and LADWP's emergency response program, the potential for substantial adverse impacts related to inundation at the Project Site as a result of dam failure would be less than significant. No further evaluation of this topic in the EIR is required.

j. Inundation by seiche, tsunami, or mudflow?

Less Than Significant Impact. A seiche is an oscillation of a body of water in an enclosed or semi-enclosed basin, such as a reservoir, harbor, lake, or storage tank. A tsunami is a great sea wave, commonly referred to as a tidal wave, produced by a significant undersea disturbance such as tectonic displacement associated with large, shallow earthquakes. Mudflows result from the downslope movement of soil and/or rock under the influence of gravity.

The Project Site is located approximately 12 miles northeast of the Pacific Ocean. In addition, the Safety Element of the General Plan does not map the Project Site as being located within an area potentially affected by a tsunami.[28] However, the Project Site is located within the potential inundation area for the Hollywood Reservoir, which is held by the Mulholland Dam, and is positioned downslope from an area of potential mudflow.[29] As discussed above, this dam, as well as others in California, are continually monitored by various governmental agencies (such as the State of California Division of Safety of Dams and the U.S. Army Corps of Engineers) to guard against the threat of dam failure.[30] Current design and construction practices and ongoing programs of review, modification, or total reconstruction of existing reservoirs are intended to ensure that all dams are capable of withstanding the maximum considered earthquake for the site. Pursuant to these regulations, the Mulholland Dam, and in turn the Hollywood Reservoir, are regularly inspected and meet current safety regulations. Therefore, no seiche, tsunami, or mudflow events would be expected to impact the Project Site. No significant impacts would occur, and no mitigation measures would be required. No further evaluation of this topic in an EIR is required.

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[28] *Los Angeles General Plan Safety Element, Exhibit G, Inundation & Tsunami Hazard Areas, November 1996, p. 59.*

[29] *Ibid.*

[30] *California, Department of Water Resources, Division of Safety of Dams, www.water.ca.gov/damsafety/aboutdamsafety/index.cfm, accessed June 28, 2016.*

X. Land Use and Planning

Would the project:

a. Physically divide an established community?

Less Than Significant Impact. As shown in the aerial photograph provided in Figure A-2 of Attachment A, Project Description, of this Initial Study, the Project Site is located in a highly urbanized area characterized by low-, mid-rise, and high-rise buildings that are occupied by office, commercial, residential, and entertainment-related uses. Land uses immediately adjacent to the Project Site include a surface parking lot to the north; the Pantages Theater to the east; multi-family residential and restaurant uses to the south; and the Redbury Hollywood Hotel to the west across Vine Street.

As discussed in Attachment A, Project Description, of this Initial Study, the Project includes the demolition of the existing 6,393-square-foot, low-rise commercial building and surface parking areas, and the construction of a 14-story affordable luxury hotel with 216 guest rooms. The Project would not physically separate or otherwise disrupt an existing residential use on or adjacent to the Project Site, and the proposed hotel use is consistent with other land uses in the surrounding area. All proposed development would occur within the boundaries of the Project Site as it currently exists. Therefore, the Project would not physically divide, disrupt, or isolate an established community. Rather, implementation of the Project would result in further infill of an already developed community with similar and compatible land uses. Impacts would be less than significant and no mitigation measures would be required. No further evaluation of this topic in the EIR is required.

b. Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance)
adopted for the purpose of avoiding or mitigating an environmental effect?

Potentially Significant Impact. As discussed in Attachment A, Project Description, of this Initial Study, the Project requires several discretionary approvals, including a zone and height district change. Therefore, the EIR will provide further analysis of the Project's consistency with the General Plan, the Hollywood Community Plan, the LAMC, and other applicable land use plans, policies, and regulations.

c. Conflict with any applicable habitat conservation plan or natural community conservation plan?

No Impact. The Project Site is located in an urbanized area of the City of Los Angeles and is currently improved with a 6,393-square-foot, low-rise commercial building and surface parking areas. As previously described, there are no open space areas, trees, or landscaping on the Project Site. The Project Site does not support any habitat or natural community. Accordingly, no Habitat Conservation Plan, Natural Community Conservation Plan, or other approved habitat conservation plan applies to the Project Site. Therefore, the Project would not conflict with the provisions of an adopted habitat conservation plan or natural community conservation plan. No impact would occur, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

XI. Mineral Resources

Would the project:

a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact. No mineral extraction operations currently occur on the Project Site. The Project Site is located within an urbanized area and has been previously disturbed by development. As such, the potential for mineral resources to occur on-site is low. Furthermore, the Project Site is not located within a City-designated Mineral Resource Zone where significant mineral deposits are known to be present, or within a mineral producing area as classified by CGS.[31,32] The Project Site is also not located within a City-designated oil field or oil drilling area.[33] Therefore, the Project would not result in the loss of availability of a mineral resource or a mineral resource recovery site. No impact would occur, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

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[31] *City of Los Angeles, Department of City Planning, Los Angeles Citywide General Plan Framework, Draft Environmental Impact Report, January 19, 1995. Figure GS-1.*

[32] *State of California Department of Conservation, California Geologic Survey, Aggregate Sustainability in California, 2012.*

[33] *Los Angeles General Plan Safety Element, Exhibit E, Oil Field & Oil Drilling Areas (November 1996), p. 55.*

b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

No Impact. See Response to Checklist Question XI.a, Mineral Resources, above.

XII. Noise

Would the project result in:

a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Potentially Significant Impact. The Project Site is located within an urbanized area that contains various sources of noise. The most predominate source of noise in the vicinity of the Project Site is associated with traffic from roadways. Existing on-site noise sources primarily include vehicle noises associated with on-site circulation and parking areas, stationary mechanical equipment, human activity, and emergency vehicles that access the Project Site. During construction activities associated with the Project, the use of heavy equipment (e.g., bulldozers, backhoes, cranes, loaders, etc.) would generate noise on a short-term basis. In addition, because the Project would introduce new permanent non-residential uses to the Project Site, noise levels from on-site sources may also increase during operation of the Project. Furthermore, traffic attributable to the Project has the potential to increase noise levels along adjacent roadways. Therefore, further evaluation of this topic will be provided in the EIR.

b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Potentially Significant Impact. Construction of the Project could generate groundborne noise and vibration associated with demolition, site grading, other clearing activities, the installation of building footings, and construction truck travel. As such, the Project would have the potential to generate and expose people to excessive groundborne vibration and noise levels during short-term construction activities. Therefore, further evaluation of this topic will be provided in the EIR.

c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Potentially Significant Impact. Traffic and human activity associated with the Project, as described above, have the potential to increase ambient noise levels above existing levels. Therefore, further evaluation of this topic will be provided in the EIR.

d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Potentially Significant Impact. As discussed above in Response to Checklist Questions XII.a and XII.b, construction activities associated with the Project would have the potential to temporarily or periodically increase ambient noise levels above existing levels. Therefore, further evaluation of this topic will be provided in the EIR.

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The Project Site is not located within 2 miles of an airport or within an area subject to an airport land use plan. The closest airport to the Project Site is the Bob Hope Airport in Burbank, which is located approximately 6.5 miles from the Project Site. Therefore, no impact would occur, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The Project Site is not located within the vicinity of a private airstrip. Therefore, no impact would occur, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

XIII. Population and Housing

Would the project:

a. Induce substantial population growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less Than Significant Impact. The Project proposes a new hotel use that will provide accommodations for visitors to the City, but will not provide long-term housing opportunities. Therefore, the Project would not directly induce population growth in the City. However, the Project could indirectly induce population growth through the creation of temporary construction-related jobs and permanent employment opportunities upon buildout of the Project.

The work requirements of most construction projects are highly specialized such that construction workers remain at a job site only for the time in which their specific skills are needed to complete a particular phase of the construction process. Thus, Project-related construction workers would not be anticipated to relocate their household's place of residence as a consequence of working on the Project. Therefore, construction of the Project is not expected to generate new permanent residents that would induce substantial indirect population growth in the area.

The Project's 73,440 square feet of hotel uses would generate approximately 83 employees, based on employee generation rates promulgated by the Los Angeles Unified School District (LAUSD).[34] The estimated number of existing employees is approximately 18 employees, based on LAUSD's employee generation rates.[35] Therefore, the Project is estimated to generate a net of 65 new employees on-site. This is a conservative estimate and the number of actual employees would likely be lower due to the limited service nature of the hotel, which is a key feature of the Applicant's business model. It is anticipated that the Project could include a range of full-time and part-time positions that may be filled by persons already residing in the vicinity of the Project Site, and who would not relocate their households due to such employment opportunities. It is also possible that some of the employment opportunities offered by the Project would be filled by persons moving into the surrounding area, which could increase demand for housing. However, it is anticipated that some of this demand would be filled by then-existing vacancies in the housing market and others by any new residential developments that may occur in the vicinity of the Project Site. Therefore, given that the Project would not directly contribute to population growth in the Project area and as some of the employment opportunities generated by the Project would be filled by people already residing in the vicinity of the Project Site, the potential growth associated with Project employees who may relocate their place of residence would not be substantial. As such, the Project would not result in a notable increase in demand for new housing, and any new demand, should it occur, would be minor in the context of forecasted growth for the City of Los Angeles or the Community Plan area. Furthermore, as the Project would be located in a developed area with an established network of roads and other urban infrastructure, it would not require the extension of such infrastructure in a manner that would indirectly induce substantial population growth.

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[34] *Los Angeles Unified School District, 2012 Developer Fee Justification Study, February 9, 2012, Table 11. Based on the employee generation rate of 0.00113 employee per average square foot for "Lodging."*

[35] *Based on the employee generation rate of 0.00271 employee per average square foot for "Neighborhood Shopping Centers."*

According to the 2016 RTP/SCS, the employment forecast for the City of Los Angeles Subregion in 2016 is approximately 1,763,929 employees.[36] In 2020, the projected occupancy year of the Project, the City of Los Angeles Subregion is anticipated to have approximately 1,831,457 employees.[37] Thus, the Project's estimated 65 new employees would constitute approximately 0.10 percent of the Subregion's employment growth forecasted between 2016 and 2020. Therefore, the Project would not cause an exceedance of SCAG's employment projections, nor would it induce substantial indirect population or housing growth related to Project-generated employment opportunities.

Based on the above, the Project would not induce substantial population or housing growth. Impacts would be less than significant, and no mitigation measures are required. No further analysis of this topic in an EIR is required.

b. Displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere?

No Impact. As no housing currently exists on the Project Site, the Project would not displace any existing housing. No impacts would occur, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

c. Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?

No Impact. As no housing currently exists on the Project Site, the development of the Project would not cause the displacement of any persons or require the construction of housing elsewhere. No impact would occur, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

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[36] *Based on a linear interpolation of 2012–2040 data. The 2016 extrapolated value is calculated using SCAG's 2012 and 2040 values to find the average increase between years and then applying that annual increase to 2016: (((2,169,100 – 1,696,400) ÷ 28)*4) + 1,696,400 = 1,736,929.*

[37] *Based on a linear interpolation of 2012–2040 data. The 2016 extrapolated value is calculated using SCAG's 2012 and 2040 values to find the average increase between years and then applying that annual increase to 2016: (((2,169,100 – 1,696,400) ÷ 28)*8) + 1,696,400 = 1,831,457.*

XIV. Public Services

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a. Fire protection?

Potentially Significant Impact. The LAFD provides fire protection and emergency medical services for the Project Site. The closest LAFD fire station to the Project Site is Fire Station No. 27 located at 1327 Cole Avenue in Hollywood, approximately 0.5 mile southwest of the Project Site.[38] The Project would increase the developed floor area on the Project Site, as well as the number of hotel guests and employees on-site, which has the potential to result in an increased demand for fire protection services. Therefore, further analysis of this issue will be included in an EIR.

b. Police protection?

Less Than Significant Impact. The Hollywood Community Police Station, which serves the Project area, is located at 1358 N. Wilcox Avenue, approximately 0.5 mile southwest of the Project Site. This station is under the jurisdiction of the West Bureau of the Los Angeles Police Department (LAPD). The Hollywood Community Police Station serves an area that spans 17.2 square miles and has a resident population of approximately 300,000 people. The approximate boundaries of the Hollywood Community Police Station are Normandie Avenue on the east, West Hollywood on the west, Mulholland Drive on the north and Beverly Boulevard on the south. Neighborhoods served by the Hollywood Community Police Station include: Hollywood, Mount Olympus, Fairfax District (North of Beverly Boulevard), Melrose District, Argyle Avenue and Los Feliz Estates.[39]

With regard to construction, construction sites can be sources of nuisances and hazards and invite theft and vandalism. When not properly secured, construction sites can contribute to a temporary increased demand for police protection services. Given the existing Project Site operations and in accordance with standard construction industry

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[38] *Los Angeles Fire Department, Fire Station Locator, www.lafd.org/fire-stations/station-results?st=441&address=1718%20N.%20Vine%20Street%2C%20Los%20Angeles%2C%20CA, accessed June 13, 2016.*

[39] *Los Angeles Police Department, About Hollywood, Hollywood Community Police Station, http://lapdonline.org/hollywood_community_police_station/content_basic_view/1665, accessed June 13, 2016.*

practices, the potential for theft of construction equipment and building materials would be minimized through the use of security fencing, lighting, locked entry, and security patrol of the Project Site and construction areas.

Construction of the Project could also potentially impact the provision of LAPD police protection services and police response times in the vicinity of the Project Site as a result of construction impacts on the surrounding roadways. Specifically, access to the Project Site and the surrounding vicinity could be impacted by construction activities, including utility line connections. Construction activities would also generate traffic associated with the movement of construction equipment, the hauling of demolition and graded materials, and construction worker trips. However, during construction of the Project, construction traffic management plans would be implemented to ensure that adequate and safe access remains available at the Project Site during construction activities. As part of these plans, provisions for temporary traffic control would be provided during all construction activities along public rights-of-way to improve traffic flow on public roadways (e.g., flaggers). In addition, designated truck queuing, equipment staging, and construction worker parking areas would be provided. In accordance with City requirements, emergency access to the Project Site would remain clear and unhindered during construction of the Project. Also, given the permitted hours of construction and nature of construction projects, most of the construction worker trips would occur outside the typical weekday commuter morning and afternoon peak periods, thereby reducing the potential for traffic-related conflicts. Further, pursuant to Section 21806 of the California Vehicle Code, the drivers of emergency vehicles have a variety of options for avoiding traffic, such as using sirens and flashing lights to clear a path of travel or driving in the lanes of opposing traffic.

The Project would not include the development of new residential units that would increase the residential population in the service area of the Hollywood Community Police Station and generate additional demand for police services. However, the Project's proposed hotel use would increase the hotel guest population within the Hollywood Community Police Station service area. Based on the police service population conversion factors provided in the *L.A. CEQA Thresholds Guide*, the Project would generate a maximum of 324 persons on the Project Site.[40] This service population is a conservative estimate comprised of temporary hotel guests, and is expected to fluctuate depending on the season. In addition, as previously discussed, the Project would generate up to approximately 83 employees, which would also increase the daytime population within the Hollywood Community Police Station service area. However, since the Project does not include any residential uses, the Project would not directly affect the existing officer to

[40] *Based on the conversion factor of 1.5 persons/room/day for hotel uses provided in the L.A. CEQA Thresholds Guide.*

resident ratio or the crimes per resident ratio citywide or within the Hollywood Community Police Station service area. Nonetheless, to help reduce any on-site increase in demand for police services, the Project would implement comprehensive safety and security features to enhance public safety and reduce the demand for police services, including: 24-hour on-site security personnel to monitor entrances and exits, manage and monitor the fire/life/safety systems, patrol the perimeter of the property, and control and monitor activities in the public spaces and private guest amenity areas; closed-circuit security camera system; keycard entry for hotel guests; and lighting around building entries, walkways, parking areas elevators, and lobbies to maximize visibility.

With regard to emergency vehicle access during operation, emergency vehicles would continue to have access to the Project Site from Vine Street. In addition, the Project's driveway and internal circulation would be designed to incorporate all applicable City Building Code requirements regarding site access, including providing adequate emergency vehicle access. The Project does not include any improvements along the streets surrounding the Project Site that could impede emergency vehicle access. As such, existing emergency access to the Project Site and surrounding uses would be maintained during operation of the Project. Therefore, the Project would not significantly impact emergency vehicle access to the Project Site and surrounding uses, and the Project is not anticipated to impair the LAPD from responding to emergencies at the Project Site or the surrounding area.

Based on the above analysis, the Project would not generate a demand for additional police protection services that would substantially exceed the capability of the Hollywood Community Police Station to serve the Project Site. Therefore, the Project would not necessitate the provision of new or physically altered police stations, the construction of which could cause significant impacts, in order to maintain acceptable service ratios or response times. Impacts to police protection service would be less than significant, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

c. Schools?

Less Than Significant Impact. The Project Site is located within the boundaries of the Los Angeles Unified School District (LAUSD). The LAUSD is divided into six local districts.[41] The Project Site is located in Local District—West.[42] As previously discussed,

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[41] *Los Angeles Unified School District, Board of Education Districts Maps 2015–2016, http://achieve.lausd.net/Page/8652, accessed June 13, 2016.*

[42] *Los Angeles Unified School District, Board of Education Local District—West Map, June 11, 2015, http://achieve.lausd.net/Page/8686, accessed June 13, 2016.*

the Project does not propose the development of new residential dwelling units at the Project Site. Therefore, implementation of the Project would not result in a direct increase in the number of students within the service area of the LAUSD. In addition, the number of students that may be indirectly generated by the Project that could attend LAUSD schools serving the Project Site would not be anticipated to be substantial because not all employees of the Project are likely to reside in the vicinity of the Project Site. Furthermore, pursuant to Senate Bill 50, the Applicant would be required to pay development fees for schools to the LAUSD prior to the issuance of building permits. Pursuant to Government Code Section 65995, the payment of these fees is considered mitigation of Project-related school impacts. Thus, the Project would not result in the need for new or altered school facilities. Therefore, impacts would be less than significant, and no mitigation measures are required. No further analysis of this issue in an EIR is required.

d. Parks?

Less Than Significant Impact. Parks and recreational facilities in the vicinity of the Project Site are primarily operated and maintained by the Los Angeles Department of Recreation and Parks. Nearby parks and recreational facilities within an approximate 2-mile radius of the Project Site include: Selma Park (located 0.41 mile southwest of the Project Site); Yucca Park and Community Center (located 0.54 mile west of the Project Site); Las Palmas Senior Citizen Center (located 0.58 mile west of the Project Site); De Longpre Park (located 0.69 mile southwest of the Project Site); Hollywood Recreation Center and Pool (located 0.79 mile southwest of the Project Site); Dorothy & Benjamin Smith Park (located 0.96 mile west of the Project Site); Seily Rodriguez Park (located 1.13 miles southeast of the Project Site); Runyon Canyon Park and Dog Park (located 1.31 miles west of the Project Site); Wattles Mansion and Gardens Park (located 1.65 miles west of the Project Site); Lemon Grove Recreation Center (located 1.68 miles southeast of the Project Site); Poinsettia Recreation Center (located 1.71 miles southwest of the Project Site); Barnsdall Art Park and Recreation Center (located 1.83 miles east of the Project Site); Burns Park (located 1.9 miles southeast of the Project Site); Lake Hollywood Park (located 1.92 miles northeast of the Project Site); Bronson Canyon (located 1.95 miles northeast of the Project Site); and Bird Sanctuary (located 2.0 miles east of the Project Site).

The Project does not propose the development of residential uses. Therefore, implementation of the Project would not result in on-site residents who would utilize nearby parks and/or recreational facilities. While it is possible that some of the new employees that could be generated by the Project may utilize local parks and recreational facilities during work breaks, this increased demand would be negligible due to the amount of time it would take for employees to access off-site local parks (the closest of which is Selma Park located approximately 0.41 mile southwest of the Project Site). Therefore, while the Project's employment opportunities could have the potential to indirectly increase the

population of the Hollywood Community Plan area, new demand for public parks and recreational facilities associated with Project development would be limited. Additionally, although there is the possibility that hotel guests may also utilize local parks and recreational facilities, the demand is also expected to be negligible since hotel guests would likely utilize the recreational amenities provided within the hotel. Therefore, impacts on parks would be less than significant, and no mitigation measures are required. No further analysis of this issue in an EIR is required.

e. Other public facilities?

Less Than Significant Impact. The Project area is served by existing libraries within the Hollywood Community Plan area, including the nearby Frances Howard Goldwyn Hollywood Regional Branch Library (Hollywood Regional Branch Library), located at 1623 North Ivar Avenue, approximately 0.2 mile from the Project Site. As previously discussed, the Project does not propose the development of residential uses. Therefore, implementation of the Project would not result in a direct increase in the number of residents within the service population of the Hollywood Regional Branch Library. Although there is potential for hotel guests to utilize local libraries during their stay at the Project, the demand for library services is expected to be negligible. Furthermore, the hotel would provide a curated selection of books for the enjoyment of their hotel guests, as well as workspace areas in the 3,353-square-foot living room on Level 2, which could satisfy the demand for library services. As previously discussed, the Project would result in a net increase of up to approximately 65 employees, which may potentially generate an indirect minimal increase in population and demand for library services. However, Project employees would be more likely to use library facilities near their homes during non-work hours. In addition, it is anticipated that some of the employment opportunities generated by the Project would be filled by people already residing in the vicinity of the Project Site. Therefore, Project employees and the potential indirect population generation that could be attributable to those employees would generate minimal demand for library services. Furthermore, due to the developed nature of the Project vicinity, some of the employees that could relocate to the Project vicinity would likely do so by moving into existing units that would have been previously occupied. As such, any indirect or direct demand for library services generated by Project employees would be negligible. Therefore, impacts on library facilities would be less than significant, and no mitigation measures are required. No further analysis of this issue in an EIR is required.

During construction and operation of the Project, roads would continue to be utilized to access the Project Site. As discussed below in Response to Checklist Question XVI.a, further analysis of the potential for the Project to result in a significant increase in the number of vehicle trips on local roadways will be included in an EIR. Any necessary improvements to local roadways associated with development of the Project will also be identified in an EIR.

XV. Recreation

a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Less Than Significant Impact. See Response to Checklist Question XIV.d, Public Services—Parks, above.

b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No Impact. The Project would not include any on-site public recreational facilities or parks and would not require the construction or expansion of public recreational facilities. Therefore, no impacts would occur and no mitigation measures would be required. No further evaluation of this topic in an EIR is required.

XVI. Transportation/Circulation

Would the project:

a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

Potentially Significant Impact. The Project proposes development which has the potential to result in an increase in daily and peak-hour traffic within the vicinity of the Project Site. In addition, construction of the Project has the potential to affect the transportation system through the hauling of excavated materials and debris, the transport of construction equipment, the delivery of construction materials, and travel by construction workers to and from the Project Site. Once construction is completed, the Project's employees and visitors would generate vehicle and transit trips throughout the day. The resulting increase in the use of the area's transportation facilities could exceed roadway and transit system capacities. Therefore, further analysis of this issue will be provided in the EIR. The EIR will also address compliance with LAMC parking standards.

b. Conflict with an applicable congestion management program including, but not limited to, level of service standards and travel demand

measures, or other standards established by the county congestion management agency for designated roads or highways?

Potentially Significant Impact. The Los Angeles Metropolitan Transportation Authority (Metro) administers the Congestion Management Program (CMP), a State-mandated program designed to address the impacts urban congestion has on local communities and the region as a whole. The CMP provides an analytical basis for the transportation decisions contained in the State Transportation Improvement Project. The CMP for Los Angeles County requires an analysis of any Project that could add 50 or more trips to any CMP intersection or more than 150 trips to a CMP mainline freeway location in either direction during either the A.M. or P.M. weekday peak hours. Implementation of the Project has the potential to generate additional vehicle trips, which could potentially add more than 50 trips to a CMP roadway intersection or more than 150 trips to a CMP freeway segment. Therefore, further analysis of this issue will be provided in the EIR.

c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

No Impact. The Project Site is not located within the vicinity of any private or public airport or planning boundary of any airport land use plan. In addition, the Project's maximum height of 183 feet in the midst of a highly urbanized area would not create increased levels of risk with respect to air traffic. Therefore, no impact would occur and no mitigation measures would be required. No further evaluation of this topic in an EIR is required.

d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No Impact. The Project's design does not include hazardous features. The roadways adjacent to the Project Site are part of the urban roadway network and contain no sharp curves or dangerous intersections, and the development of the Project would not result in roadway improvements such that safety hazards would be introduced adjacent to the Project Site. In addition, the proposed uses would be consistent with the surrounding uses. Therefore, no impact would occur, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

e. Result in inadequate emergency access?

Potentially Significant Impact. While it is expected that construction activities for the Project would primarily occur within the Project Site, construction activities could potentially require the partial closure of travel lanes on adjacent streets for the installation

or upgrading of local infrastructure. Construction within these roadways has the potential to impede access to adjoining uses, as well as reduce the rate of flow of the affected roadway. The Project would also generate construction traffic, particularly haul trucks, which may affect the capacity of adjacent streets and highways. Therefore, further analysis of this issue in an EIR is required.

f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

Potentially Significant Impact. The Project Site is served by a variety of transit options. The development of the Project would increase demand for alternative transportation modes in the vicinity of the Project Site. Therefore, further analysis of the potential for the Project to conflict with adopted policies, plans, or programs regarding public transit, bicycle facilities, or pedestrian facilities will be provided in the EIR.

XVII. Utilities

The following analysis is based, in part, on the *1718 Vine Street Project, Utilities Infrastructure Technical Report: Wastewater* prepared for the Project by KPFF, August 10, 2016, and included as Appendix IS-4 of this Initial Study.

Would the project:

a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Less Than Significant Impact. Wastewater collection and treatment services within the project vicinity are provided by the City of Los Angeles Department of Public Works' Bureau of Sanitation (LASAN), which maintains over 6,700 miles of sewer lines and four water reclamation plants across the City.[43] Wastewater generated during operation of the Project would be collected and discharged into the existing 8-inch vitrified clay pipe (VCP) sewer line in Vine Street, flow south, then conveyed to the Hyperion Water Reclamation Plant (HWRP) located in El Segundo. The HWRP is a part of the Hyperion system, which also includes the Tilman Water Reclamation Plant and the Los Angeles–Glendale Water Reclamation Plant.[44] The treatment capacity of the entire Hyperion system

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[43] *City of Los Angeles Department of Public Works, Bureau of Sanitation, LA Sanitation, Clean Water, www.lacitysan.org/san/faces/home/portal/s-lsh-wwd/s-lsh-wwd-cw?_adf.ctrl-state=x0lsr8lpt_1377&_afrLoop=28903889672187944#!, accessed June 27, 2016.*

[44] *Ibid.*

is approximately 550 million gallons per day (mgd) (consisting of 450 mgd at HWRP, 80 mgd at Tilman Water Reclamation Plant, and 20 mgd at Los Angeles–Glendale Water Reclamation Plant).[45] The HWRP is designed to treat 450 mgd, with annual increases in wastewater flows limited to 5 mgd pursuant to City Ordinance No. 166,060. The HWRP currently processes an average of 275 mgd, and therefore has an available capacity of approximately 175 mgd.[46]

Incoming wastewater to the HWRP initially passes through screens and basins to remove coarse debris and grit. This is followed by primary treatment, which is a physical separation process where solids are allowed to either settle to the bottom of tanks or float on the surface. These solids, called sludge, are collected, treated, and recycled. The portion of water that remains, called primary effluent, is treated through secondary treatment using a natural, biological approach. Living micro-organisms are added to the primary effluent to consume organic pollutants. These micro-organisms are later harvested and removed as sludge.[47] After treatment is completed, the treated effluent is discharged into the Santa Monica Bay. The discharge of effluent from the HWRP into Santa Monica Bay is regulated by the HWRP's NPDES Permit issued under the Clean Water Act and is required to meet the Regional Water Quality Control Board's requirements for a recreational beneficial use.[48] Accordingly, the HWRP's effluent to Santa Monica Bay is continually monitored to ensure that it meets or exceeds prescribed standards. The City's Environmental Monitoring Division also monitors flows into the Santa Monica Bay.[49]

The wastewater generated by the Project would be typical of hotel uses. No industrial discharge into the wastewater system would occur. As the HWRP is in compliance with the state's wastewater treatment requirements, the Project would not exceed the wastewater treatment requirements of the Regional Water Quality Control

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[45] *City of Los Angeles Department of Public Works, Bureau of Sanitation, LA Sanitation, Wastewater System, Fact Sheet, www.lacitysan.org/cs/groups/public/documents/document/mhfh/mdax/~edisp/qa001435.pdf, accessed June 27, 2016.*

[46] *City of Los Angeles Department of Public Works, Bureau of Sanitation, LA Sanitation, Hyperion Water Reclamation Plant, www.lacitysan.org/san/faces/wcnav_externalId/s-lsh-wwd-cw-p-hwrp?_adf.ctrl-state=x0lsr8lpt_1377&_afrLoop=28904348363573985#!, accessed June 27, 2016.*

[47] *Ibid.*

[48] *California Regional Water Quality Control Board, Los Angeles Region, Order No. R4-2010-0200, NPDES No. CA0109991, Waste Discharge Requirements and National Pollutant Discharge Elimination System Permit for the City of Los Angeles, Hyperion Treatment Plant Discharge to the Pacific Ocean, www.lacitysan.org/san/sandocview?docname=cnt010051, accessed June 27, 2016.*

[49] *City of Los Angeles Department of Public Works, Bureau of Sanitation, LA Sanitation, Environmental Monitoring, www.lacitysan.org/san/faces/home/portal/s-lsh-wwd/s-lsh-wwd-cw/s-lsh-wwd-cw-p/s-lsh-wwd-cw-p-em?_adf.ctrl-state=x0lsr8lpt_5229&_afrLoop=2890580678317186 5#!, accessed June 27, 2016.*

Board. Therefore, the impact would be less than significant and no mitigation measures would be required. No further evaluation of this topic in an EIR is required. With regard to the Project's impacts on the treatment capacity of the HWRP, see Response to Checklist Question XVII.b, Utilities, below.

b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Potentially Significant Impact (Water)/Less Than Significant Impact (Wastewater). Water and wastewater systems consist of two components, the source of the water supply or place of sewage treatment, and the conveyance systems (i.e., distribution lines and mains) that link the location of these facilities to an individual development site. Given the Project's increase in the amount of developed floor area on the Project Site and the potential corresponding increase in water demand, further analysis of the Project's water demand and associated demand on the water infrastructure serving the Project Site will be provided in the EIR.

With regard to wastewater, wastewater generated by the Project would be conveyed by the existing wastewater conveyance systems for treatment at the HWRP. As described above, the HWRP has a capacity of 450 mgd. The HWRP currently processes an average of 275 mgd, and therefore has an available capacity of approximately 175 mgd. As shown in Table B-2 on page B-46, based on sewage generation factors established by the City of Los Angeles Department of Public Works, Bureau of Sanitation, the Project would generate approximately 30,051 gallons per day of wastewater, or approximately 0.03 mgd, upon completion. The existing restaurant use on the Project Site, which would be removed as part of the Project, currently generates approximately 12,786 gallons of wastewater per day. Therefore, the net sewage generation on the Project Site would be approximately 17,265 gallons per day of wastewater, or approximately 0.02 mgd. The Project's average daily wastewater flow of 0.03 mgd represents less than 0.01 percent of the current 175 mgd available capacity of the HWRP. Therefore, the Project-generated wastewater would be accommodated by the existing capacity of the HWRP. For these reasons, the Project would not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities.

Sewer service for the Project would be provided utilizing new or existing on-site sewer connections to the existing 8-inch VCP sewer line in Vine Street flowing south, which has an existing capacity of 0.77 cubic feet per second or 413,997 gallons per day. The Project's net increase in wastewater flow is approximately 17,265 gallons per day and represents less than five percent of the existing sewer line capacity. Project-related sanitary sewer connections and on-site infrastructure would be designed and constructed in accordance with applicable City of Los Angeles Bureau of Sanitation and California

Table B-2
Estimated Project Wastewater Generation

Land Use	Unit	Generation Factor[a]	Total Wastewater Generated (gpd)
Existing			
Restaurant[b]	6,393 sf	30 gpd/15 sf	12,786
Subtotal			*12,786*
Proposed			
Hotel	216 rooms	120 gpd/room	25,920
Lobby[c]	2,711 sf	50 gpd/1,000 sf	136
Guest Bar and Terrace	2,857 sf	720 gpd/1,000 sf	2,057
Guest Gym and Terrace	921 sf	200 gpd/1,000 sf	184
Living Room and Terrace[d]	4,354 sf	300 gpd/1,000 sf	1,306
Back of House[e]	3,736 sf	120 gpd/1,000 sf	448
Subtotal			*30,051*
Total			**17,265**

gpd = gallons per day

sf = square feet

[a] *Sewage generation calculations are based on generation factors provided by the City of Los Angeles Department of Public Works, Bureau of Sanitation.*

[b] *Assumes 15 square feet per person to estimate existing seat count.*

[c] *The City of Los Angeles Department of Public Works, Bureau of Sanitation does not provide a generation factor for hotel lobby. Therefore, the factor for a comparable land use, "Lobby of Retail Area" (50 gpd per 1,000 square feet) is applied.*

[d] *The living room and terrace on Level 2 of the hotel contains a self-service food and beverage bar. Since the City of Los Angeles Department of Public Works, Bureau of Sanitation does not provide a generation factor for this type of land use, the factor for a comparable land use, "Restaurant: Take Out" (300 gpd per 1,000 square feet) is applied.*

[e] *Includes Level 2 and Level 13 back of house uses. The City of Los Angeles Department of Public Works, Bureau of Sanitation does not provide a generation factor for this type of use. Therefore, the factor for a comparable land use, "Office Building" (120 gpd per 1,000 square feet) is applied. Note that the square footage for this category is less than what is indicated in KPFF's Utility Technical Report due to Project changes after approval of the Sewer Capacity Availability Request (SCAR) for the Project.*

Source: KPFF, 2016; Eyestone Environmental, 2016.

Plumbing Code standards. Based on the current approximate flow levels and design capacities in the sewer system and the estimated net wastewater flow of 17,265 gallons per day from the Project Site, the City determined that the existing sanitary sewer main in

Vine Street would have adequate capacity to accommodate the additional infrastructure demand created by the Project.[50] No upgrades to existing sewer mains would be required.

Based on the above, the Project would not exceed the available capacity within the wastewater distribution infrastructure that would serve the Project Site, such that the construction of new wastewater treatment facilities or expansion of existing facilities would be required. Therefore, the impact would be less than significant and no mitigation measures would be required. No further evaluation of this topic in an EIR is required.

c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Less Than Significant Impact. As discussed in Checklist Question IX.c, Hydrology and Water Quality, stormwater flows from the Project Site would not increase with implementation of the Project. The Project would not alter the amount of impervious surfaces on the Project Site and stormwater flows from the Project would be the same as the flows currently generated by the existing use. Additionally, the Project would implement High Efficiency Biofiltration BMPs to improve stormwater runoff management and comply with the City's LID Ordinance (Ordinance No. 181,899), which promotes the use of natural infiltration systems, evapotranspiration, and the reuse of stormwater, as described above in Checklist Question IX.a. Therefore, the Project would not require the construction of new stormwater drainage facilities or expansion of existing facilities. Impacts would be less than significant and no mitigation measures would be required. No further evaluation of this topic in the EIR is required.

d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Potentially Significant Impact. LADWP supplies water to the Project Site. The Project would increase the demand for water provided by LADWP. Therefore, further analysis of this issue in an EIR will be provided.

[50] *KPFF Consulting Engineers, 1718 Vine Street Project, Utility Infrastructure Technical Report: Wastewater, August 10, 2016. Refer to Appendix IS-4 of this Initial Study.*

e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Less Than Significant Impact. See Response to Checklist Question XVII.b, Utilities, above.

f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Less Than Significant Impact. Various public agencies and private companies provide solid waste management services in the City of Los Angeles. Private collectors service most multi-family units and commercial developments, whereas the City's Bureau of Sanitation collects the majority of residential waste from single-family and some smaller multi-family residences. Solid waste generated by the Project would be transported by a private contractor and disposed at a major Class III (municipal) landfill located in Los Angeles County. Ten Class III landfills and one unclassified landfill with solid waste facility permits are located within Los Angeles County.[51,52] Of the 10 Class III landfills in Los Angeles County, five Class III landfills are open to the City of Los Angeles.[53] Within Los Angeles County, there are two solid waste transformation facilities that convert, combust, or otherwise process solid waste for the purpose of energy recovery. These include the Commerce Refuse to Energy Facility located in the City of Commerce and the Southeast Resource Recovery Facility located in the City of Long Beach.

Los Angeles County continually evaluates landfill disposal needs and capacity through preparation of the Los Angeles County Countywide Integrated Waste Management Plan (CoIWMP) Annual Reports. Within each annual report, future landfill disposal needs over the next 15-year planning horizon are addressed in part by determining the available landfill capacity.[54] Based on the most recent 2014 CoIWMP Annual Report, the remaining

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[51] *County of Los Angeles, Department of Public Works. Los Angeles County Integrated Waste Management Plan 2014 Annual Report, December 2015.*

[52] *The ten Class III landfills within Los Angeles County include Antelope Valley, Burbank, Calabasas, Chiquita Canyon, Lancaster, Pebbly Beach, San Clemente, Savage Canyon, Scholl Canyon, and Sunshine Canyon City/County. The unclassified landfill within the Los Angeles County is the Azusa Land Reclamation facility.*

[53] *The five Class III landfills open to the City of Los Angeles include Antelope Valley, Calabasas, Chiquita Canyon, Lancaster, and Sunshine Canyon City/County. While the Calabasas Landfill is open to the City of Los Angeles, its service area is limited to the cities of Hidden Hills, Agoura Hills, Westlake Village, and Thousand Oaks per Los Angeles County Ordinance No. 91-0003.*

[54] *County of Los Angeles, Department of Public Works. Los Angeles County Integrated Waste Management Plan 2014 Annual Report, December 2015.*

total disposal capacity for the County's Class III landfills is estimated at 112.09 million tons.[55] For the Class III landfills open to the City, the remaining total disposal capacity is estimated at 93.47 million tons.[56] In addition, in 2014, the County's Class III landfills open to the City (excluding the Calabasas Landfill) had a total maximum daily capacity of 22,900 tons per day (tpd) and an average daily disposal of 12,844 tpd, resulting in approximately 10,016 tpd of remaining daily disposal capacity.[57] Aggressive waste reduction and diversion programs on a countywide level have helped reduce disposal levels at the County's landfills.

Based on the 2014 CoIWMP Annual Report, the County anticipates that future disposal needs can be adequately met for the next 15 years (i.e., 2029), which is well past the Project's build-out year of 2020, via a multi-pronged approach that includes successfully permitting and developing proposed in-County landfill expansions, using available or planned out-of-County disposal capacity, developing necessary infrastructure to facilitate exportation of waste to out-of-County landfills, developing conversion and other alternative technologies, and increasing the Countywide diversion rate by enhancing waste prevention and diversion programs.

The City's Recovering Energy, Natural Resources and Economic Benefit from Waste for Los Angeles (RENEW LA) Plan sets a goal of becoming a "zero waste" city by 2030. To this end, the City of Los Angeles implements a number of source reduction and recycling programs such as curbside recycling, home composting demonstration programs, and construction and demolition debris recycling.[58] The City of Los Angeles is currently diverting 76 percent of its waste from landfills.[59] The City has adopted the goal of achieving 90 percent by 2025, and zero waste by 2030.

Construction

The Project Site is currently improved with a 6,393-square-foot, low-rise commercial building and surface parking areas. These uses currently generate solid waste within the

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[55] *This total excludes the estimated remaining capacity at the Puente Hills Landfill, which closed on October 31, 2013.*

[56] *This total excludes the remaining disposal capacity at the Calabasas Landfill, which is only open to portions of the City that do not include the Project Site.*

[57] *County of Los Angeles, Department of Public Works. Los Angeles County Integrated Waste Management Plan 2014 Annual Report, December 2015, Appendix E-1.*

[58] *City of Los Angeles, Solid Waste Integrated Resource Plan FAQ; www.zerowaste.lacity.org/files/info/fact_sheet/SWIRPFAQS.pdf, accessed June 17, 2016.*

[59] *City of Los Angeles, Bureau of Sanitation, Solid Resources, www.forester.net/pdfs/City_of_LA_Zero_Waste_Progress_Report.pdf, accessed June 17, 2016.*

Project Site. As previously described, the Project includes the removal of the commercial building and surface parking areas to construct the Project. The construction activities associated with the Project would generate debris, which would be recycled to the extent feasible. Construction materials would be recycled in accordance with the City of Los Angeles Green Building Code (Ordinance No. 181,480), which requires a minimum construction waste reduction of approximately 50 percent. Materials that could be recycled or salvaged include asphalt, glass, and concrete. Debris not recycled could be accepted at the unclassified landfill (Azusa Land Reclamation) within Los Angeles County and within the Class III landfills open to the City. Given the remaining permitted capacity of the Azusa Land Reclamation facility as well as the Class III landfills open to the City, the landfills serving the Project Site would have sufficient capacity to accommodate the Project's construction solid waste disposal needs.

Operation

As shown in Table B-3 on page B-51, with implementation of the Project, the proposed hotel would generate approximately 874 pounds/day of solid waste. As shown in Table B-3, the Project would result in an increase in the amount of solid waste currently generated by the existing uses. Specifically, with implementation of the Project, the proposed hotel would generate a net increase of approximately 684 pounds (0.34 tons) of solid waste per day. In addition, it is noted that the estimated solid waste is conservative because the waste generation factors used do not account for recycling or other waste diversion measures, such as compliance with AB 341, which requires California commercial enterprises and public entities that generate four or more cubic yards per week of waste, and multi-family housing with five or more units, to adopt recycling practices. The estimated solid waste that would be generated by the Project represents approximately 0.003 percent of the remaining daily disposal capacity of the County's Class III landfills. Based on the above, the landfills that serve the Project Site would have sufficient permitted capacity to accommodate the solid waste that would be generated by the construction and operation of the Project. Therefore, impacts would be less than significant, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

g. Comply with federal, state, and local statutes and regulations related to solid waste?

Less Than Significant Impact. Solid waste management in the State is primarily guided by the California Integrated Waste Management Act of 1989 (AB 939), which emphasizes resource conservation through reduction, recycling, and reuse of solid waste. AB 939 establishes an integrated waste management hierarchy consisting of (in order of priority): (1) source reduction; (2) recycling and composting; and (3) environmentally safe transformation and land disposal. Furthermore, Assembly Bill 341 (AB 341), which became effective on July 1, 2012, requires businesses and public entities that generate four cubic

Table B-3
Estimated Project Solid Waste Generation

Existing and Proposed Land Uses	Units	Generation Rate[a,b]	Total (lb/day)
Existing Land Uses			
Commercial (Restaurant)	18 employees[c]	10.53 lb/employee/day	190
Existing Total			*190*
Proposed Land Uses			
Commercial (Hotel)	83 employees[d]	10.53 lb/employee/day	874
Proposed Total			*874*
Total Net Generation			**684**

du = dwelling unit

sf = square feet

[a] *L.A. CEQA Thresholds Guide, 2006, page M.3-2.*

[b] *The L.A. CEQA Thresholds Guide does not provide separate rates for restaurant or hotel uses. Therefore, the generation rate for commercial uses is applied.*

[c] *Los Angeles Unified School District, 2012 Developer Fee Justification Study, February 9, 2012, Table 11. Based on the employee generation rate for "Neighborhood Shopping Center" land uses, which is 0.00271 employees per average square foot.*

[d] *Los Angeles Unified School District, 2012 Developer Fee Justification Study, February 9, 2012, Table 11. Based on the employee generation rate for "Lodging" land uses, which is 0.00113 employees per average square foot.*

Source: Eyestone Environmental, 2016.

yards or more of waste per week and multi-family dwellings with five or more units, to recycle. The purpose of AB 341 is to reduce greenhouse gas emissions by diverting commercial solid waste from landfills and expand opportunities for recycling in California. In addition, in March 2006, the City Council adopted RENEW LA, a 20-year plan with the primary goal of shifting from waste disposal to resource recovery within the City, resulting in "zero waste" by 2030. The "blueprint" of the plan builds on the key elements of existing reduction and recycling programs and infrastructure, and combines them with new systems and conversion technologies to achieve resource recovery (without combustion) in the form of traditional recyclables, soil amendments, renewable fuels, chemicals, and energy. The plan also calls for reductions in the quantity and environmental impacts of residue material disposed in landfills.

The Project would be consistent with the applicable regulations associated with solid waste. Specifically, the Project would provide adequate storage areas in accordance with the City of Los Angeles Space Allocation Ordinance (Ordinance No. 171,687), which requires that development projects include a recycling area or room of specified size on the

Project Site.[60] The Project would also comply with AB 939, AB 341, and City waste diversion goals by providing clearly marked, source sorted receptacles to facilitate recycling. Since the Project would comply with federal, state, and local statutes and regulations related to solid waste, impacts would be less than significant and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

h. Other utilities and service systems?

Potentially Significant Impact. The Project would generate an increased demand for electricity and natural gas services provided by LADWP and the Southern California Gas Company, respectively. Therefore, further analysis of this issue will be provided in the EIR. In addition, while development of the Project would not be anticipated to cause the wasteful, inefficient, and unnecessary consumption of energy and would be consistent with the intent of Appendix F of the CEQA Guidelines, further analysis of the Project's consistency with Appendix F will also be provided in the EIR.

XVIII. Mandatory Findings of Significance

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Potentially Significant Impact. As discussed above, the Project would not substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. However, based on the analysis contained in this Initial Study, the Project has the potential to result in significant impacts with regard to the following subject areas: aesthetics; air quality; cultural resources; geology and soils; greenhouse gas emissions; land use and planning; noise; public services (fire protection); transportation/circulation; and utilities (water and energy). Therefore, the Project has the potential to degrade the quality of the environment. An EIR will be prepared to analyze and document these potentially significant impacts. Feasible mitigation measures will be recommended to reduce identified significant impacts.

[60] *Ordinance No. 171,687, adopted by the Los Angeles City Council on August 6, 1997.*

b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).

Potentially Significant Impact. The potential for cumulative impacts occurs when the impacts of the Project are combined with impacts from related development projects and result in impacts that are greater than the impacts of the Project alone. Located within the vicinity of the Project Site are other current and reasonably foreseeable projects, the development of which, in conjunction with that of the Project, may contribute to potential cumulative impacts. Impacts of the Project on both an individual and cumulative basis will be addressed in the EIR for the following subject areas: aesthetics; air quality; geology and soils; greenhouse gas emissions; land use and planning; noise; public services (fire protection); transportation/circulation; and utilities (water and energy).

With regard to cumulative effects with respect to agricultural resources, biological resources, hazards and hazardous materials, mineral resources, population and housing, and other utilities (i.e., solid waste), the Project's incremental contribution to potential cumulative impacts would not be cumulatively considerable. Specifically, with respect to agricultural resources and mineral resources, the Project would have no impact on these resources, and therefore could not combine with other projects to result in cumulative impacts. With respect to biological resources and hazards and hazardous materials, these resource areas are generally site-specific and would be evaluated within the context of each individual project. Furthermore, related projects would be required to comply with existing regulatory requirements and the City's building permit review and approval process, which address these subjects.

With regard to population and housing and solid waste, the Project's incremental contribution to potential cumulative impacts would not be cumulatively considerable. As discussed in the analysis above, the Project does not propose the development of residential uses. Therefore, the Project would not result in a substantial increase in demand for new housing. With regard to solid waste, as previously stated, the demand for landfill capacity is continually evaluated by the County through preparation of the CoIWMP annual reports. Each annual CoIWMP report assesses future landfill disposal needs over a 15 year planning horizon. Based on the 2014 CoIWMP Annual Report, the County anticipates that future disposal needs can be adequately met for the next 15 years (i.e., 2029), which is well past the Project's buildout year (2020). The preparation of each annual CoIWMP provides sufficient lead time (15 years) to address potential future shortfalls in landfill capacity. Furthermore, in future years, it is anticipated that the rate of declining landfill capacity would slow considering the City's goal to achieve zero waste by 2030.

Therefore, cumulative impacts with respect to these topics would be less than significant, and no mitigation measures are required. No further evaluation of these topics in an EIR is required.

c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Potentially Significant Impact. Based on the analysis contained in this Initial Study, the Project could result in potentially significant impacts with regard to the following topics: aesthetics; air quality; cultural resources; geology and soils; greenhouse gas emissions; land use and planning; noise; public services (fire protection); transportation/ circulation; and utilities (water and energy). As a result, these potential effects will be analyzed further in the EIR.

Appendices

Appendix IS-1

Consulting Arborist Letter

EvergreeN
ARBORIST CONSULTANTS

August 3, 2016

Mr. Kevin Rohani
Gensler
500 S. Figueroa Street
Los Angeles, California 90071

PROJECT LOCATION: 1718 Vine St, Los Angeles, CA 90028

Dear Mr. Rohani,

I was retained to evaluate whether protected trees: all California native oaks, Western sycamore (Platanus racemosa), Southern California black walnut (Juglans californica) and California bay (Umbellularia californica), or significant trees, existed on the property located at 1718 Vine St, Los Angeles, CA. The property is located on one lot and is approximately 12,240 sq. ft. located in a commercial neighborhood. The lot consists of an existing restaurant on a flat area and a hotel is proposed for construction. In accordance with the City of Los Angeles Tree Preservation Ordinance No. 177,404 this letter presents my observations and opinions as an ISA Certified Arborist concerning the protected trees.

My examination of the trees is based on my visual inspection on April 5, 2016. My site examination and the information in this letter is limited to the date and time the inspection occurred. The information in this letter is limited to the condition of the trees at the time of my inspection. My examination is not considered as a tree risk assessment. This letter is not intended as and does not represent legal advice and should not be relied upon to take the place of such advice.

I inspected the subject property and I did not find any protected trees: all California native oaks, Western sycamore (Platanus racemosa), Southern California black walnut (Juglans californica) and California bay (Umbellularia californica). I also did not find any significant trees on the subject property.

Thank you for choosing Evergreen Arborist Consultants. Please do not hesitate to contact me if you have any questions.

Regards,

Michael F. Green
Registered Consulting Arborist No.: 602
Certified Arborist WE9464A
Licensed Landscape Contractor

MICHAEL GREEN
asca
AMERICAN SOCIETY of CONSULTING ARBORISTS
Registered Consulting Arborist #602

Definitions:

Significant trees - Any tree which measures 12 inches or more in diameter at four and one-half feet above the average natural grade at the base of the tree and/or is more than 35 feet in height.

Protected trees - all California native oaks, Western sycamore (Platanus racemosa), Southern California black walnut (Juglans californica) and California bay (Umbellularia californica) which measures 4 inches or more in diameter and four and one-half feet above the average natural grade at the base of the tree

Consulting Arborists
Landscape Consultants
www.greenarborists.com
t 310.913.5203

ADDITIONAL LIMITATIONS:

My field methods are evaluated with a 100 percent ground visual survey. No climbing, excavating, coring, boring, sounding of the trunk, or drilling was performed. Trees that require an additional inspection for risk and hazard evaluation beyond the visual ground inspection will be billed under a separate proposal. All inspections are visual ground inspections and are not considered as a risk inspection. No digging, root collar excavation, drilling, coring, or climbing was performed. A risk assessment includes but not be limited to a root collar excavation, climbing the tree, and further examining the upper side of branches and upper trunk and stems. My site examination and the information in this report are limited to the date and time the inspection occurred. The information in this report was limited to the condition of the trees during my inspection.

Additional inspection(s) require a separate agreement between both parties in writing. Site inspections are only provide a "snapshot" of the tree. Changes in environmental conditions such as but not limited to construction, surrounding site changes, flooding, root damage, fires, pruning practices, lack of maintenance, grade changes, and wind can impact the tree's conditions, structure, safety, risk factor, and health, etc. A consulting arborist cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and/or below ground under the tree. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances or for a specified period of time. Likewise, remedial treatment does not guarantee outcome or results. The web provides numerous tree risk assessment sites that offer tips for tree care and detecting and/or identifying potential tree hazards. If the client believes the tree's condition has changed since the date of this inspection, the arborist should be contacted ASAP. Future inspections, canopy inspections, and root collar examinations are under the client's discretion.

Evergreen Arborists Consultants, Inc., its employees, or related companies, makes no guaranties, express or implied to the trees health, risk, hazard, condition, potential for failure or future condition. Evergreen Arborists Consultants, Inc., its employees shall not be liable to client/owner or any other party(s) for loss of property, loss of life, loss of use, loss of profits or income(s), special damages, incidental damages, consequential damages, incidental damages, or damages arising from the failure of inspection(s) or weather conditions. The client shall hold this arborist harmless against any and all claims for injuries to persons or property on the premises.

A consulting arborist is a tree specialist who uses their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist or seek additional advice. Any treatment(s), such as pruning and removal of trees, but not limited to, property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. are beyond the scope of this work. This arborist relies and accepts information from his client to be complete and accurate. The client hiring this arborist accepts full responsibility for authorizing the recommended treatment(s) or remedial measure(s) and holds this arborist harmless. Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees.

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Appendix IS-2

Phase I ESA

PARTNER

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

1718 North Vine Street
Los Angeles, California 90028

September 24, 2015
Partner Project No. 15-144191.2

Prepared for:

citizenM Hotels
79 Madison Avenue
New York, New York 10016

PARTNER

September 24, 2015

Mr. Ernest Lee
citizenM Hotels
79 Madison Avenue
New York, New York 10016

Subject: Phase I Environmental Site Assessment
1718 North Vine Street
Los Angeles, California 90028
Partner Project No. 15-144191.2

Dear Mr. Lee:

Partner Assessment Corporation, Inc. (Partner) is pleased to provide the results of the *Phase I Environmental Site Assessment* (Phase I ESA) report of the abovementioned address (the "subject property"). This assessment was performed in general conformance with the scope and limitations as detailed in the ASTM Practice E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

This assessment included a site reconnaissance as well as research and interviews with representatives of the public, property ownership, site manager, and regulatory agencies. An assessment was made, conclusions stated, and recommendations outlined.

We appreciate the opportunity to provide environmental services to you. If you have any questions concerning this report, or if we can assist you in any other matter, please contact me at (310) 615-4500.

Sincerely,

Jenny Redlin, REPA
Relationship Manager

EXECUTIVE SUMMARY

Partner Assessment Corporation, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in general accordance with the scope of work and limitations of ASTM Standard Practice E1527-13, the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) and set forth by citizenM Hotels for the property located at 1718 North Vine Street in the City of Los Angeles, Los Angeles County, California (the "subject property"). The Phase I Environmental Site Assessment is designed to provide citizenM Hotels with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the subject property.

Property Description

The subject property is located on the east side of North Vine Street, approximately 150 feet north of the intersection of North Vine Street and Hollywood Boulevard, within a mixed commercial and residential area of Los Angeles County. Please refer to the table below for further description of the subject property:

Subject Property Data	
Address:	1718 North Vine Street, Los Angeles, California 90028
Historical Addresses:	1716 North Vine Street
Property Use:	Restaurant
Land Acreage (Ac):	0.281 Ac (5546-030-027) and a portion of 5546-030-034
Number of Buildings:	One
Number of Floors:	Two
Gross Building Area (SF):	5,566 SF
Net Rentable Area (SF):	5,566 SF
Date of Construction:	1935 (historicals) 1939/1946 (Assessor)
Assessor's Parcel Number (APN):	5546-030-027 and a portion of 5546-030-034
Type of Construction:	Brick masonry with concrete slab-on-grade foundation
Current Tenants:	Tiffany's on Vine
Site Assessment Performed By:	Mark Smith of Partner
Site Assessment Conducted On:	September 14, 2015

The subject property is currently occupied by Tiffany's on Vine for commercial use. Onsite operations consist of a restaurant. In addition to the current structure, the subject property is also improved with an outdoor patio area, a concrete-paved easement, asphalt-paved outdoor storage area with vehicle parking and landscaping.

According to available historical sources, the subject property was formerly vacant land as early as 1896 until approximately 1907; developed with a multi-family residential apartment building from approximately 1913 through 1930; and developed with two restaurant buildings in 1935. By 1955, the two restaurant buildings were converted into a two-tenant building and used as office space (1716 North Vine Street) and a restaurant (1718 North Vine Street). The office tenant space then became part of the restaurant operation and the existing subject property address of 1718 North Vine Street was used.

Tenants on the subject property have included various commercial offices and restaurants (Vine Du Pars Restaurants and Bakeries, Jim Collins Restaurant, Sun Palace, The Forbidden City, Lexington Social House, Aza Meza, and Tiffany's on Vine).

The immediately surrounding properties consist of a vehicle parking lot (1720 North Vine Street) to the north; Pantages Theater (6233 Hollywood Boulevard) to the east; a multi-family condominium building (6523 Hollywood Boulevard) and a vehicle parking lot (6521 Hollywood Boulevard) to the south; and North Vine Street, followed by a vehicle parking lot (6301 Hollywood Boulevard) and a hotel (1717 North Vine Street) to the west.

According to topographic map interpretation and information obtained from the State Water Resources Control Board, GeoTracker website (http://geotracker.swrcb.ca.gov), the depth and direction of groundwater in the vicinity of the subject property is inferred to be present at approximately 24 to 35 feet below ground surface (bgs) and flow toward the south.

Findings

A *recognized environmental condition (REC)* refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment. The following was identified during the course of this assessment:

- Partner did not identify any recognized environmental conditions during the course of this assessment.

A *controlled recognized environmental condition (CREC)* refers to a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. The following was identified during the course of this assessment:

- Partner did not identify any controlled recognized environmental conditions during the course of this assessment.

A *historical recognized environmental condition (HREC)* refers to a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls. The following was identified during the course of this assessment:

- Partner did not identify any historical recognized environmental conditions during the course of this assessment.

An *environmental issue* refers to environmental concerns identified by Partner, which do not qualify as RECs; however, warrant further discussion. The following was identified during the course of this assessment:

- Due to the age of the subject property building, there is a potential that ACM and/or LBP are present. Overall, all suspect ACMs and painted surfaces were observed in good condition and do not pose a health and safety concern to the occupants of the subject property at this time. Should these materials be replaced, the identified suspect ACMs would need to be sampled to confirm the presence or absence of asbestos prior to any renovation or demolition activities to prevent potential exposure to workers and/or building occupants.

Conclusions, Opinions and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of 1718 North Vine Street in the City of Los Angeles, Los Angeles County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property; however, environmental issues were identified. Based on the conclusions of this assessment, Partner recommends the following:

- An O&M Program should be implemented in order to safely manage the suspect ACMs and LBP located at the subject property.

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Figures

Appendices

1.0 INTRODUCTION

Partner Assessment Corporation, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in general conformance with the scope and limitations of ASTM Standard Practice E1527-13 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) for the property located at 1718 North Vine Street in the City of Los Angeles, Los Angeles County, California (the "subject property"). Any exceptions to, or deletions from, this scope of work are described in the report.

1.1 Purpose

The purpose of this ESA is to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E1527-13) affecting the subject property that: 1) constitute or result in a material violation or a potential material violation of any applicable environmental law; 2) impose any material constraints on the operation of the subject property or require a material change in the use thereof; 3) require clean-up, remedial action or other response with respect to Hazardous Substances or Petroleum Products on or affecting the subject property under any applicable environmental law; 4) may affect the value of the subject property; and 5) may require specific actions to be performed with regard to such conditions and circumstances. The information contained in the ESA Report will be used by Client to: 1) evaluate its legal and financial liabilities for transactions related to foreclosure, purchase, sale, loan origination, loan workout or seller financing; 2) evaluate the subject property's overall development potential, the associated market value and the impact of applicable laws that restrict financial and other types of assistance for the future development of the subject property; and/or 3) determine whether specific actions are required to be performed prior to the foreclosure, purchase, sale, loan origination, loan workout or seller financing of the subject property.

This ESA was performed to permit the *User* to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the "*landowner liability protections*," or "*LLPs*"). ASTM Standard E1527-13 constitutes "*all appropriate inquiry* into the previous ownership and uses of the *property* consistent with good commercial or customary practice" as defined at 42 U.S.C. §9601(35)(B).

1.2 Scope of Work

The scope of work for this ESA is in general accordance with the requirements of ASTM Standard E1527-13. This assessment included: 1) a property and adjacent site reconnaissance; 2) interviews with key personnel; 3) a review of historical sources; 4) a review of regulatory agency records; and 5) a review of a regulatory database report provided by a third-party vendor. Partner contacted local agencies, such as environmental health departments, fire departments and building departments in order to determine any current and/or former hazardous substances usage, storage and/or releases of hazardous substances on the subject property. Additionally, Partner researched information on the presence of activity and use limitations (AULs) at these agencies. As defined by ASTM E1527-13, AULs are the legal or physical restrictions or limitations on the use of, or access to, a site or facility: 1) to reduce or eliminate potential

exposure to hazardous substances or petroleum products in the soil or groundwater on the subject property; or 2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls (IC/ECs), are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil or groundwater on the property.

If requested by Client, this report may also include the identification, discussion of, and/or limited sampling of asbestos-containing materials (ACMs), lead-based paint (LBP), mold, and/or radon.

1.3 Limitations

Partner warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work. These methodologies are described as representing good commercial and customary practice for conducting an ESA of a property for the purpose of identifying recognized environmental conditions. There is a possibility that even with the proper application of these methodologies there may exist on the subject property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. Partner believes that the information obtained from the record review and the interviews concerning the subject property is reliable. However, Partner cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the Client. No other warranties are implied or expressed.

Some of the information provided in this report is based upon personal interviews, and research of available documents, records, and maps held by the appropriate government and private agencies. This report is subject to the limitations of historical documentation, availability, and accuracy of pertinent records, and the personal recollections of those persons contacted.

This practice does not address requirements of any state or local laws or of any federal laws other than the all appropriate inquiry provisions of the LLPs. Further, this report does not intend to address all of the safety concerns, if any, associated with the subject property.

Environmental concerns, which are beyond the scope of a Phase I ESA as defined by ASTM include the following: ACMs, LBP, radon, and lead in drinking water. These issues may affect environmental risk at the subject property and may warrant discussion and/or assessment; however, are considered non-scope issues. If specifically requested by the Client, these non-scope issues are discussed in Section 6.3.

1.4 User Reliance

citizenM Hotels engaged Partner to perform this assessment in accordance with an agreement governing the nature, scope and purpose of the work as well as other matters critical to the engagement. All reports, both verbal and written, are for the sole use and benefit of citizenM Hotels. Either verbally or in

writing, third parties may come into possession of this report or all or part of the information generated as a result of this work. In the absence of a written agreement with Partner granting such rights, no third parties shall have rights of recourse or recovery whatsoever under any course of action against Partner, its officers, employees, vendors, successors or assigns. Any such unauthorized user shall be responsible to protect, indemnify and hold Partner, Client and their respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such Use. Unauthorized use of this report shall constitute acceptance of and commitment to these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted. Additional legal penalties may apply.

This report has been completed under specific Terms and Conditions relating to scope, relying parties, limitations of liability, indemnification, dispute resolution, and other factors relevant to any reliance on this report. Any parties relying on this report do so having accepted the Terms and Conditions for which this report was completed. A copy of Partner's standard Terms and Conditions can be found at http://www.partneresi.com/terms-and-conditions.php

1.5 Limiting Conditions

The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in ASTM E1527-13.

Specific limitations and exceptions to this ESA are more specifically set forth below:

- Interviews with past owners, operators and occupants were not reasonably ascertainable and thus constitute a data gap. Based on information obtained from other historical sources (as discussed in Section 3.0), this data gap is not expected to alter the findings of this assessment.

- Partner requested information relative to deed restrictions and environmental liens, a title search, and completion of a pre-survey questionnaire from the Report User. This information was not provided at the time of the assessment.

- Partner submitted Freedom of Information Act (FOIA) requests to the Los Angeles Fire Department (LAFD) and the Los Angeles County Department of Public Health Services, Public Health Investigations (LACPHI) for information pertaining to hazardous substances, underground storage tanks, releases, inspection records, etc. for the subject property. As of this writing, these agencies have not responded to Partner's requests. Based on information obtained from other historical sources, this limitation is not expected to alter the overall findings of this assessment.

2.0 SITE DESCRIPTION

2.1 Site Location and Legal Description

The subject property at 1718 North Vine Street in Los Angeles, California is located on the east side of North Vine Street, approximately 150 feet north of the intersection of North Vine Street and Hollywood Boulevard. According to the Los Angeles County Assessor, the subject property is identified as Assessor's Parcel Number (APN) 5546-030-027, and ownership is currently vested in 1718 Vine Street LLC since May 25, 2007.

Please refer to Figure 1: Site Location Map, Figure 2: Site Plan, Figure 3: Topographic Map, and Appendix A: Site Photographs for the location and site characteristics of the subject property.

2.2 Current Property Use

The subject property is currently occupied by Tiffany's on Vine for commercial use. Onsite operations consist of a restaurant. In addition to the current structure, the subject property is also improved with an outdoor patio area, a concrete-paved easement, asphalt-paved outdoor storage area with vehicle parking and landscaping.

The subject property is designated for commercial development by the City of Los Angeles.

The subject property was not identified in the regulatory database report of Section 4.2.

2.3 Current Use of Adjacent Properties

The subject property is located within a mixed commercial and residential area of Los Angeles County. During the vicinity reconnaissance, Partner observed the following land use on properties in the immediate vicinity of the subject property:

Immediately Surrounding Properties

North: Vehicle parking lot (1720 North Vine Street)
East: Pantages Theater (6233 Hollywood Boulevard)
South: Multi-family condominium building (6523 Hollywood Boulevard) and a vehicle parking lot (6521 Hollywood Boulevard)
West: North Vine Street, followed by a vehicle parking lot (6301 Hollywood Boulevard) and a hotel (1717 North Vine Street)

The adjacent properties to the south and west were identified as Resource Conservation and Recovery Act Small Quantity Generator (RCRA-SQG), Facility and Manifest Data (HAZNET), Facility Index System (FINDS), EDR US Historical Cleaners, and EDR US Historical Auto Station sites in the regulatory database report of Section 4.2.

2.4 Physical Setting Sources

2.4.1 Topography

The United States Geological Survey (USGS) *Hollywood, California* Quadrangle 7.5-minute series topographic map was reviewed for this ESA. According to the contour lines on the topographic map, the subject property is located at approximately 377 feet above mean sea level (MSL). The contour lines in

the area of the subject property indicate the area is sloping gently toward the south. The subject property is depicted on the 1994 map as a pink shaded area, defined as general urban development.

A copy of the most recent topographic map is included as Figure 3 of this report.

2.4.2 Hydrology

According to the California Department of Water Resources, California's Groundwater: Bulletin 118, the subject property is located in the South Coast Hydrologic Region, Coastal Plain of Los Angeles Groundwater Basin, Central Subbasin. The Hollywood Subbasin underlies the northeastern part of the Coastal Plain of Los Angeles Groundwater Basin. The subbasin is bounded on the north by Santa Monica Mountains and the Hollywood fault, on the east by the Elysian Hills, on the west by the Inglewood fault zone, and on the south by the La Brea High, formed by an anticline that brings impermeable rocks close to the surface. Surface drainage flows southward to join Ballona Creek, then westward to the Pacific Ocean.

According to topographic map interpretation, the direction of groundwater in the vicinity of the subject property is inferred to flow toward the south. The nearest surface water in the vicinity of the subject property is Silver Lake located approximately one mile north-northwest of the subject property. No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins were observed at the subject property during this assessment.

According to available information, a public water system operated by the Los Angeles Department of Water & Power (LADWP) serves the subject property vicinity. According to a representative of the LADWP, shallow groundwater directly beneath the subject property is not utilized for domestic purposes. The sources of public water for the City of Los Angeles are surface water from both the Colorado River and Northern California.

According to information obtained from the State Water Resources Control Board, GeoTracker website (http://geotracker.swrcb.ca.gov), the depth of groundwater in the vicinity of the subject property is inferred to be present at approximately 24 to 35 feet below ground surface (bgs).

2.4.3 Geology/Soils

According to information obtained from the US Geological Survey (USGS), the subject property is underlain by Quaternary alluvium and terrace deposits which primarily consist of silt and clay, with local gravel and sand lenses. The alluvium and terrace deposits overlie marine and lagoonal sedimentary rocks, which overlie the Puente formation of Monterey Shale (bedrock) at approximately 2,700 feet below surface grade. Based on a review of the United States Department of Agriculture (USDA) Soil Survey for the area of the subject property, the soils in the vicinity of the subject property are classified as the Ramona-Placentia Series. The soils of this association occur only in the Los Angeles Basin. They are on gently sloping terraces between elevations from near sea level to 1,300 feet. Soils are 60 inches deep, are well drained and have slow subsoil permeability. These soils are primarily used for residential development.

According to the United States Department of Agriculture Soil Conservation Service, Report and General Soil Map, Los Angeles County, the near surface soil association underlying the subject property belongs to the Hanford association. The soils of this association occur on gently sloping alluvial fans between elevations from near sea level to 3,500 feet. Natural vegetation consists mainly of annual grasses and forbs and occasionally junipers. This association comprises about 11.2 percent of the report area. Hanford soils are over 60 inches deep, are well drained, and have moderately rapid subsoil permeability. They have pale-brown coarse sandy loam surface layers about 8 inches thick underlain by light yellowish-brown coarse sandy loam and gravelly loamy coarse sand substratum. Typically they are slightly acid to mildly alkaline throughout but occasionally are calcareous in the lower part. Thin layers of coarser material may occur below 40 inches. Available welter-holding capacity is 5.0 to 7.5 inches for 60 inches of soil depth. Inherent fertility is moderate. Hanford soils make up about 85 percent of the association. Included are 10 percent Yolo soils and 5 percent Hesperia soils. In the Los Angeles basin these soils are used almost exclusively for residential and industrial purposes. In the less populated areas, agricultural uses are for the production of irrigated crops such as alfalfa, small grain, sugar beets, potatoes, and fruit and nut trees.

2.4.4 Flood Zone Information

Partner performed a review of the Flood Insurance Rate Map (FIRM), published by the Federal Emergency Management Agency (FEMA). According to Community Panel Number 06037C1605F, dated September 26, 2008, the subject property appears to be located in Zone X, an area located outside of the 100-year and 500-year flood plains.

A copy of the reviewed flood map is not included in Appendix B of this report.

3.0 HISTORICAL INFORMATION

Partner obtained historical use information about the subject property from a variety of sources. A chronological listing of the historical data found is summarized in the table below:

Historical Use Information		
Period/Date	**Source**	**Description/Use**
1896-1907	Sanborn Maps, Topographic Maps	Vacant land
1913-1930	Aerial Photographs, Sanborn Maps, Building Records	Residential
1935-Present	Aerial Photographs, Building Records, City Directories, Interviews, Onsite Observations, Sanborn Maps	Commercial (two restaurants, one of which was converted to an office by 1955)

Tenants on the subject property have included various commercial offices and restaurants such as Vine Du Pars Restaurants and Bakeries, Jim Collins Restaurant, Sun Palace, The Forbidden City, Lexington Social House, Aza Meza, and Tiffany's on Vine. No potential environmental concerns were identified in association with the current or former use of the subject property.

3.1 Aerial Photograph Review

Partner obtained available aerial photographs of the subject property and surrounding area from Environmental Data Resources (EDR) on September 14, 2015. The following observations were noted to be visible on the subject property and adjacent properties during the aerial photograph review:

Date: 1928	*Scale: 1"=500'*
Subject Property:	Appears to be developed with a multi-family apartment building on the south parcel and vacant land on the north parcel
North:	Appears to be developed with a residential building
East:	Appears to be a vacant lot
South:	Appears to be developed with residential buildings
West:	Appears to be developed with a vacant lot and residential building across North Vine Street

Date: 1938	*Scale: 1"=500'*
Subject Property:	Appears to be developed with two buildings on the south parcel and vacant land on the north parcel
North:	Appears to be developed with the existing vehicle parking lot
East:	Appears to be developed with the existing theater building
South:	Appears to be developed with the existing building and vehicle parking lot
West:	Appears to be developed with a commercial building and existing hotel across North Vine Street

Date: 1948	*Scale: 1"=500'*
Subject Property:	Appears to be developed with the existing restaurant building on the south parcel and a parking lot on the north parcel
North:	No significant changes visible
East:	No significant changes visible

Date: 1948	***Scale: 1"=500'***
South:	No significant changes visible
West:	No significant changes visible

Date: 1952	***Scale: 1"=500'***
Subject Property:	No significant changes visible
North:	No significant changes visible
East:	No significant changes visible
South:	No significant changes visible
West:	No significant changes visible

Date: 1954	***Scale: 1"=500'***
Subject Property:	No significant changes visible
North:	No significant changes visible
East:	No significant changes visible
South:	No significant changes visible
West:	No significant changes visible

Date: 1964	***Scale: 1"=500'***
Subject Property:	No significant changes visible
North:	No significant changes visible
East:	No significant changes visible
South:	No significant changes visible
West:	No significant changes visible

Date: 1970	***Scale: 1"=500'***
Subject Property:	No significant changes visible
North:	No significant changes visible
East:	No significant changes visible
South:	No significant changes visible
West:	No significant changes visible

Date: 1977	***Scale: 1"=500'***
Subject Property:	No significant changes visible
North:	No significant changes visible
East:	No significant changes visible
South:	No significant changes visible
West:	North Vine Street, followed by the existing vehicle parking lot and existing hotel

Date: 1981	***Scale: 1"=500'***
Subject Property:	No significant changes visible
North:	No significant changes visible
East:	No significant changes visible
South:	No significant changes visible
West:	No significant changes visible

Date: 1989	***Scale: 1"=500'***
Subject Property:	No significant changes visible
North:	No significant changes visible
East:	No significant changes visible
South:	No significant changes visible
West:	No significant changes visible

Date: 1994	***Scale: 1"=500'***
Subject Property:	No significant changes visible
North:	No significant changes visible
East:	No significant changes visible
South:	No significant changes visible
West:	No significant changes visible

Date: 2002	***Scale: 1"=500'***
Subject Property:	No significant changes visible
North:	No significant changes visible
East:	No significant changes visible
South:	No significant changes visible
West:	No significant changes visible

Date: 2005	***Scale: 1"=500'***
Subject Property:	No significant changes visible
North:	No significant changes visible
East:	No significant changes visible
South:	No significant changes visible
West:	No significant changes visible

Date: 2009	***Scale: 1"=500'***
Subject Property:	No significant changes visible
North:	No significant changes visible
East:	No significant changes visible
South:	No significant changes visible
West:	No significant changes visible

Date: 2010	***Scale: 1"=500'***
Subject Property:	No significant changes visible
North:	No significant changes visible
East:	No significant changes visible
South:	No significant changes visible
West:	No significant changes visible

Date: 2012	*Scale: 1"=500'*
Subject Property:	No significant changes visible
North:	No significant changes visible
East:	No significant changes visible
South:	No significant changes visible
West:	No significant changes visible

Copies of select aerial photographs are included in Appendix B of this report.

3.2 Fire Insurance Maps

Partner reviewed the collection of Sanborn Fire insurance maps from Environmental Data Resources (EDR) on September 11, 2015. The following observations were noted to be depicted on the subject property and adjacent properties during the fire insurance map review:

Date: 1907	
Subject Property:	Vacant land
North:	Depicted as developed with one residential dwelling
East:	Vacant land
South:	Depicted as developed with one residential dwelling
West:	Depicted as developed with three residential dwellings across North Vine Street

Date: 1913	
Subject Property:	Depicted as developed with a multi-family residential apartment building (addressed as 1718 North Vine Street) on the south parcel and two single-family residential dwellings (addressed as 1724 and 1726 North Vine Street) on the north parcel
North:	No significant changes depicted
East:	Depicted as developed with detached garage
South:	Depicted as developed with two residential dwellings and an undeveloped lot
West:	No significant changes depicted

Date: 1919	
Subject Property:	Depicted as developed with a multi-family residential apartment building (addressed 1718 North Vine Street) on the south parcel and a multi-family residential apartment building and single-family residential dwelling (addressed 1722 and 1724 North Vine Street) on the north parcel)
North:	Depicted as developed with an apartment building and dwelling
East:	No significant changes depicted
South:	Depicted as developed with a multi-family residential apartment building, two single-family residential dwellings, and six stores
West:	No significant changes depicted

Date: 1950	
Subject Property:	Depicted as developed with two restaurant buildings (addressed 1716 and 1718 North Vine Street)
North:	Depicted as developed with a restaurant building and a vehicle parking lot
East:	Depicted as developed with the Pantages Theater

Date: 1950	
South:	Depicted as developed with the existing building and vehicle parking lot
West:	Depicted as developed with the existing hotel building and a commercial building across North Vine Street

Date: 1955	
Subject Property:	No significant changes depicted, with the exception of the southern building depicted as an office building
North:	No significant changes depicted
East:	No significant changes depicted
South:	No significant changes depicted
West:	No significant changes depicted

Date: 1960	
Subject Property:	No significant changes depicted
North:	No significant changes depicted
East:	No significant changes depicted
South:	No significant changes depicted
West:	No significant changes depicted

Date: 1961	
Subject Property:	Depicted as developed with the existing subject property building, denoted as a restaurant and office, addressed 1716 and 1718 North Vine Street, and an easement
North:	No significant changes depicted
East:	No significant changes depicted
South:	No significant changes depicted
West:	No significant changes depicted

Date: 1962	
Subject Property:	No significant changes depicted
North:	No significant changes depicted
East:	No significant changes depicted
South:	No significant changes depicted
West:	No significant changes depicted

Date: 1969	
Subject Property:	No significant changes depicted
North:	No significant changes depicted
East:	No significant changes depicted
South:	No significant changes depicted
West:	No significant changes depicted

Date: 1970	
Subject Property:	No significant changes depicted
North:	No significant changes depicted

Date: 1970	
East:	No significant changes depicted
South:	No significant changes depicted
West:	No significant changes depicted

Copies of reviewed Sanborn Maps are included in Appendix B of this report.

3.3 City Directories

Partner reviewed historical city directories obtained from Environmental Data Resources (EDR) on September 14, 2015 for past names and businesses that were listed for the subject property and adjacent properties. The findings are presented in the following table:

City Directory Search for 1716 and 1718 North Vine Street (Subject Property)	
Years	**Occupant Listed**
1924-2013 (non-inclusive)	1716 North Vine Street – Pacific Finance 1718 North Vine Street - Vine Du Pars Restaurants and Bakeries, Jim Collins Restaurant, Sun Palace, The Forbidden City, Lexington Social House, Aza Meza, and Tiffany's on Vine

Based on the city directory review, no environmentally sensitive listings were identified for the subject property addresses.

City Directory Search for Adjacent Properties	
Years	**Occupant Listed**
1924-2013 (non-inclusive)	Various commercial and residential tenants

Based on the city directory review, no environmentally sensitive listings were identified for the adjacent property addresses.

Copies of reviewed city directories are included in Appendix B of this report.

3.4 Historical Topographic Maps

Partner reviewed historical topographic maps obtained from Environmental Data Resources (EDR) on September 11, 2015. The following observations were noted to be depicted on the subject property and adjacent properties during the topographic map review:

Date: 1896	
Subject Property:	Undeveloped
North:	Undeveloped
East:	Undeveloped
South:	Undeveloped
West:	Undeveloped

Date: 1900	
Subject Property:	Undeveloped
North:	Undeveloped
East:	Undeveloped
South:	Undeveloped
West:	North Vine Street, followed by undeveloped land

Date: 1902	
Subject Property:	Undeveloped
North:	Undeveloped
East:	Undeveloped
South:	Undeveloped
West:	North Vine Street, followed by undeveloped land

Date: 1920	
Subject Property:	Urban developed
North:	Urban developed
East:	Urban developed
South:	Urban developed
West:	North Vine Street, followed by urban developed land

Date: 1926	
Subject Property:	Urban developed
North:	Urban developed
East:	Depicted as developed with structures
South:	Depicted as developed with structures
West:	North Vine Street, followed by structures

Date: 1941	
Subject Property:	Urban developed
North:	Urban developed
East:	Urban developed
South:	Urban developed
West:	Urban developed

Date: 1953	
Subject Property:	Depicted as a pink shaded area, defined as general urban development
North:	Depicted as a pink shaded area, defined as general urban development
East:	Depicted as developed with the Pantages Theater building
South:	Depicted as a pink shaded area, defined as general urban development
West:	Depicted as a pink shaded area, defined as general urban development

Date: 1966	
Subject Property:	Depicted as a pink shaded area, defined as general urban development
North:	Depicted as a pink shaded area, defined as general urban development
East:	Depicted as developed with the Pantages Theater building
South:	Depicted as a pink shaded area, defined as general urban development
West:	Depicted as a pink shaded area, defined as general urban development

Date: 1972	
Subject Property:	Depicted as a pink shaded area, defined as general urban development
North:	Depicted as a pink shaded area, defined as general urban development
East:	Depicted as developed with the Pantages Theater
South:	Depicted as a pink shaded area, defined as general urban development
West:	Depicted as a pink shaded area, defined as general urban development

Date: 1981	
Subject Property:	Depicted as a pink shaded area, defined as general urban development
North:	Depicted as a pink shaded area, defined as general urban development
East:	Depicted as developed with the Pantages Theater building
South:	Depicted as a pink shaded area, defined as general urban development
West:	Depicted as a pink shaded area, defined as general urban development

Date: 1994	
Subject Property:	Depicted as a pink shaded area, defined as general urban development
North:	Depicted as a pink shaded area, defined as general urban development
East:	Depicted as developed with the Pantages Theater building
South:	Depicted as a pink shaded area, defined as general urban development
West:	Depicted as a pink shaded area, defined as general urban development

Copies of reviewed topographic maps are included in Appendix B of this report.

4.0 REGULATORY RECORDS REVIEW

4.1 Regulatory Agencies

4.1.1 Health Department

Regulatory Agency Data	
Name of Agency:	County of Los Angeles Department of Public Health Services, Public Health Investigations (LACPHI)
Point of Contact:	FOIA Officer
Agency Address:	5555 Ferguson Drive, Suite 120-04, Commerce, California 90022
Agency Phone Number:	(323) 890-7801
Date of Contact:	September 15, 2015
Method of Communication:	Faxed Request
Summary of Communication:	As of the date of this report, Partner has not received a response from the LACPHI for inclusion in this report.

4.1.2 Fire Department

Regulatory Agency Data	
Name of Agency:	Los Angeles Fire Department (LAFD) Hazardous Materials (HAZMAT) and Underground Storage Tank (UST) Divisions
Point of Contact:	FOIA Officer
Agency Address:	200 North Main Street, Los Angeles, California
Agency Phone Number:	(310) 978-3680 (HAZMAT), (213) 482-7115 (UST)
Date of Contact:	September 15, 2015
Method of Communication:	Faxed Request
Summary of Communication:	As of the date of this report, Partner has not received a response from the LAFD for inclusion in this report.

4.1.3 Air Pollution Control Agency

Regulatory Agency Data	
Name of Agency:	Air Quality Management District (AQMD)
Point of Contact:	Facility Information Detail (FIND) Database (http://www3.aqmd.gov/webappl/fim/prog/search.aspx)
Agency Address:	21865 Copley Drive, Diamond Bar, California 91765
Agency Phone Number:	(909) 396-2000
Date of Contact:	September 15, 2015
Method of Communication:	Online
Summary of Communication:	No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with the AQMD.

4.1.4 Regional Water Quality Agency

Regulatory Agency Data	
Name of Agency:	Regional Water Quality Control Board (RWQCB)
Point of Contact:	GeoTracker Database (http://geotracker.waterboards.ca.gov/)

Regulatory Agency Data	
Agency Address:	320 West 4th Street, Suite 200, Los Angeles, California 90013
Agency Phone Number:	(213) 576-6636
Date of Contact:	September 15, 2015
Method of Communication:	Online
Summary of Communication:	No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with the RWQCB.

4.1.5 Department of Toxic Substances Control

Regulatory Agency Data	
Name of Agency:	California Department of Toxic Substances Control (DTSC)
Point of Contact:	EnviroStor and Hazardous Waste Tracking System (HWTS) Database
Agency Address:	9211 Oakdale Avenue, Chatsworth, California 91311
Agency Phone Number:	(818) 717-6500
Date of Contact:	September 15, 2015
Method of Communication:	Online
Summary of Communication:	No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with the DTSC.

4.1.6 Building Department

Regulatory Agency Data	
Name of Agency:	Los Angeles Department of Building and Safety (LADBS)
Point of Contact:	Building Records System (http://ladbsdoc.lacity.org/idispublic/)
Agency Address:	201 North Figueroa Street, Los Angeles, California 90012
Agency Phone Number:	(213) 473-3231
Date of Contact:	September 15, 2015
Method of Communication:	Online
Summary of Communication:	According to building records reviewed, the subject property was built with a multi-family residential apartment building in 1915, which was relocated in 1930. The existing building was initially built in 1935 as two restaurant buildings addressed 1716 and 1718 North Vine Street. By 1955, the buildings were converted into a two tenant building and used as office space (1716 North Vine Street) and a restaurant (1718 North Vine Street). The office tenant space then became part of the restaurant operation and the existing subject property address of 1718 North Vine Street was used. No potential environmental issues were identified based on the review of building records.

A copy of pertinent documents is included in Appendix B of this report.

4.1.7 Planning Department

Regulatory Agency Data	
Name of Agency:	Los Angeles Department of City Planning
Point of Contact:	N/A
Agency Address:	201 North Figueroa Street, Los Angeles, California 90012
Agency Phone Number:	(213) 482-7077
Date of Contact:	September 15, 2015
Method of Communication:	Online
Summary of Communication:	According to records reviewed, the subject property is zoned C4-2D-SN for commercial development by the City of Los Angeles.

A copy of pertinent documents is included in Appendix B of this report.

4.1.8 Oil & Gas Exploration

Regulatory Agency Data	
Name of Agency:	California Division of Oil, Gas and Geothermal Resources (DOGGR)
Point of Contact:	DOGGR Well Finder (http://maps.conservation.ca.gov/doggr/index.html)
Agency Address:	5816 Corporate Avenue, Suite 200, Cypress, California 90630
Agency Phone Number:	(714) 816-6847
Date of Contact:	September 15, 2015
Method of Communication:	Online
Summary of Communication:	According to DOGGR, no oil or gas wells are located on or adjacent to the subject property.

4.1.9 Assessor's Office

Regulatory Agency Data	
Name of Agency:	Los Angeles County Assessor
Point of Contact:	Parcel Viewer (http://maps.assessor.lacounty.gov/)
Agency Address:	500 West Temple Street, Room 225, Los Angeles, California 90012
Agency Phone Number:	(213) 974-3211
Date of Contact:	August 19, 2015
Method of Communication:	Online
Summary of Communication:	According to records reviewed, the subject property is identified by Assessor Parcel Number (APN) 5546-030-027 and a portion of APN 5546-030-034. According to the Los Angeles County Assessor, three buildings were constructed in 1939, 1941, and 1942; however, Partner notes that, according to historical resources reviewed, the subject property building was constructed in 1935.

A copy of pertinent documents is included in Appendix B of this report.

4.2 Mapped Database Records Search

Information from standard federal, state, county, and city environmental record sources was provided by Environmental Data Resources, Inc. (EDR). Data from governmental agency lists are updated and integrated into one database, which is updated as these data are released. The information contained in

this report was compiled from publicly available sources and the locations of the sites are plotted utilizing a geographic information system, which geocodes the site addresses. The accuracy of the geocoded locations is approximately +/-300 feet.

Using the ASTM definition of migration, Partner considers the migration of hazardous substances or petroleum products in any form onto the subject property during the evaluation of each site listed on the radius report, which includes solid, liquid, and vapor.

4.2.1 Regulatory Database Summary

Radius Report Data

Database	Search Radius (mile)	Subject Property	Adjacent Properties	Sites of Concern
Federal NPL or Delisted NPL Site	1.00	N	N	N
Federal CERCLIS Site	0.50	N	N	N
Federal CERCLIS-NFRAP Site	0.50	N	N	N
Federal RCRA CORRACTS Facility	1.00	N	N	N
Federal RCRA TSDF Facility	0.50	N	N	N
Federal RCRA Generators Site (LQG, SQG, CESQG)	0.25	N	**Y**	N
Federal IC/EC Registries	0.50	N	N	N
Federal ERNS Site	Subject Property	N	NA	NA
State/Tribal Equivalent NPL	1.00	N	N	N
State/Tribal Equivalent CERCLIS	1.00	N	N	N
State/Tribal Landfill/Solid Waste Disposal Site	0.50	N	N	N
State/Tribal Leaking Storage Tank Site	0.50	N	N	N
State/Tribal Registered Storage Tank Sites (UST/AST)	0.25	N	N	N
State/Tribal Voluntary Cleanup Sites (VCP)	0.50	N	N	N
State/Tribal Spills	0.50	N	N	N
Federal Brownfield Sites	0.50	N	N	N
State Brownfield Sites	0.50	N	N	N
EDR MGP	Varies	N	N	N
EDR US Hist Auto Station	Varies	N	**Y**	N
EDR US Hist Cleaners	Varies	N	**Y**	N
HAZNET	Varies	N	**Y**	N
FINDS	Varies	N	**Y**	N

4.2.2 Subject Property Listings

The subject property is not identified in the regulatory database report.

4.2.3 Adjacent Property Listings

The adjacent property to the south and west were identified as an RCRA-SQG, HAZNET, FINDS, EDR US Historical Cleaners, and EDR US Historical Auto Station sites in the regulatory database report, as discussed below:

- The property, Digitec Auto Repair & Sales at 6253 Hollywood Boulevard, is located adjacent to the south of the subject property and is situated hydrologically down-gradient. This site is listed as an EDR US Historical Auto Station in 2003. This listing is most likely a home-based business at the residential condominium building. Based on the observed use of this property, the inferred direction of groundwater flow, and the lack of a documented release, this listing is not expected to represent a significant environmental concern to the subject property.
- The property, Berro Leon at 1713 Vine Way, is located adjacent to the west of the subject property across Vine Street and is situated hydrologically cross-gradient. This site is listed as an EDR US Historical Cleaners in 1937. Based on the relative distance to the subject property, the inferred direction of groundwater flow, and the lack of a documented release, this listing is not expected to represent a significant environmental concern to the subject property.
- The property, Center Stage Advertising at 6283 Hollywood Boulevard, is located adjacent to the south of the subject property and is situated hydrologically down-gradient. This site is listed as an RCRA-SQG in 1990, with no violations noted. According to the HAZNET listings, this site transported small quantities of photoprocessing waste in 1993-1998. Based on the relative distance to the subject property, the inferred direction of groundwater flow, and the lack of a documented release, this listing is not expected to represent a significant environmental concern to the subject property.

Based on the findings, vapor migration is not expected to represent a significant environmental concern at this time.

4.2.4 Sites of Concern Listings

No other sites of concern are identified in the regulatory database report.

Based on the findings, vapor migration is not expected to represent a significant environmental concern at this time.

4.2.5 Orphan Listings

No orphan listings of concern are identified in the regulatory database report.

A copy of the regulatory database report is included in Appendix C of this report.

5.0 USER PROVIDED INFORMATION AND INTERVIEWS

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the *Brownfields Amendments*), the *User* must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. The *User* should provide the following information to the *environmental professional*. Failure to provide this information could result in a determination that *all appropriate inquiries* is not complete. The *User* is asked to provide information or knowledge of the following:

- Review Title and Judicial Records for Environmental Liens and AULs
- Specialized Knowledge or Experience of the User
- Actual Knowledge of the User
- Reason for Significantly Lower Purchase Price
- Commonly Known or *Reasonably Ascertainable* information
- Degree of Obviousness
- Reason for Preparation of this Phase I ESA

Fulfillment of these user responsibilities is key to qualification for the identified defenses to CERCLA liability. Partner requested our Client to provide information to satisfy User Responsibilities as identified in Section 6 of the ASTM guidance.

Pursuant to ASTM E1527-13, Partner requested the following site information from citizenM Hotels (User of this report).

User Responsibilities				
Item	**Provided By User**	**Not Provided By User**	**Discussed Below**	**Does Not Apply**
Environmental Pre-Survey Questionnaire		**X**	**X**	
Title Records, Environmental Liens, and AULs		**X**	**X**	
Specialized Knowledge		**X**	**X**	
Actual Knowledge		**X**	**X**	
Valuation Reduction for Environmental Issues		**X**	**X**	
Identification of Key Site Manager	**Section 5.1.3**			
Reason for Performing Phase I ESA	**Section 1.1**			
Prior Environmental Reports		**X**		
Other		**X**		

5.1 Interviews

5.1.1 Interview with Owner

The owner of the subject property was not available to be interviewed at the time of the assessment.

5.1.2 Interview with Report User

Please refer to Section 5.2 below for information requested from the Report User. The information requested was not received prior to the issuance of this report. Because the Report User (Client) is a lender, it is understood that the Report User would not have knowledge of the property that would significantly impact our ability to satisfy the objectives of this assessment. The lack of this information is not considered to represent a significant data gap.

5.1.3 Interview with Key Site Manager

Ms. Kay Sasatomi, key site manager, indicated that she had no information pertaining to any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the subject property; any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property; or any notices from a governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

According to Ms. Sasatomi, she stated that the subject property is currently used as a restaurant. Ms. Sasatomi was unaware of previous on-site development. Ms. Sasatomi further stated that there are no USTs, ASTs, oil/water separators, groundwater monitoring wells, or hazardous substance use/storage/generation on the subject property to the best of her knowledge.

5.1.4 Interviews with Past Owners, Operators and Occupants

Interviews with past owners, operators and occupants were not reasonably ascertainable and thus constitute a data gap.

5.1.5 Interview with Others

As the subject property is not an abandoned property as defined in ASTM 1527-13, interview with others were not performed.

5.2 User Provided Information

5.2.1 Title Records, Environmental Liens, and AULs

Partner was not provided with title records or environmental lien and AUL information for review as part of this assessment.

5.2.2 Specialized Knowledge

No specialized knowledge of environmental conditions associated with the subject property was provided by the User at the time of the assessment.

5.2.3 Actual Knowledge of the User

No actual knowledge of any environmental lien or AULs encumbering the subject property or in connection with the subject property was provided by the User at the time of the assessment.

5.2.4 Valuation Reduction for Environmental Issues

No knowledge of valuation reductions associated with the subject property was provided by the User at the time of the assessment.

5.2.5 Commonly Known or Reasonably Ascertainable Information

The User did not provide information that is commonly known or *reasonably ascertainable* within the local community about the subject property at the time of the assessment.

5.2.6 Previous Reports and Other Provided Documentation

No previous reports or other pertinent documentation was provided to Partner for review during the course of this assessment.

6.0 SITE RECONNAISSANCE

The weather at the time of the site visit was overcast. Refer to Section 1.5 for limitations encountered during the field reconnaissance and Sections 2.1 and 2.2 for subject property operations. The table below provides the site assessment details:

Site Assessment Data	
Site Assessment Performed By:	Mark Smith
Site Assessment Conducted On:	September 14, 2015

The table below provides the subject property personnel interviewed during the field reconnaissance:

Site Visit Personnel for 1718 North Vine Street (Subject Property)			
Name	**Title/Role**	**Contact Number**	**Site Walk* Yes/No**
Ms. Kay Sasatomi	Key Site Manager	(310) 553-3030	Yes

* Accompanied Partner during the field reconnaissance activities and provided information pertaining to the current operations and maintenance of the subject property

No potential environmental concerns were identified during the onsite reconnaissance.

6.1 General Site Characteristics

6.1.1 Solid Waste Disposal

Solid waste generated at the subject property is disposed of in commercial dumpsters located on the subject property. An independent solid waste disposal contractor, Waste Management, removes solid waste from the subject property. Solid waste generated at the subject property includes food waste and household trash. No evidence of illegal dumping of solid waste was observed during the Partner site reconnaissance.

6.1.2 Sewage Discharge and Disposal

Sanitary discharges on the subject property are directed into the municipal sanitary sewer system. The City of Los Angeles services the subject property vicinity. No wastewater treatment facilities or septic systems are observed or reported on the subject property.

6.1.3 Surface Water Drainage

Storm water is removed from the subject property primarily by sheet flow action across the paved surfaces towards storm water drains located throughout the subject property and in the public right of way. Site storm water from roofs, landscaped areas, and paved areas is directed to on-site concrete swales, which drain to the public right of way, and to on-site storm water drains. The subject property is connected to a municipal owned and maintained sewer system.

The subject property does not appear to be a designated wetland area, based on information obtained from the United States Fish & Wildlife Service; however, a comprehensive wetlands survey would be required in order to formally determine actual wetlands on the subject property. No surface

impoundments, wetlands, natural catch basins, settling ponds, or lagoons are located on the subject property. No drywells were identified on the subject property.

6.1.4 Source of Heating and Cooling

Heating and cooling systems as well as domestic hot water equipment are fueled by electricity and natural gas provided by the Los Angeles Department of Water & Power (LADWP) and Southern California Gas Company, respectively. The mechanical system is comprised of rooftop-mounted packaged split HVAC units. Hot water is provided by an individual hot water heater.

6.1.5 Wells and Cisterns

No aboveground evidence of wells or cisterns was observed during the site reconnaissance.

6.1.6 Wastewater

Domestic wastewater generated at the subject property is disposed by means of the sanitary sewer system. No industrial process is currently performed at the subject property.

6.1.7 Septic Systems

No septic systems were observed or reported on the subject property.

6.1.8 Additional Site Observations

No additional general site characteristics were observed during the site reconnaissance.

6.2 Potential Environmental Hazards

6.2.1 Hazardous Substances and Petroleum Products Used or Stored at the Site

No evidence of the use of reportable quantities of hazardous substances was observed on the subject property. Small quantities of general maintenance supplies were found to be properly labeled and stored at the time of the assessment with no signs of leaks, stains, or spills. The storage and use of maintenance supplies does not appear to pose a significant threat to the environmental integrity of the subject property at this time.

6.2.2 Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs/USTs)

No evidence of current or former ASTs or USTs was observed during the site reconnaissance.

6.2.3 Evidence of Releases

No spills, stains or other indications that a surficial release has occurred at the subject property were observed.

6.2.4 Polychlorinated Biphenyls (PCBs)

No potential PCB-containing equipment (transformers, oil-filled switches, hoists, lifts, dock levelers, hydraulic elevators, etc.) was observed on the subject property during Partner's reconnaissance.

6.2.5 Strong, Pungent or Noxious Odors

No strong, pungent or noxious odors were evident during the site reconnaissance.

6.2.6 Pools of Liquid

No pools of liquid were observed on the subject property during the site reconnaissance.

6.2.7 Drains, Sumps and Clarifiers

No drains or sumps, other than those associated with storm water removal, were observed on the subject property during the site reconnaissance.

The subject property is equipped with an underground grease interceptor to collect food grease generated from the on-site kitchen. The grease interceptor is located on the eastern portion of the subject property. The grease interceptor is reportedly cleaned out by a licensed hauler on a periodic basis. Based on the nature of use and regular maintenance of the grease interceptor, it is not expected to represent a significant environmental concern.

6.2.8 Pits, Ponds and Lagoons

No pits, ponds or lagoons were observed on the subject property.

6.2.9 Stressed Vegetation

No stressed vegetation was observed on the subject property.

6.2.10 Additional Potential Environmental Hazards

No additional environmental hazards, including landfill activities or radiological hazards, were observed.

6.3 Non-ASTM Services

6.3.1 Asbestos-Containing Materials (ACMs)

Asbestos is the name given to a number of naturally occurring, fibrous silicate minerals mined for their useful properties such as thermal insulation, chemical and thermal stability, and high tensile strength. The Occupational Safety and Health Administration (OSHA) regulation 29 CFR 1926.1101 requires certain construction materials to be *presumed* to contain asbestos, for purposes of this regulation. All thermal system insulation (TSI), surfacing material, and asphalt/vinyl flooring that are present in a building constructed prior to 1981 and have not been appropriately tested are "presumed asbestos-containing material" (PACM).

The subject property buildings were constructed in 1935. Partner has conducted a limited, visual evaluation of accessible areas for the presence of suspect ACMs at the subject property. The objective of this visual survey was to note the presence and condition of suspect ACM observed. Please refer to the table below for identified suspect ACMs:

Suspect ACMs

Suspect ACM	Location	Friable Yes/No	Physical Condition
Drywall Systems	Throughout Building Interior	No	Good
Floor Tiles/Vinyl Sheet Flooring	Throughout Building Interior	No	Good
Floor Tile/Vinyl Sheet Flooring Mastic	Throughout Building Interior	No	Good
Stucco	Throughout Building Exterior	Yes	Good

The limited visual survey consisted of noting observable materials (materials which were readily accessible and visible during the course of the site reconnaissance) that are commonly known to potentially contain asbestos. This activity was not designed to discover all sources of suspect ACM, PACM, or asbestos at the site; or to comply with any regulations and/or laws relative to planned disturbance of building materials such as renovation or demolition, or any other regulatory purpose. Rather, it is intended to give the User an indication if significant (significant due to quantity, accessibility, or condition) potential sources of ACM or PACM are present at the subject property. Additional sampling, assessment, and evaluation will be warranted for any other use.

Partner was not provided building plans or specifications for review, which may have been useful in determining areas likely to have used ACM.

According to the US EPA, ACM and PACM that is intact and in good condition can, in general, be managed safely in-place under an Operations and Maintenance (O&M) Program until removal is dictated by renovation, demolition, or deteriorating material condition. Prior to any disturbance of the construction materials within this facility, a comprehensive ACM survey is recommended.

6.3.2 Lead-Based Paint (LBP)

Lead is a highly toxic metal that affects virtually every system of the body. LBP is defined as any paint, varnish, stain, or other applied coating that has 1 mg/cm^2 (or 5,000 ug/g or 0.5% by weight) or more of lead. Congress passed the Residential Lead-Based Paint Hazard Reduction Act of 1992, also known as "Title X", to protect families from exposure to lead from paint, dust, and soil. Under Section 1017 of Title X, intact LBP on most walls and ceilings is not considered a "hazard," although the condition of the paint should be monitored and maintained to ensure that it does not become deteriorated. Further, Section 1018 of this law directed the Housing and Urban Development (HUD) and the US EPA to require the disclosure of known information on LBP and LBP hazards before the sale or lease of most housing built before 1978.

Based on the age of the subject property building (pre-1978), there is a potential that LBP is present. Interior and exterior painted surfaces were observed in good condition and therefore not expected to represent a "hazard," although the condition of the paint should be monitored and maintained to ensure that it does not become deteriorated.

Actual material samples would need to be collected in order to determine if LBP is present.

6.3.3 Radon

Radon is a colorless, odorless, naturally occurring, radioactive, inert, gaseous element formed by radioactive decay of radium (Ra) atoms. The US EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones, according to the table below:

EPA Radon Zones		
EPA Zones	**Average Predicted Radon Levels**	**Potential**
Zone 1	Exceed 4.0 pCi/L	Highest
Zone 2	Between 2.0 and 4.0 pCi/L	Moderate
Zone 3	Less than 2.0 pCi/L	Low

It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the US EPA recommends site-specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures.

Radon sampling was not conducted as part of this assessment. Review of the US EPA Map of Radon Zones places the subject property in Zone 2. Based upon the radon zone classification, radon is not considered to be a significant environmental concern.

6.3.4 Lead in Drinking Water

According to available information, a public water system operated by the Los Angeles Department of Water & Power (LADWP) serves the subject property vicinity. According to a representative of the LADWP, shallow groundwater beneath the subject property is not utilized for domestic purposes. The sources of public water for the City of Los Angeles are surface water from the Colorado River and Northern California. According to the City of Los Angeles and the 2014 Annual Water Quality Report, water supplied to the subject property is in compliance with all State and Federal regulations pertaining to drinking water standards, including lead and copper. Water sampling was not conducted to verify water quality.

6.3.5 Mold

Molds are microscopic organisms found virtually everywhere, indoors and outdoors. Mold will grow and multiply under the right conditions, needing only sufficient moisture (e.g.in the form of very high humidity, condensation, or water from a leaking pipe, etc.) and organic material (e.g., ceiling tile, drywall, paper, or natural fiber carpet padding).

Partner observed accessible, interior areas for the subject property building for significant evidence of mold growth with the exceptions detailed in Section 1.5 of this report; however, this ESA should not be used as a mold survey or inspection. Additionally, this limited assessment was not designed to assess all areas of potential mold growth that may be affected by mold growth on the subject property. Rather, it is

intended to give the client an indication as to whether or not conspicuous (based on observed areas) mold growth is present at the subject property. This evaluation did not include a review of pipe chases, mechanical systems, or areas behind enclosed walls and ceilings.

No obvious indications of water damage or mold growth were observed during Partner's visual assessment.

6.4 Adjacent Property Reconnaissance

The adjacent property reconnaissance consisted of observing the adjacent properties from the subject property premises. No items of environmental concern were identified on the adjacent properties during the site assessment, including hazardous substances, petroleum products, ASTs, USTs, evidence of releases, PCBs, strong or noxious odors, pools of liquids, sumps or clarifiers, pits or lagoons, stressed vegetation, or any other potential environmental hazards.

7.0 FINDINGS AND CONCLUSIONS

Findings

A *recognized environmental condition (REC)* refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment. The following was identified during the course of this assessment:

- Partner did not identify any recognized environmental conditions during the course of this assessment.

A *controlled recognized environmental condition (CREC)* refers to a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. The following was identified during the course of this assessment:

- Partner did not identify any controlled recognized environmental conditions during the course of this assessment.

A *historical recognized environmental condition (HREC)* refers to a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls. The following was identified during the course of this assessment:

- Partner did not identify any historical recognized environmental conditions during the course of this assessment.

An *environmental issue* refers to environmental concerns identified by Partner, which do not qualify as RECs; however, warrant further discussion. The following was identified during the course of this assessment:

- Due to the age of the subject property building, there is a potential that ACM and/or LBP are present. Overall, all suspect ACMs and painted surfaces were observed in good condition and do not pose a health and safety concern to the occupants of the subject property at this time. Should these materials be replaced, the identified suspect ACMs would need to be sampled to confirm the presence or absence of asbestos prior to any renovation or demolition activities to prevent potential exposure to workers and/or building occupants.

Conclusions, Opinions and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of 1718 North Vine Street in the City of Los Angeles, Los Angeles County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property; however, environmental issues were identified. Based on the conclusions of this assessment, Partner recommends the following:

- An O&M Program should be implemented in order to safely manage the suspect ACMs and LBP located at the subject property.

8.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Partner has performed a Phase I Environmental Site Assessment of the property located at 1718 North Vine Street in the City of Los Angeles, Los Angeles County, California in general conformance with the scope and limitations of the protocol and the limitations stated earlier in this report. Exceptions to or deletions from this protocol are discussed earlier in this report.

By signing below, Partner declares that, to the best of our professional knowledge and belief, we meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR §312. Partner has the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. Partner has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared By:

Mark Smith
Environmental Professional

Reviewed By:

Lauren E. Gannon
Senior Author

9.0 REFERENCES

Reference Documents

American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation: E1527-13.

Environmental Data Resources (EDR), Radius Report, September 2015

Federal Emergency Management Agency, Federal Insurance Administration, National Flood Insurance Program, Flood Insurance Map, accessed via internet, September 2015

United States Department of Agriculture, Natural Resources Conservation Service, accessed via internet, September 2015

United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey, accessed via the internet, September 2015

United States Environmental Protection Agency, EPA Map of Radon Zones (Document EPA-402-R-93-071), accessed via the internet, September 2015

United States Geological Survey, accessed via the Internet, September 2015

United States Geological Survey Topographic Map 1994, 7.5 minute series, accessed via internet, September 2015

FIGURES

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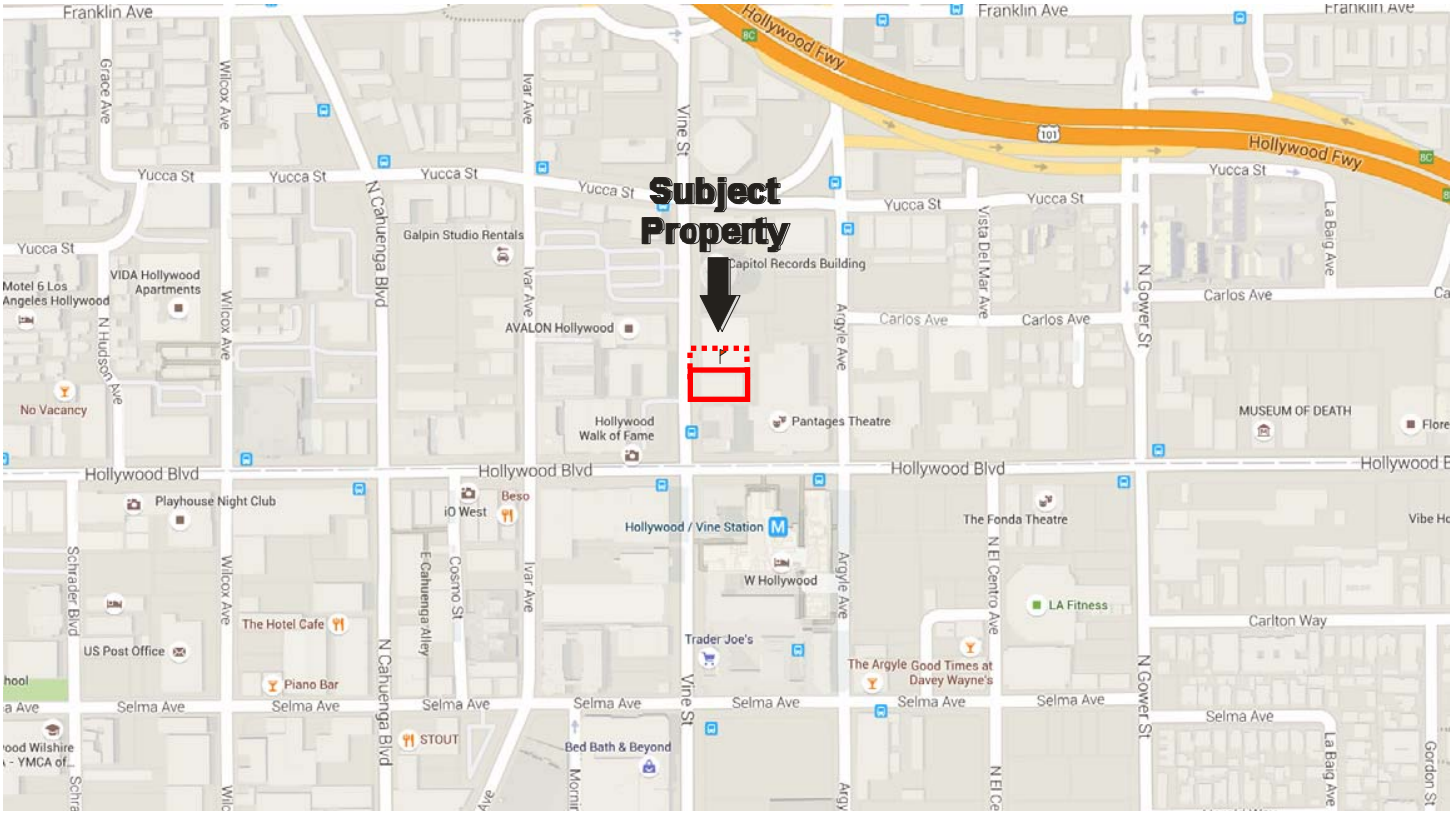

FIGURE 1: SITE LOCATION MAP **Project No. 15-144191.2**

Drawing Not To Scale

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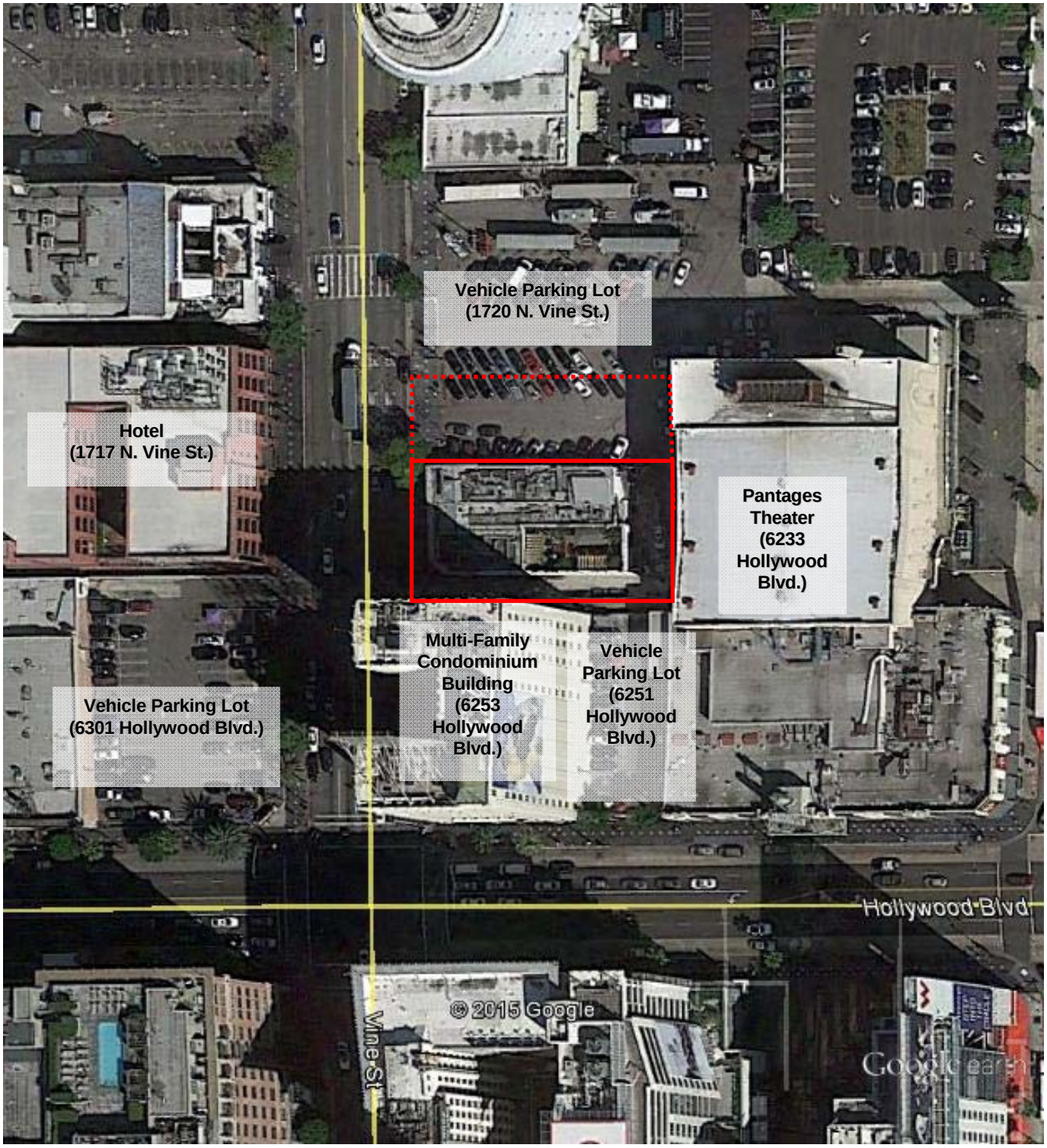

N

GROUNDWATER FLOW

KEY:

Subject Site

FIGURE 2: SITE PLAN Project No. 15-144191.2

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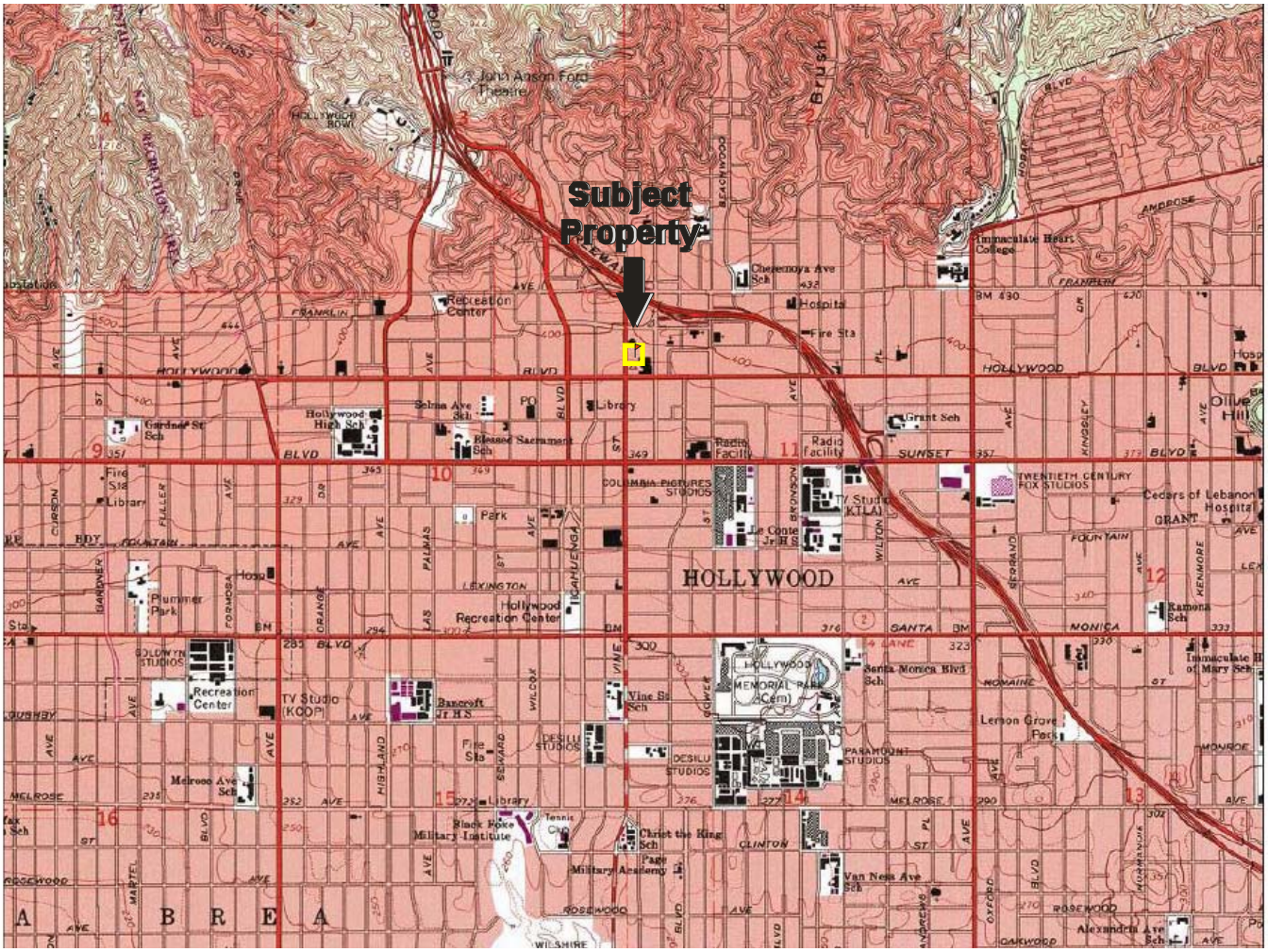

USGS 7.5 Minute *Hollywood, CA* Quadrangle Created: 1994

FIGURE 3: TOPOGRAPHIC MAP **Project No. 15-144191.2**

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APPENDIX A: SITE PHOTOGRAPHS

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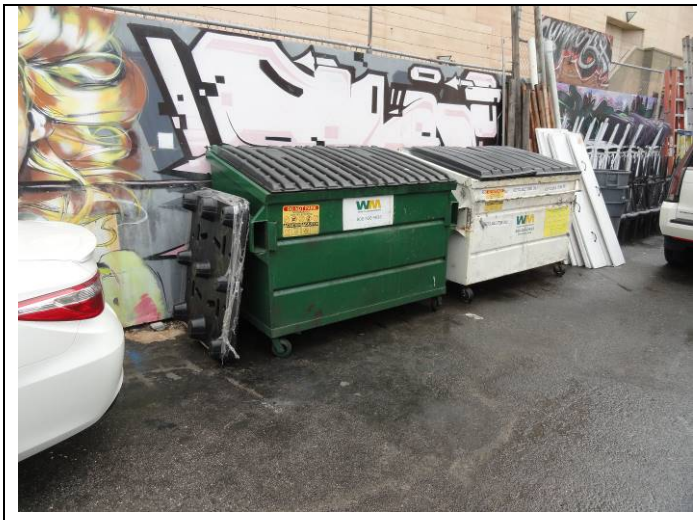
1. View of west side of subject property along North Vine Street, facing east.

2. View of southwest side of subject property along North Vine Street, facing northeast.

3. View of north side of subject property, facing southwest.

4. View of eastern portion of subject property, facing south.



5. View of on-site trash disposal bins, facing southeast.

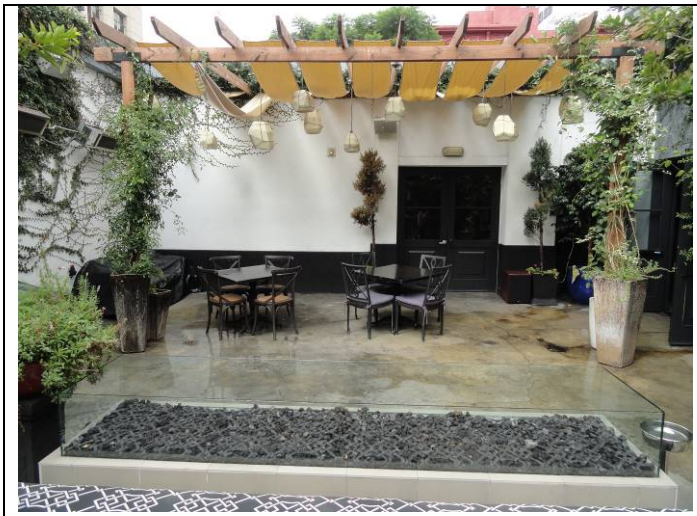
6. View of waste food grease storage container.

7. View of east side of subject property, facing west.

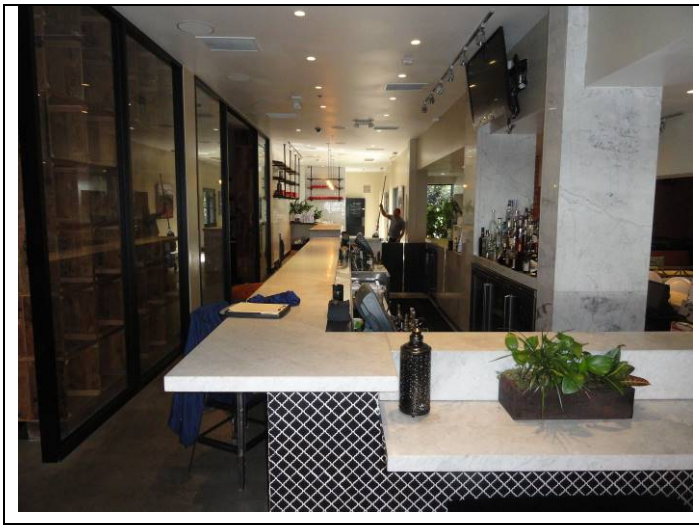
8. View of food grease interceptor on eastern portion of subject property.

9. View of southern portion of subject property, facing west.

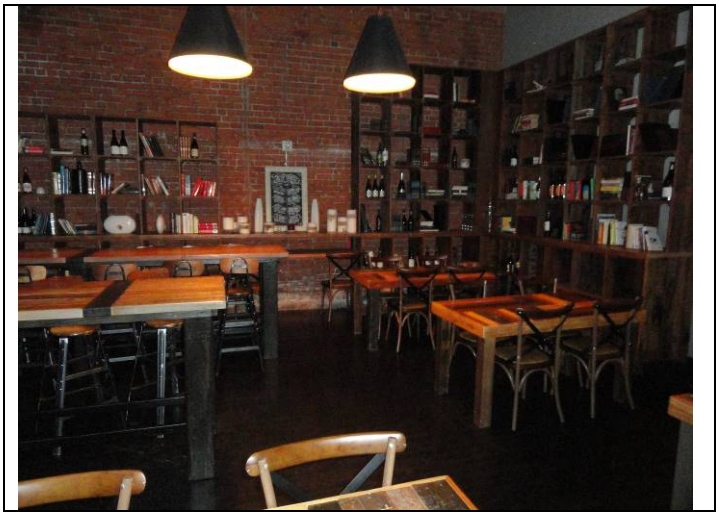
10. View of outdoor patio area.



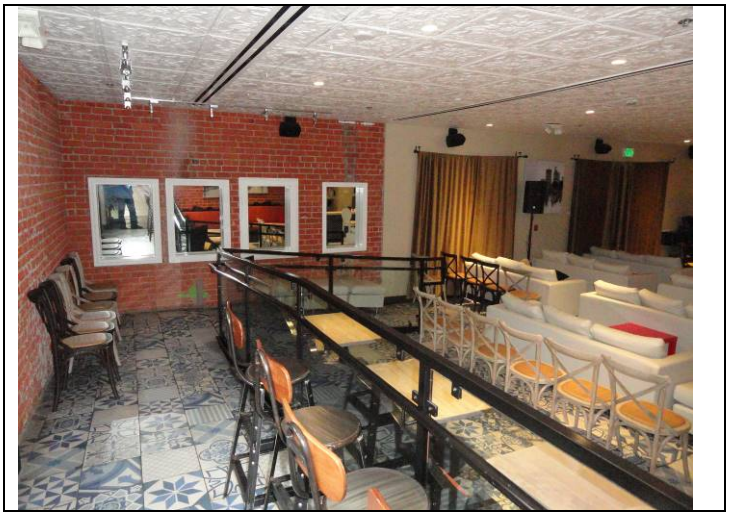
11. View of outdoor patio area.



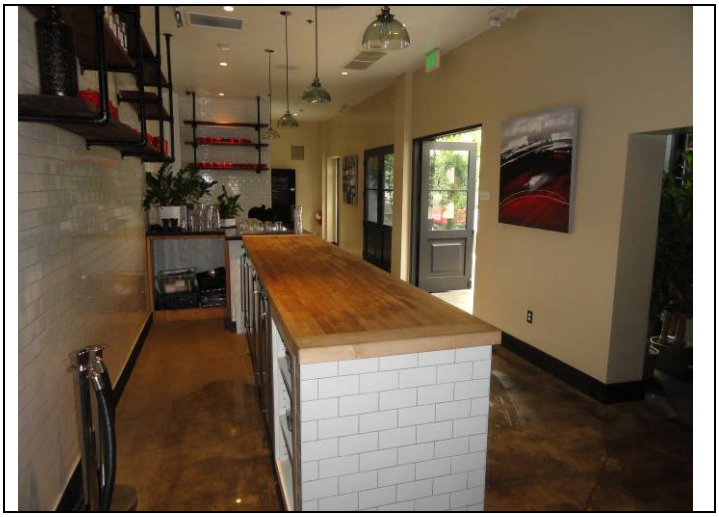
12. View of subject property interior.



13. View of subject property interior.

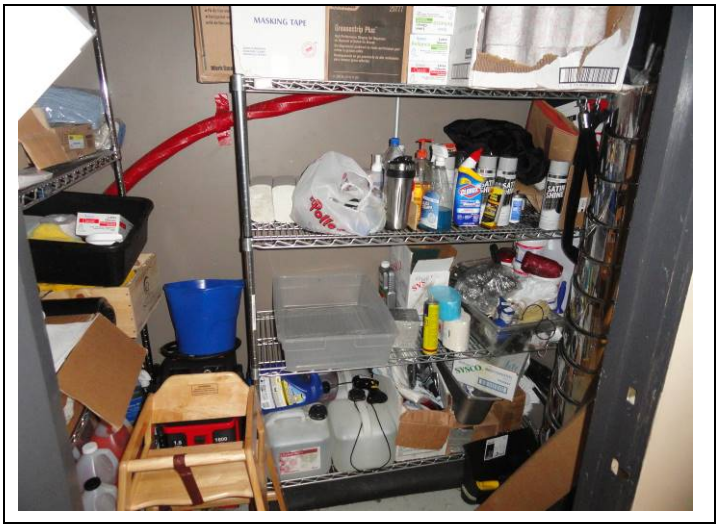


14. View of subject property interior.

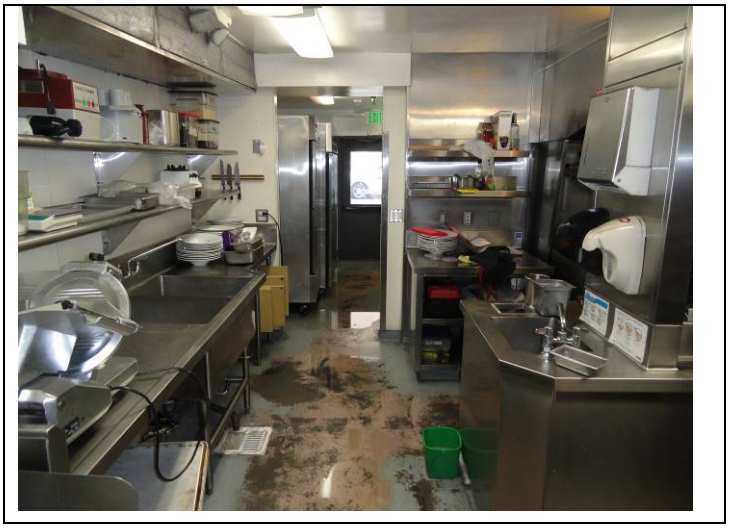


15. View of subject property interior.

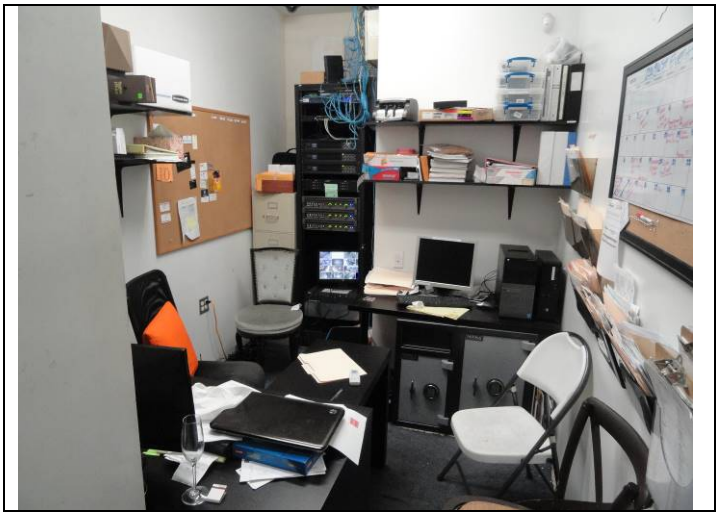
16. View of subject property interior.



17. View of general maintenance items stored at subject property.

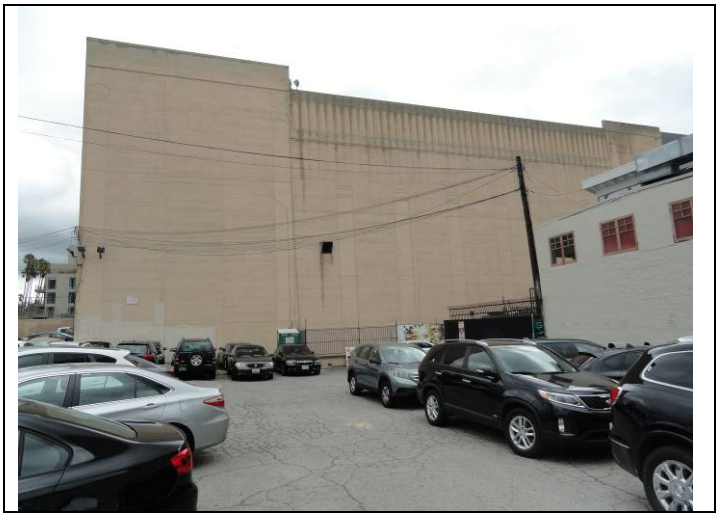


18. View of on-site kitchen.



19. View of second floor office.

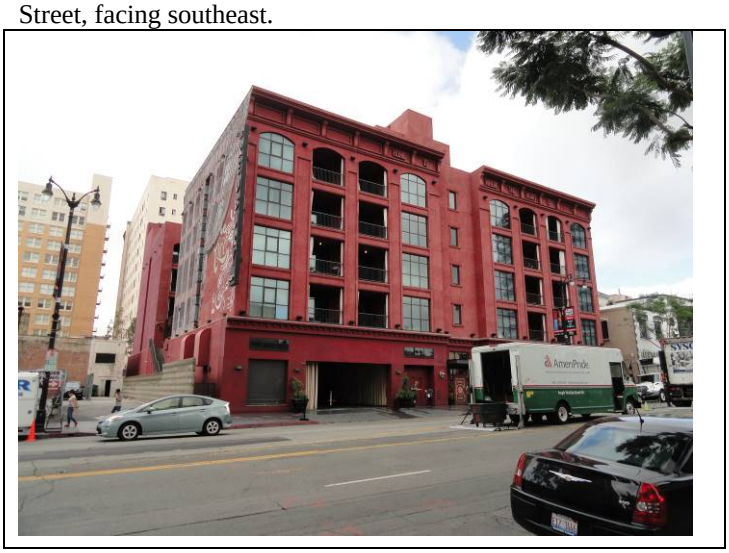
20. View of adjacent property to the north along North Vine Street, facing northeast.



21. View of adjacent property to the east, facing east.

22. View of adjacent property to the south along North Vine Street, facing southeast.

23. View of adjacent property to the west across North Vine Street, facing west.

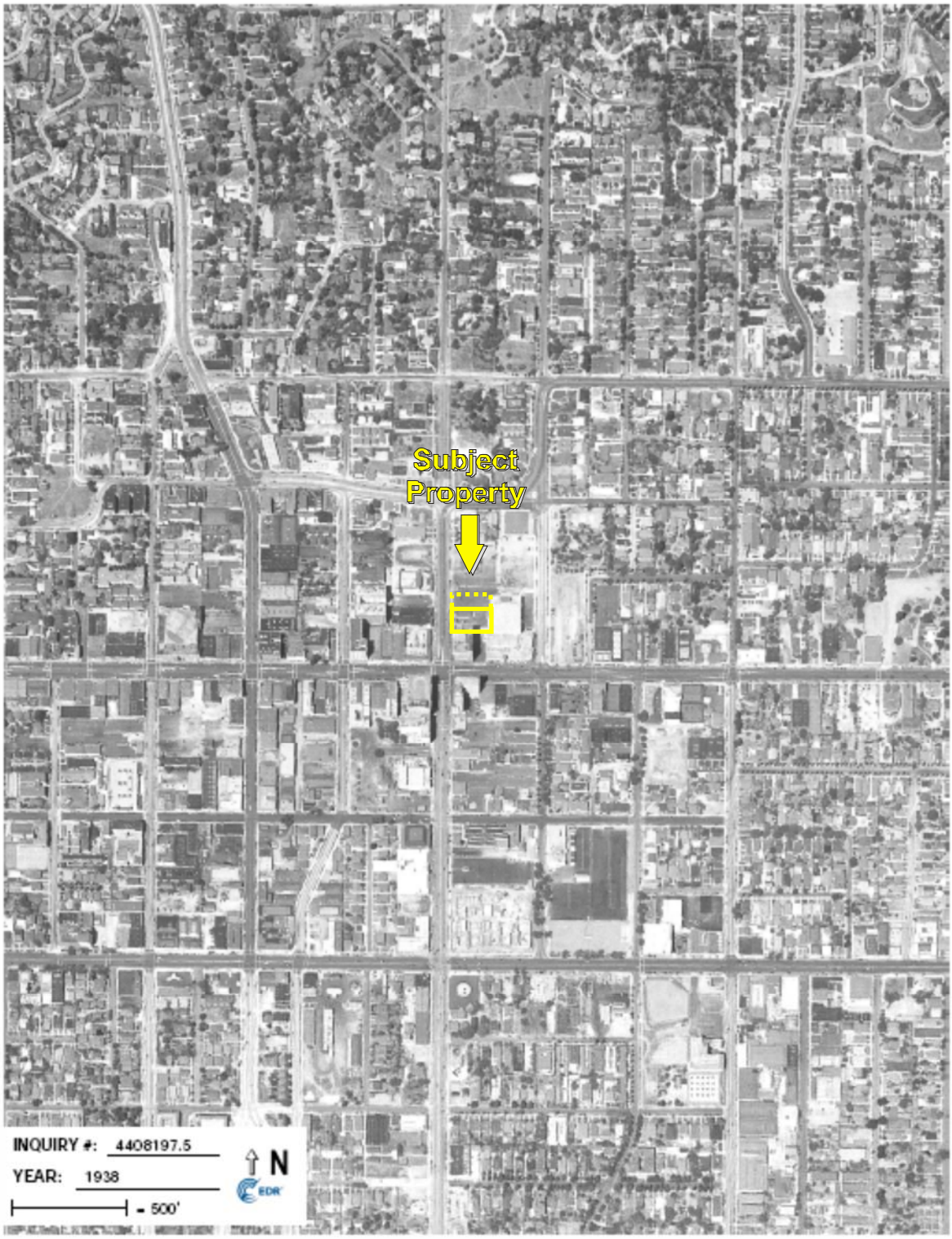


24. View of adjacent property to the west across North Vine Street, facing west.

APPENDIX B: HISTORICAL/REGULATORY DOCUMENTATION

PARTNER

Date of Photograph: 1928



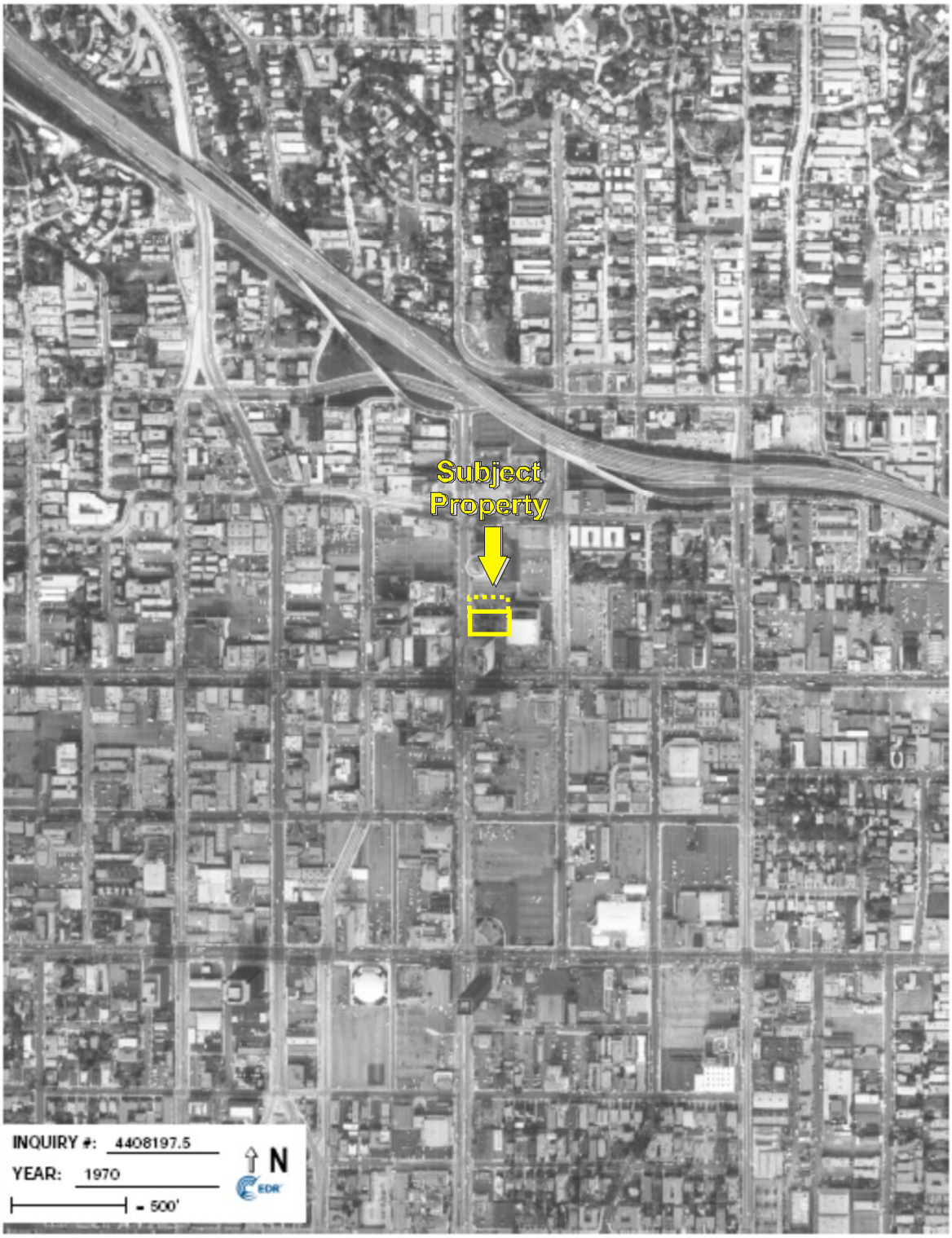
Date of Photograph: 1938

Date of Photograph: 1948

Date of Photograph: 1952

Date of Photograph: 1954

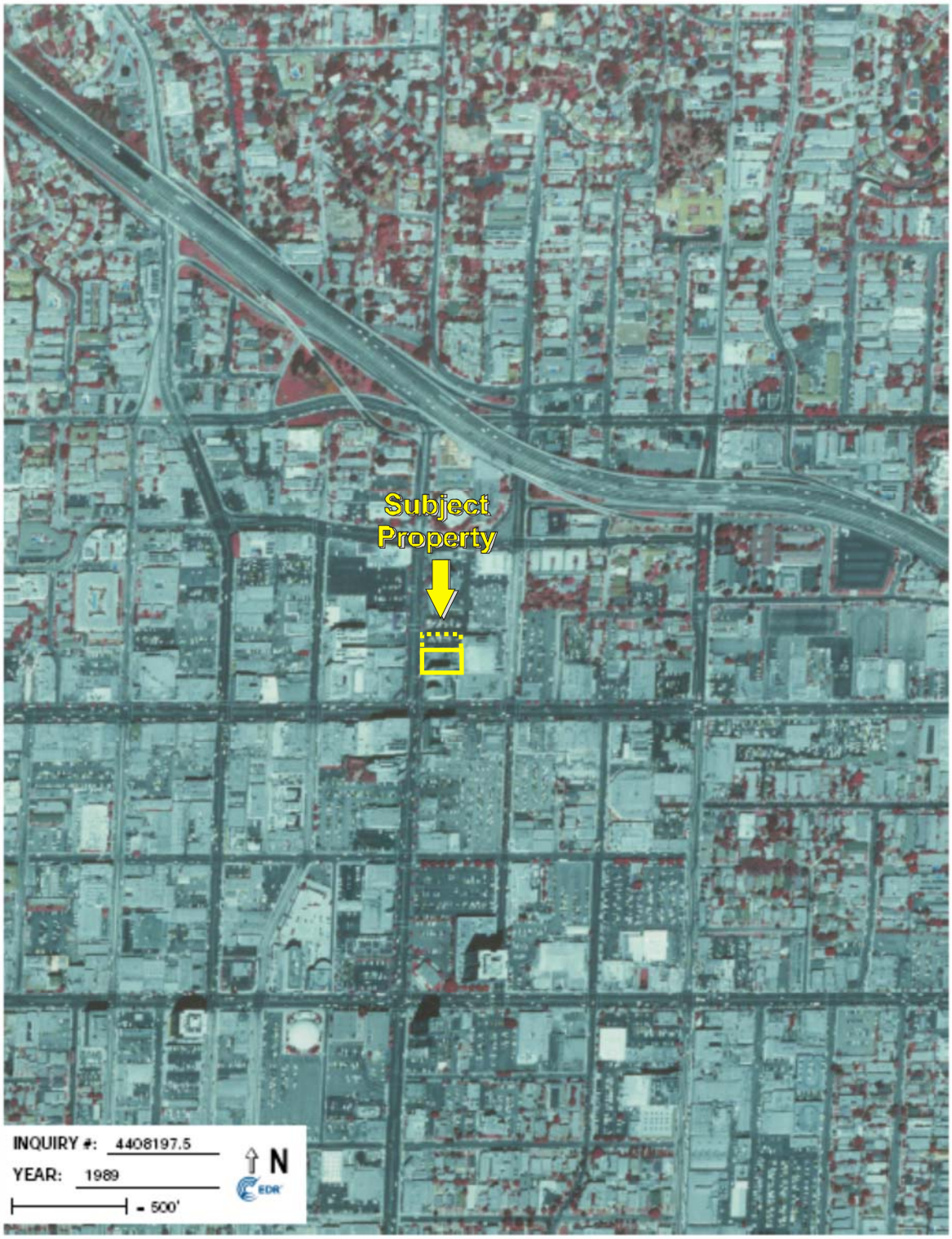
Date of Photograph: 1964



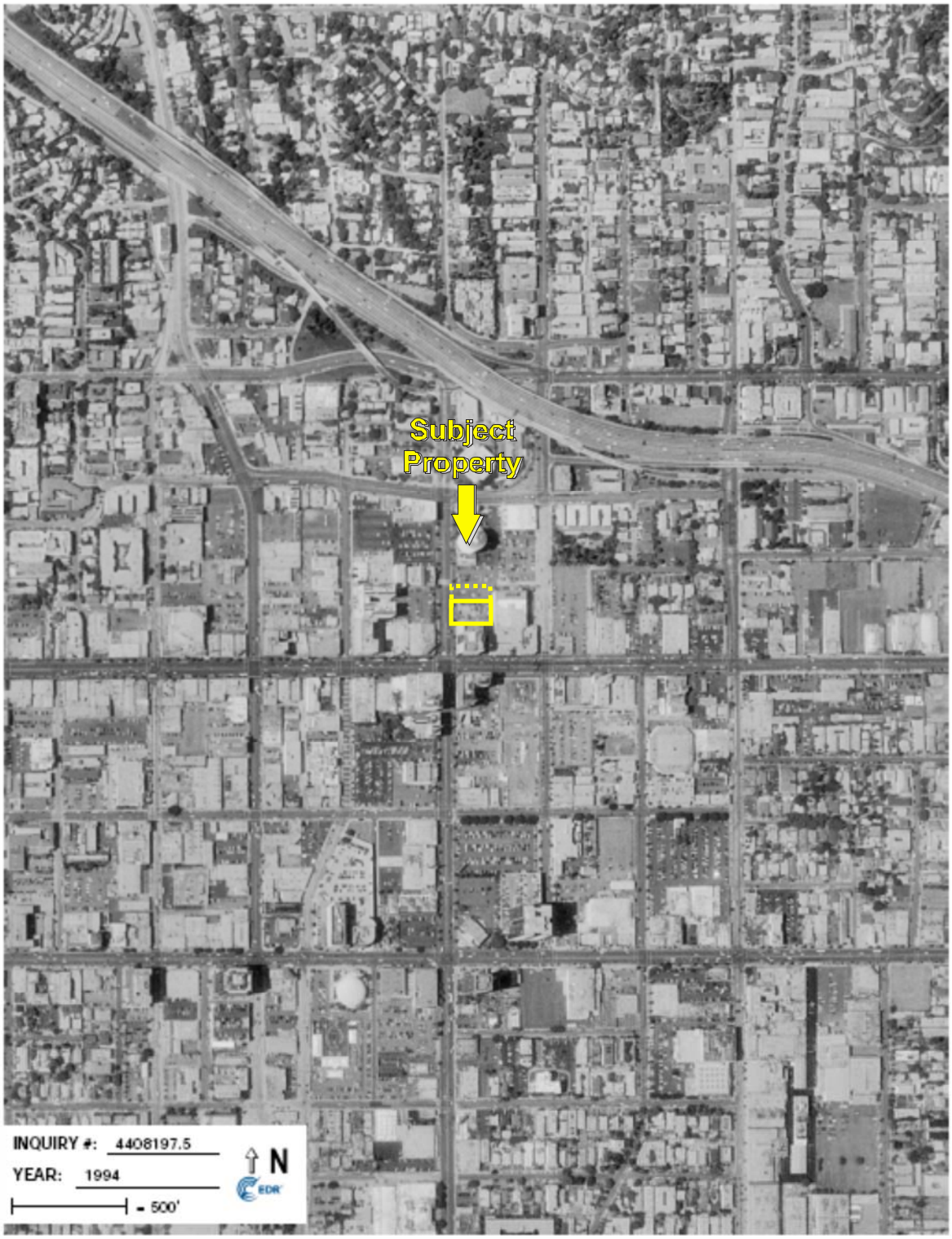
Date of Photograph: 1970

Date of Photograph: 1977

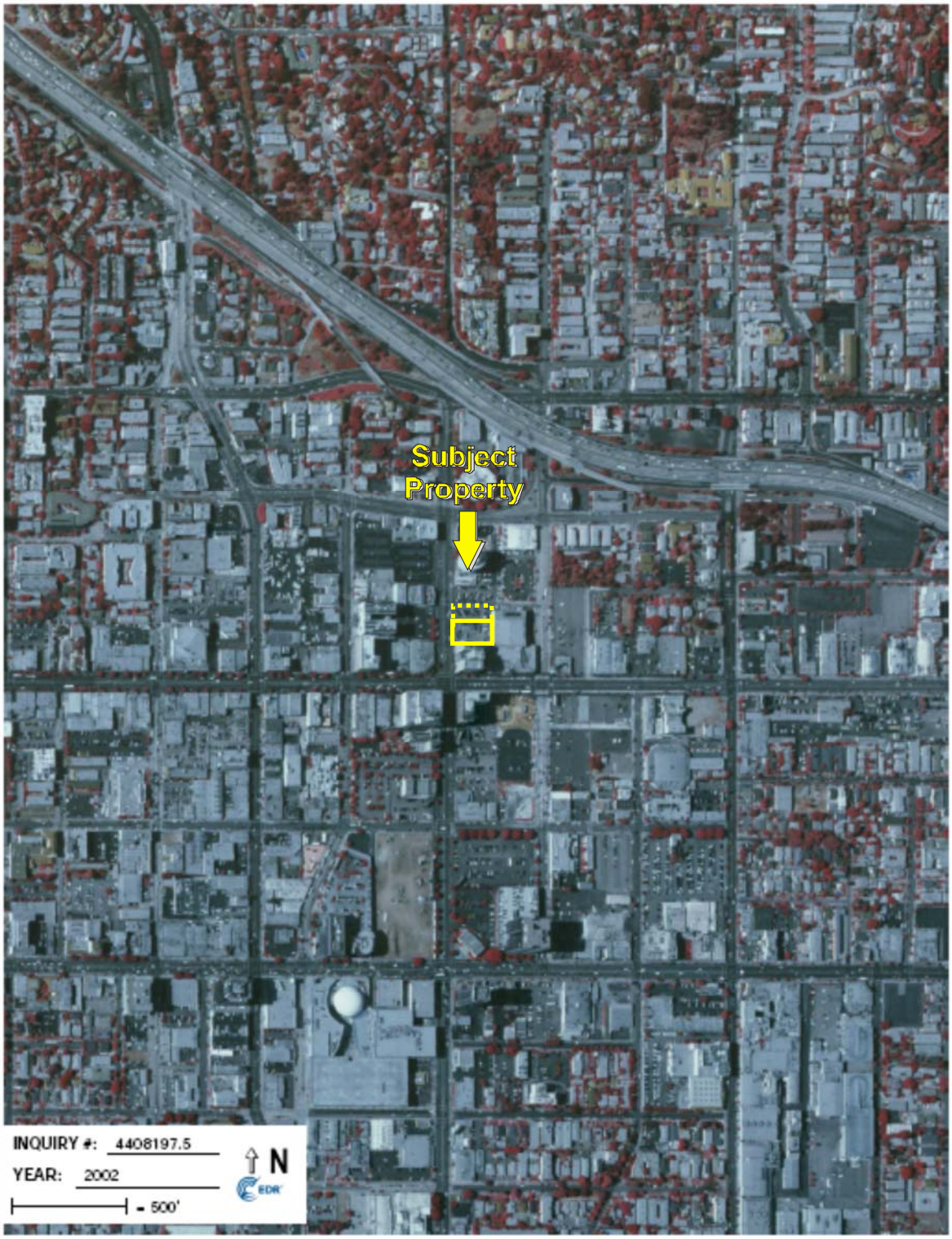
Date of Photograph: 1981



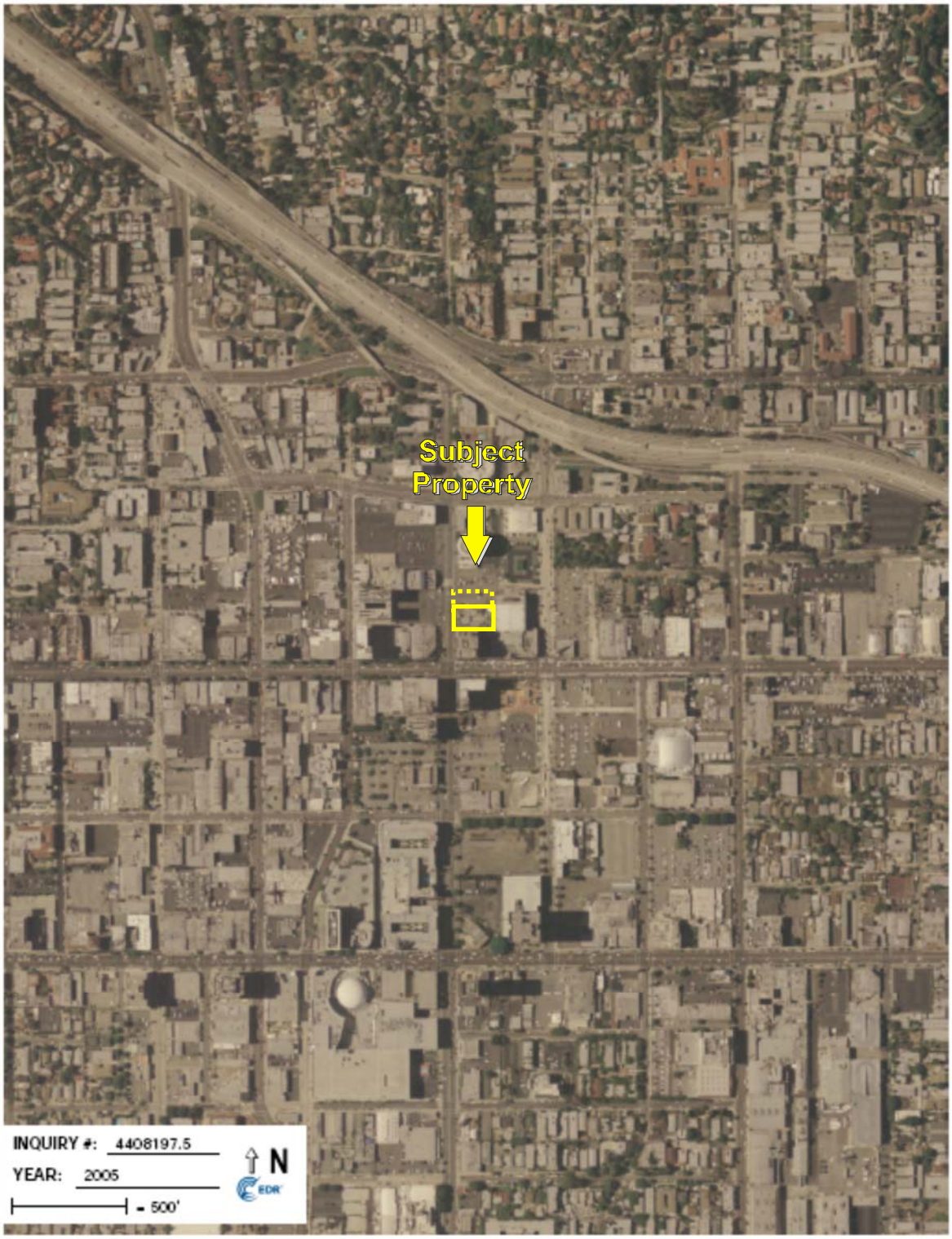
Date of Photograph: 1989



Date of Photograph: 1994

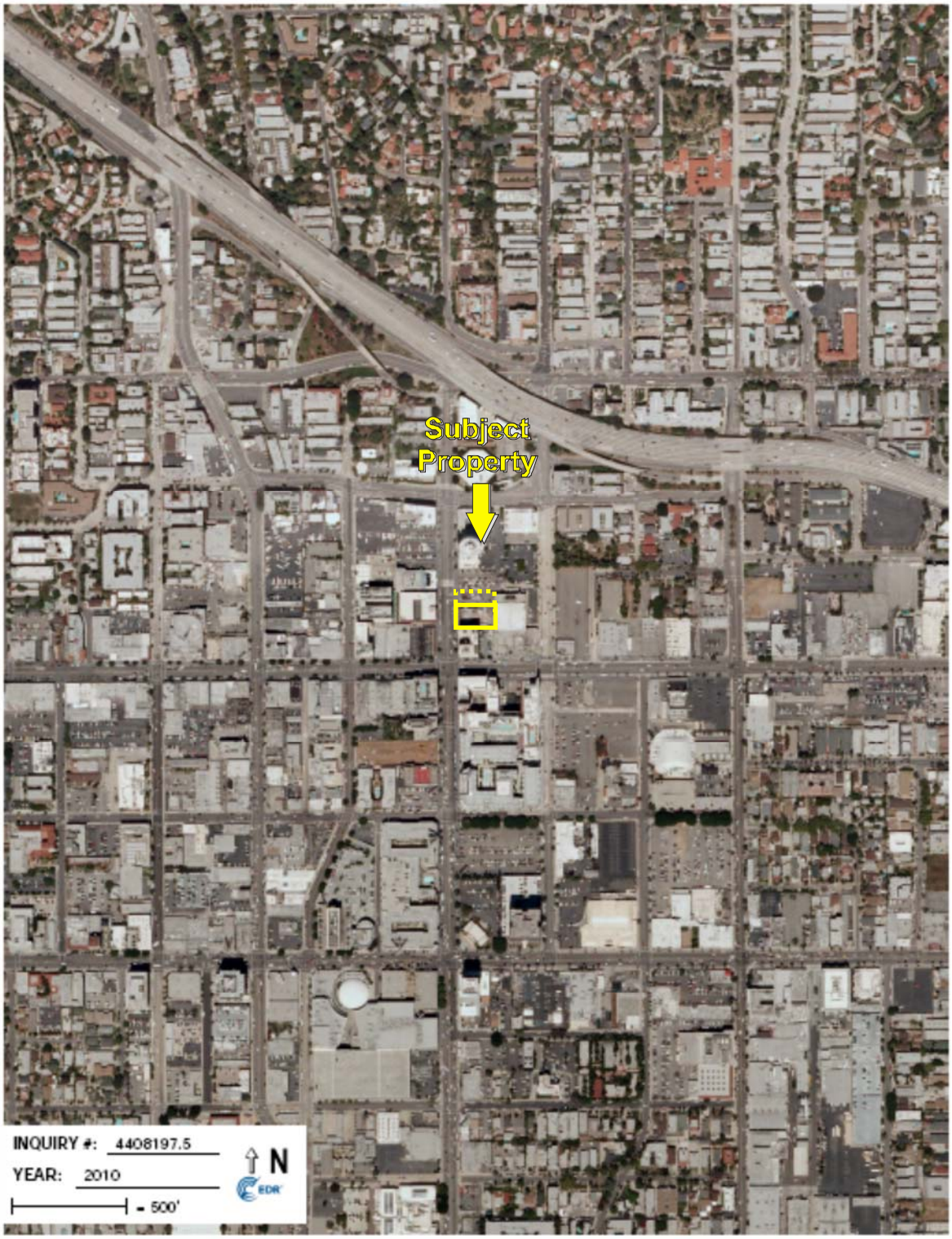


Date of Photograph: 2002

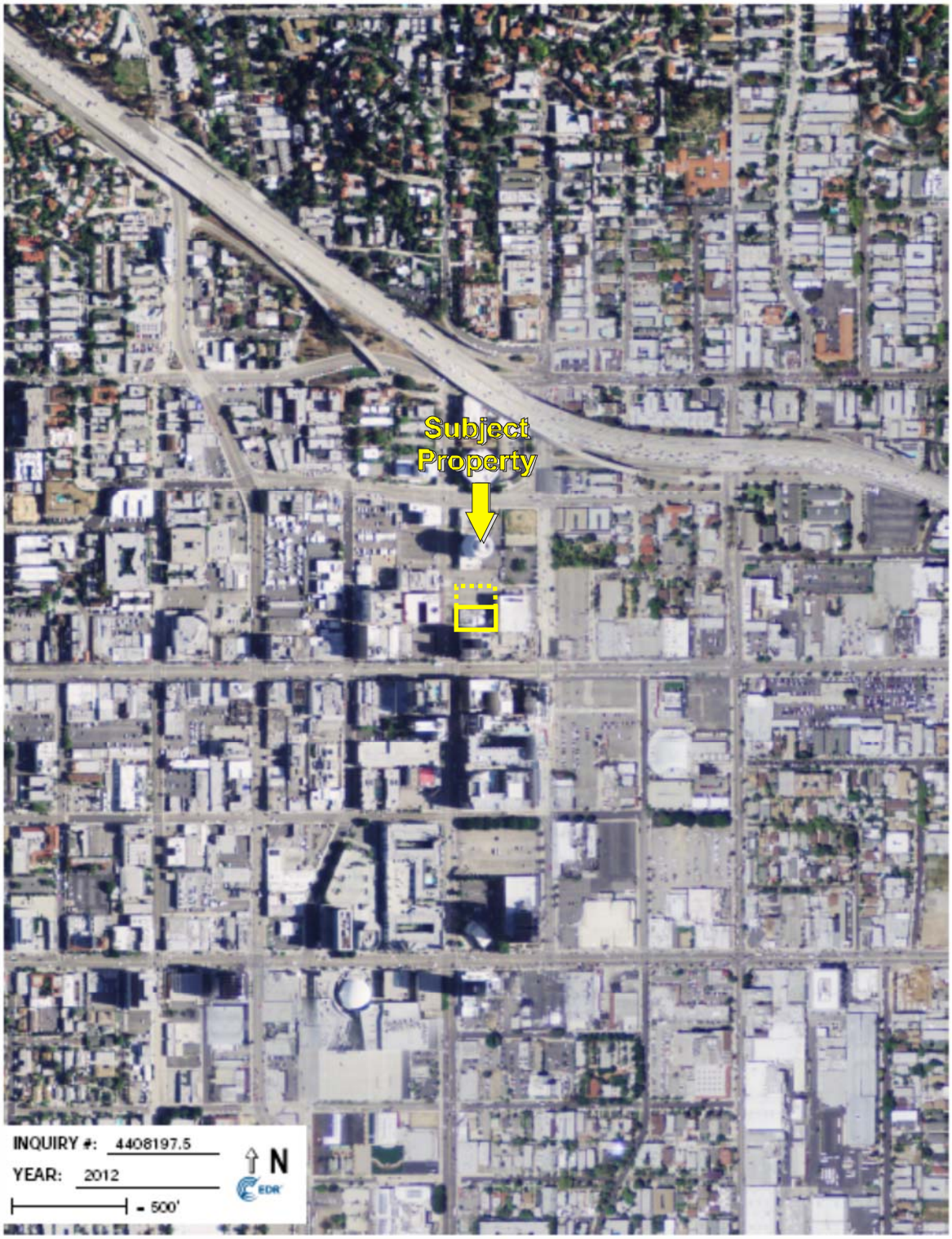


Date of Photograph: 2005

Date of Photograph: 2009

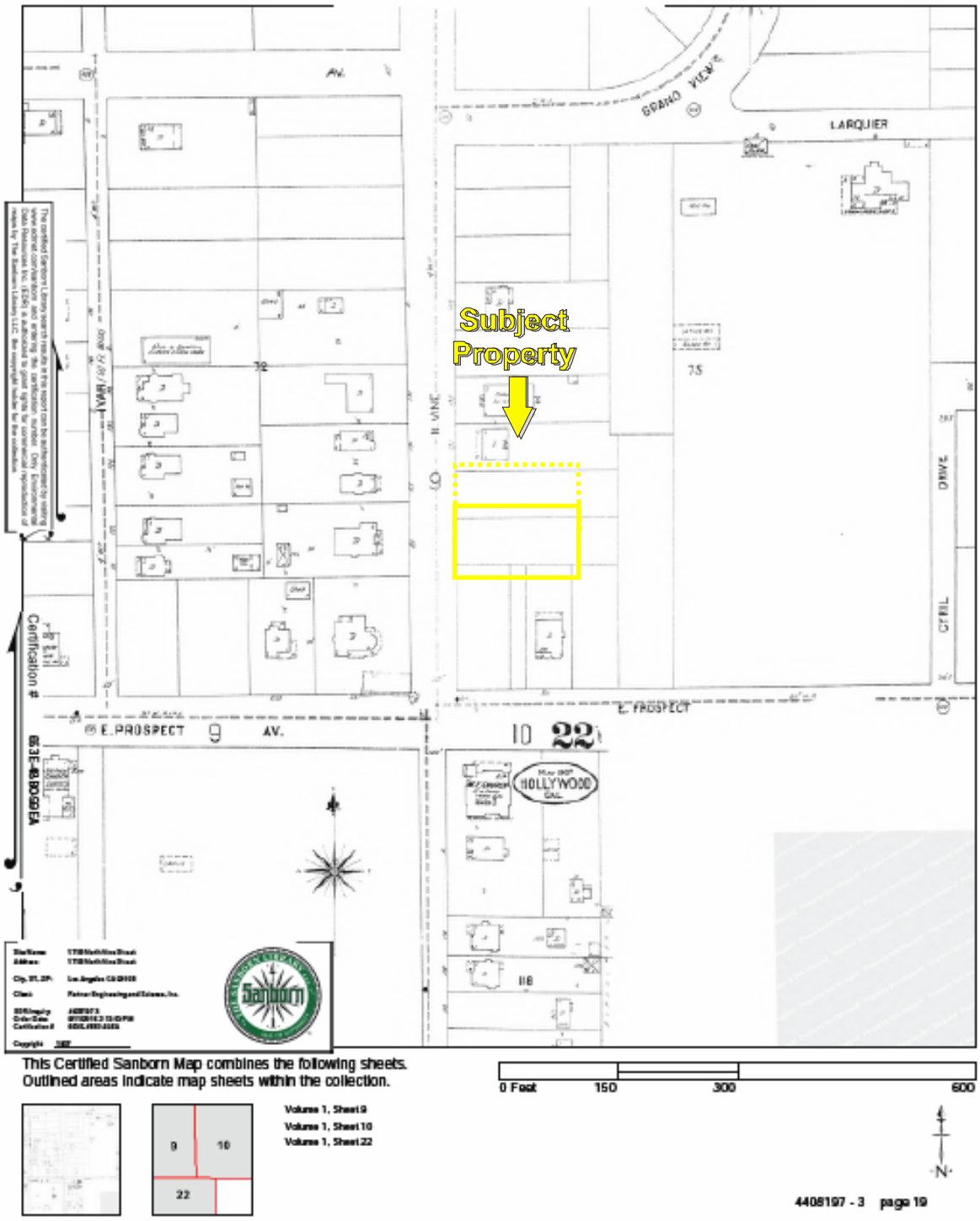


Date of Photograph: 2010



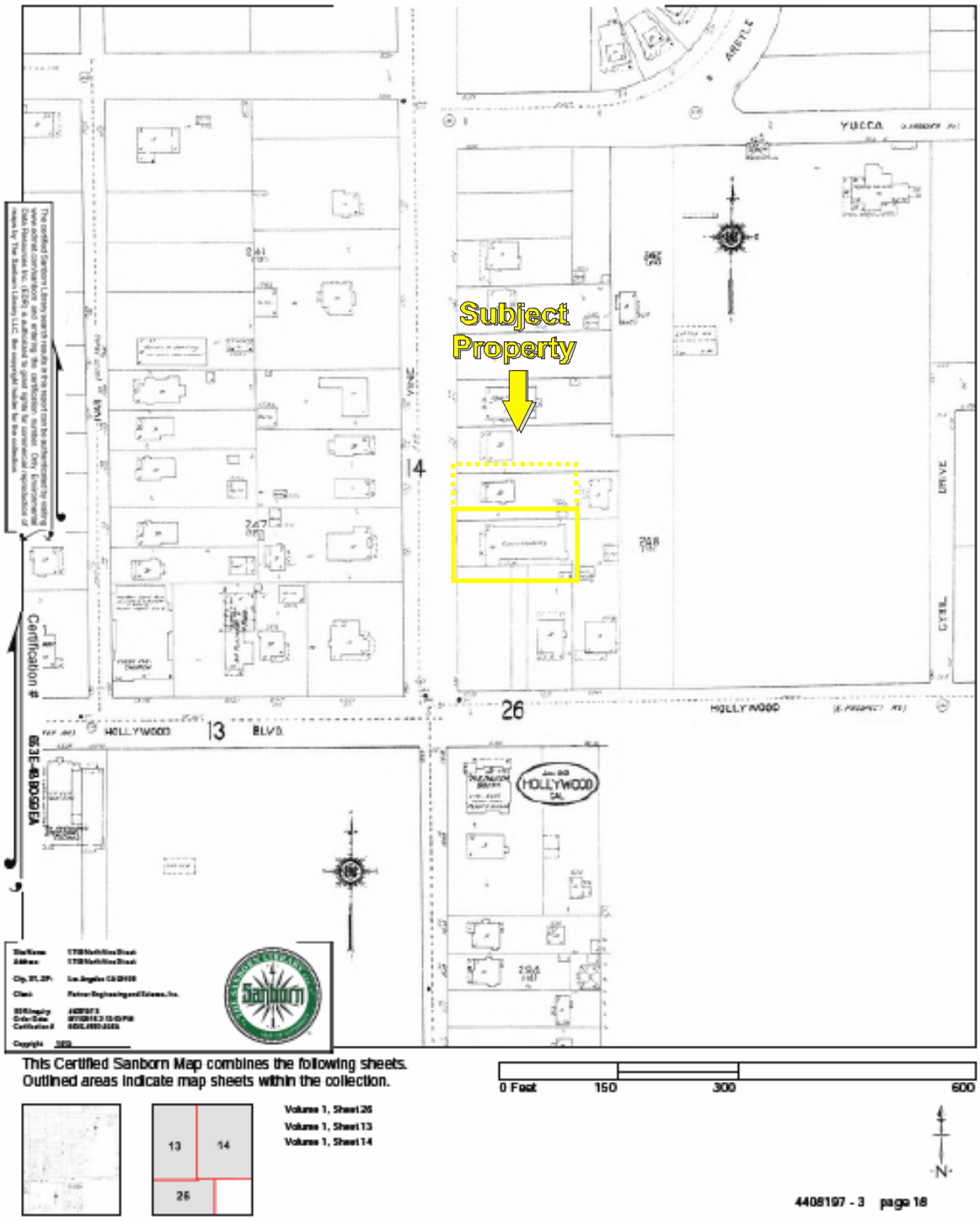
Date of Photograph: 2012

1907 Certified Sanborn Map



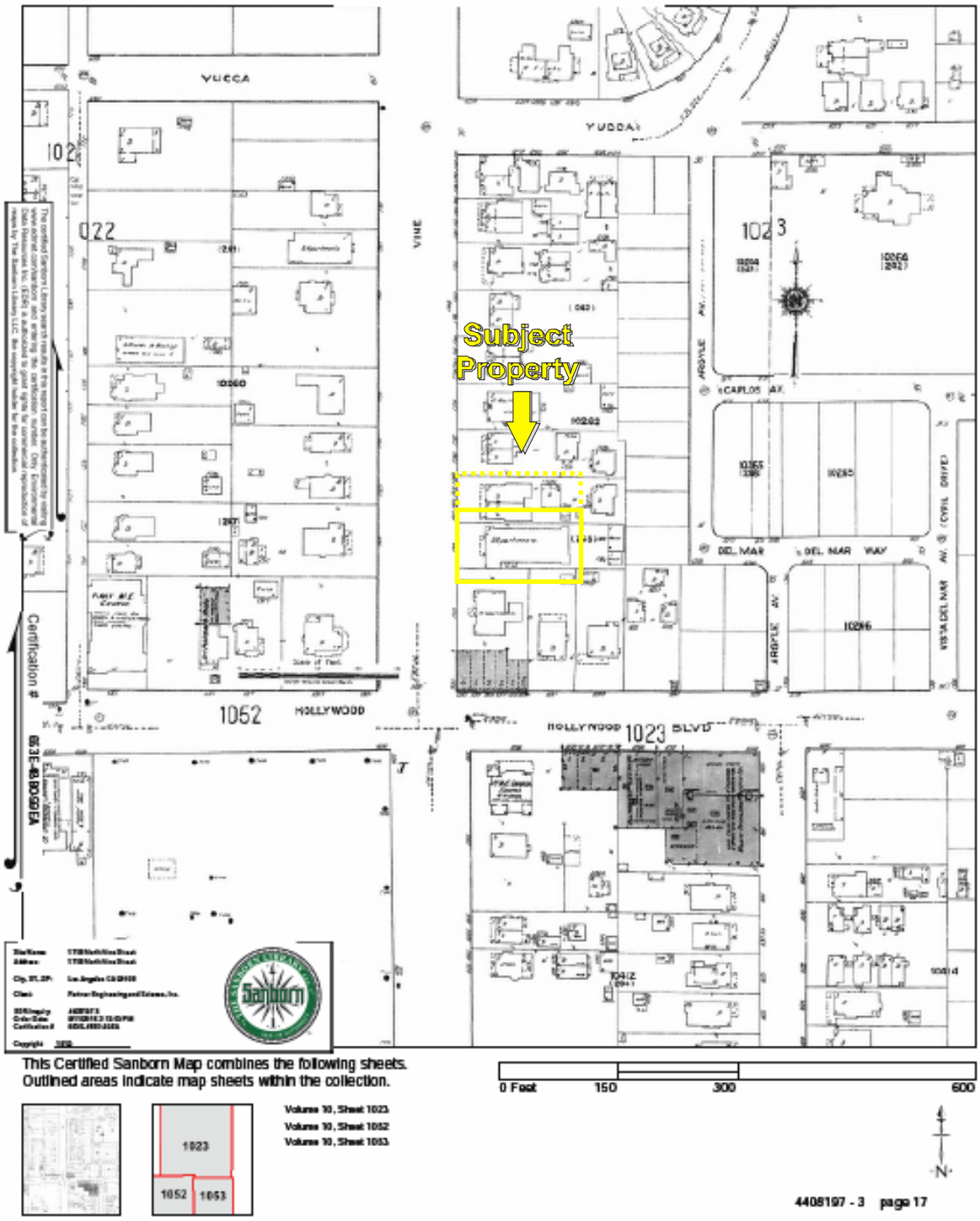
Date of Map: 1907

1913 Certified Sanborn Map



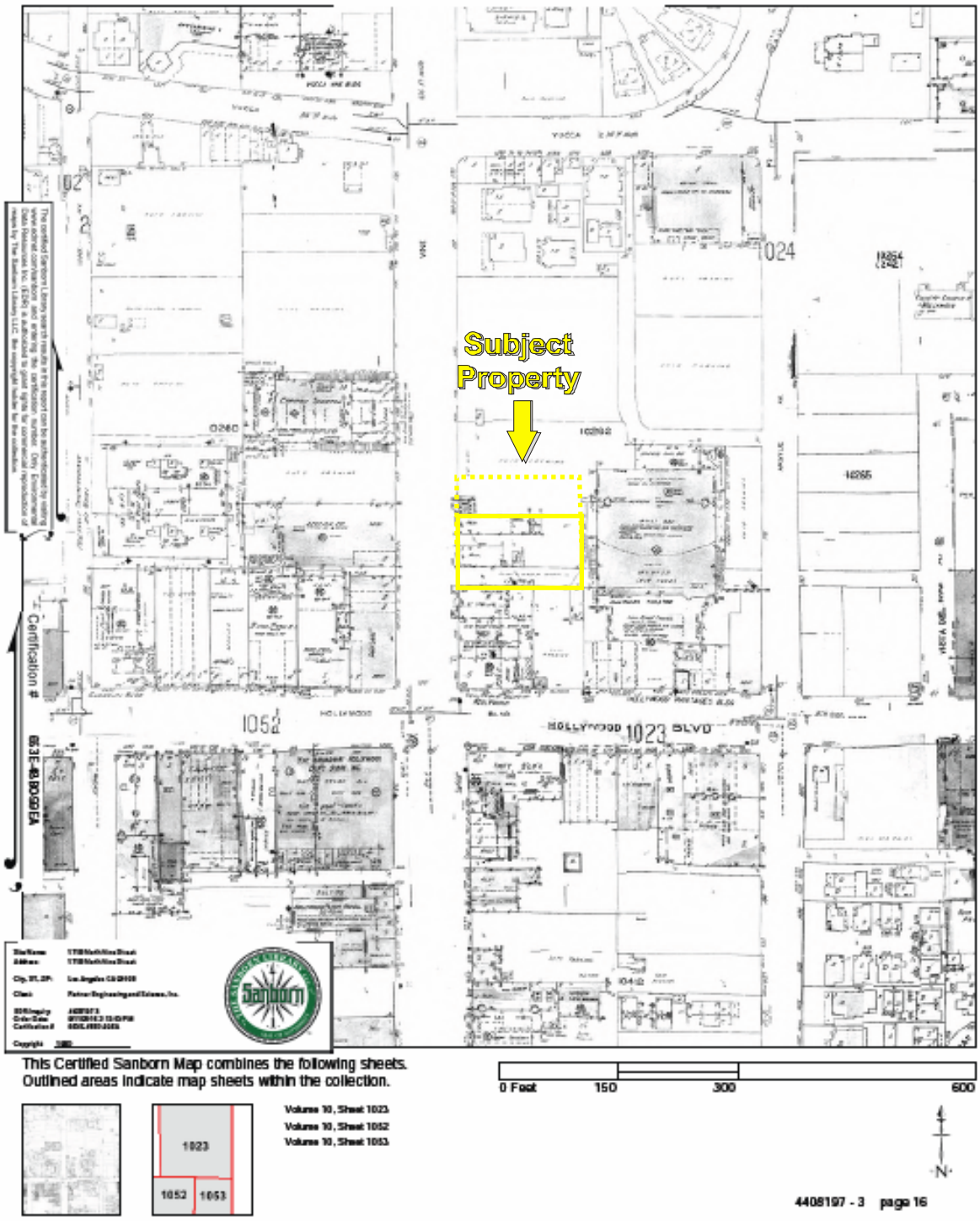
Date of Map: 1913

1919 Certified Sanborn Map



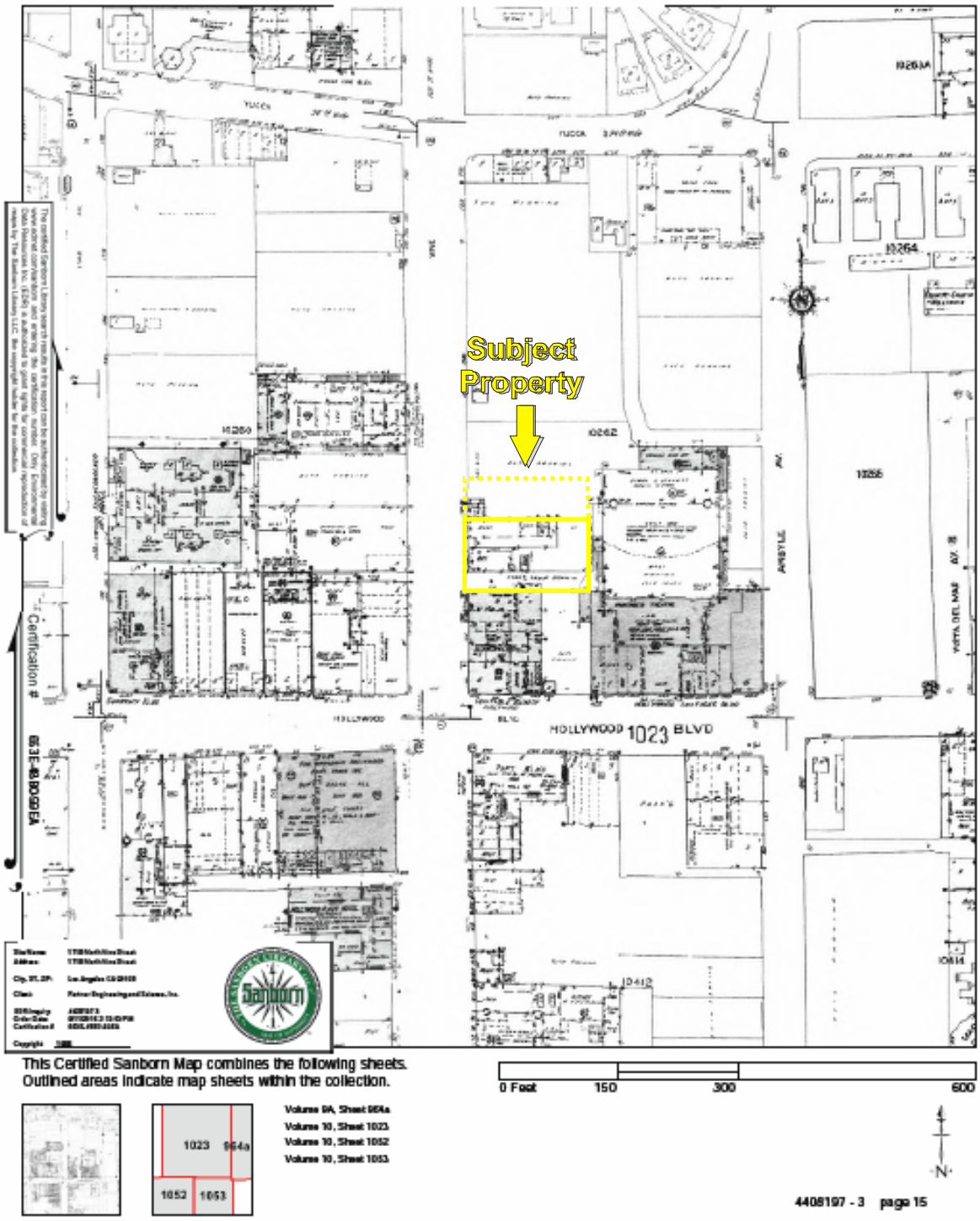
Date of Map: 1919

1950 Certified Sanborn Map



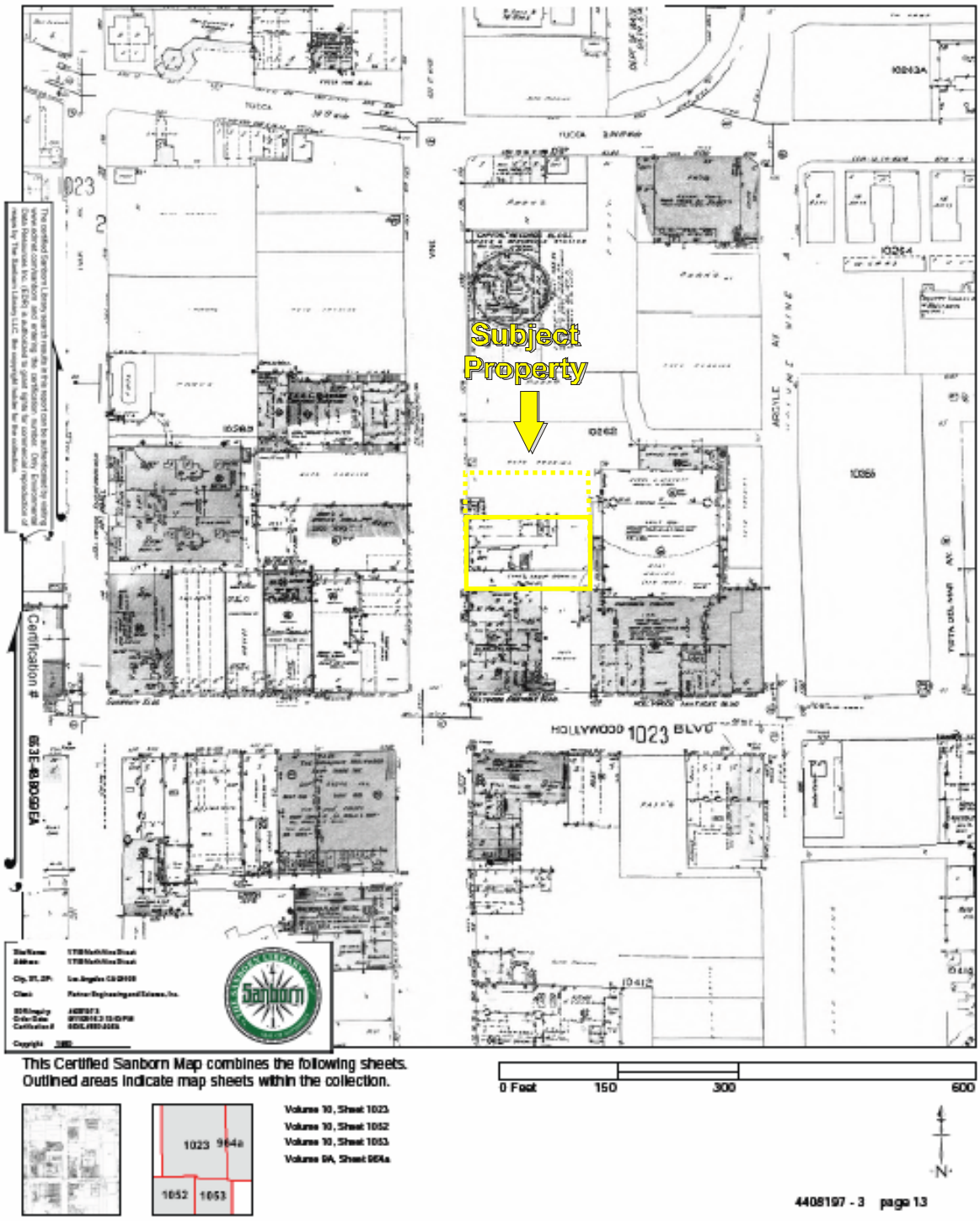
Date of Map: 1950

1955 Certified Sanborn Map



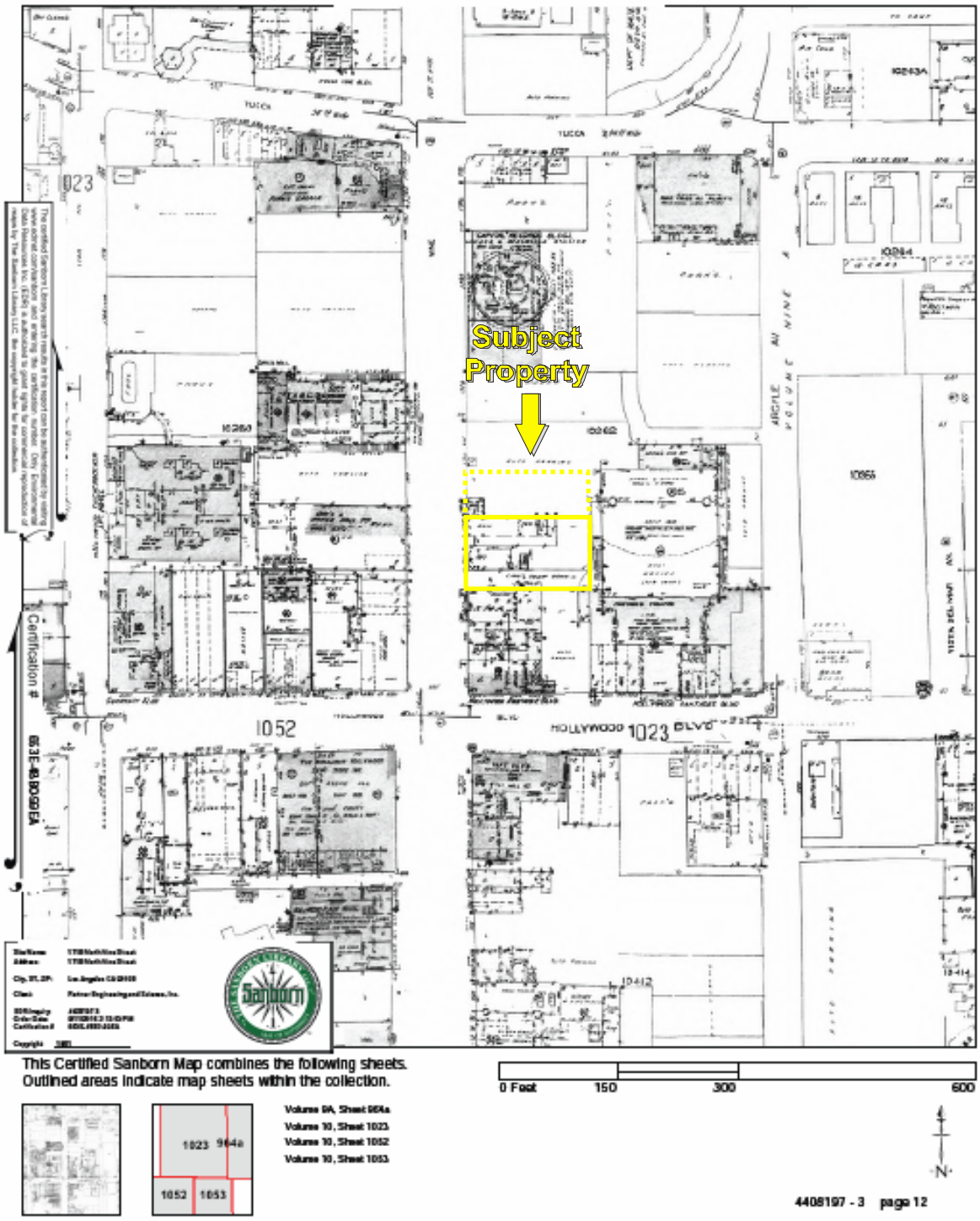
Date of Map: 1955

1960 Certified Sanborn Map



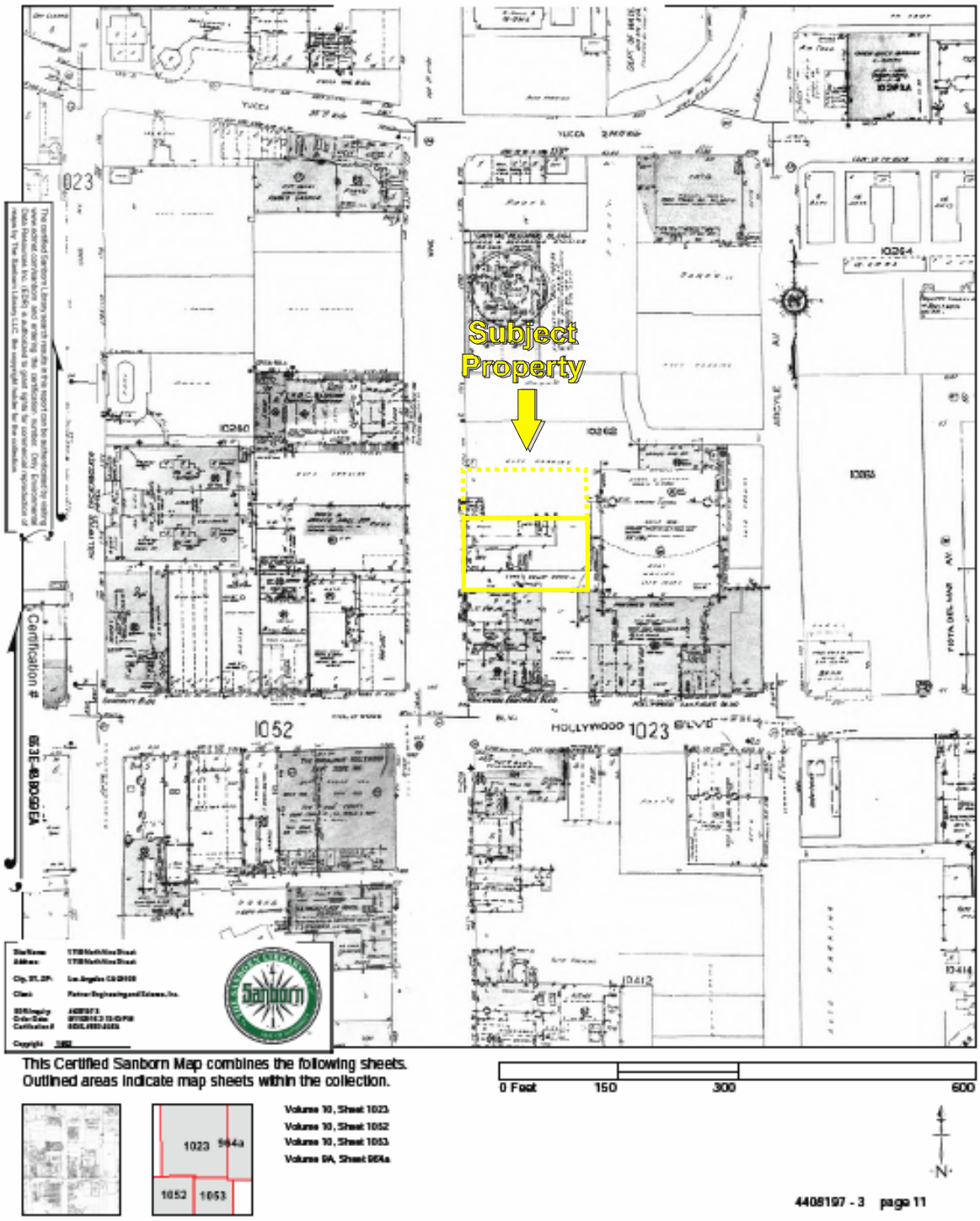
Date of Map: 1960

1961 Certified Sanborn Map



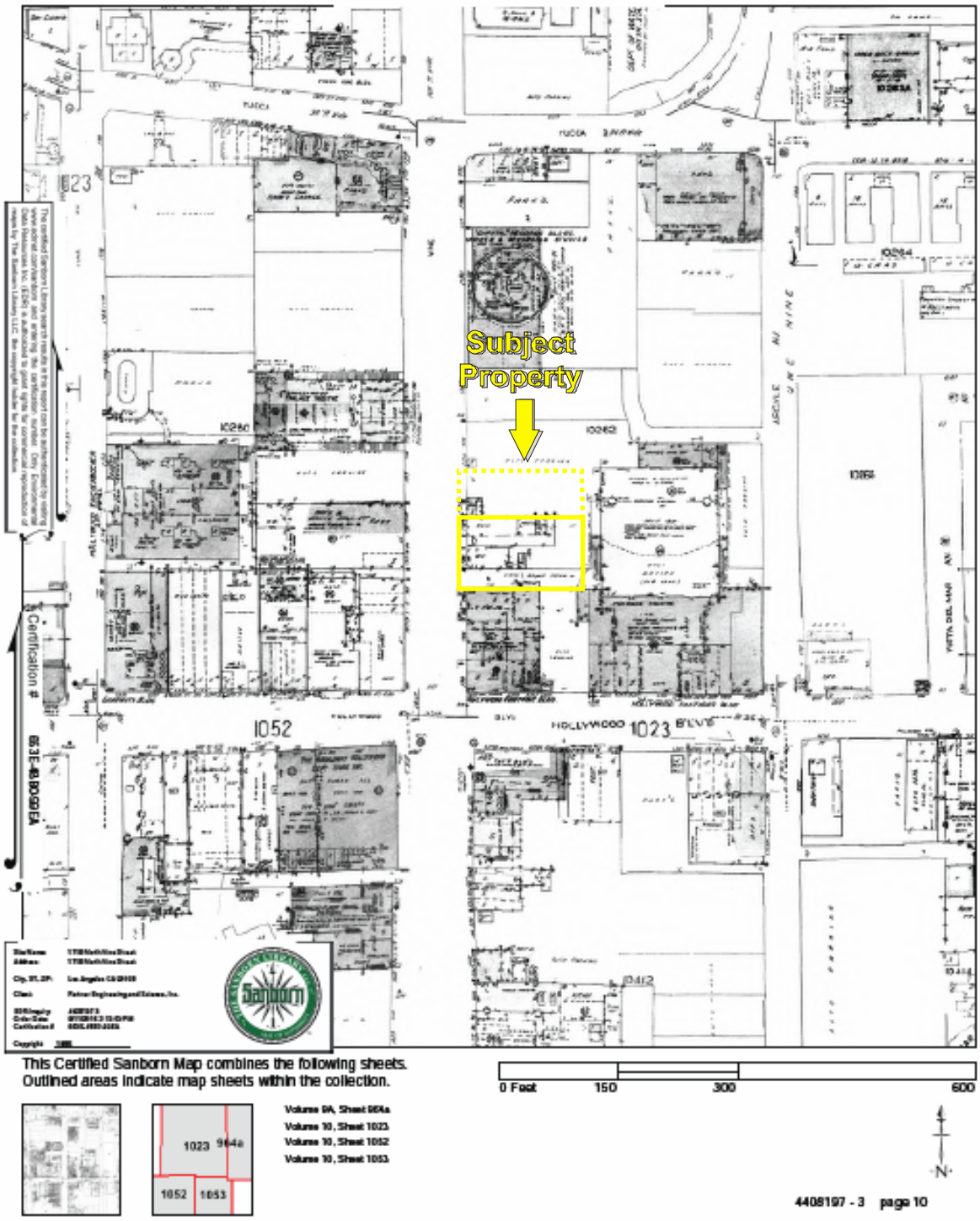
Date of Map: 1961

1962 Certified Sanborn Map



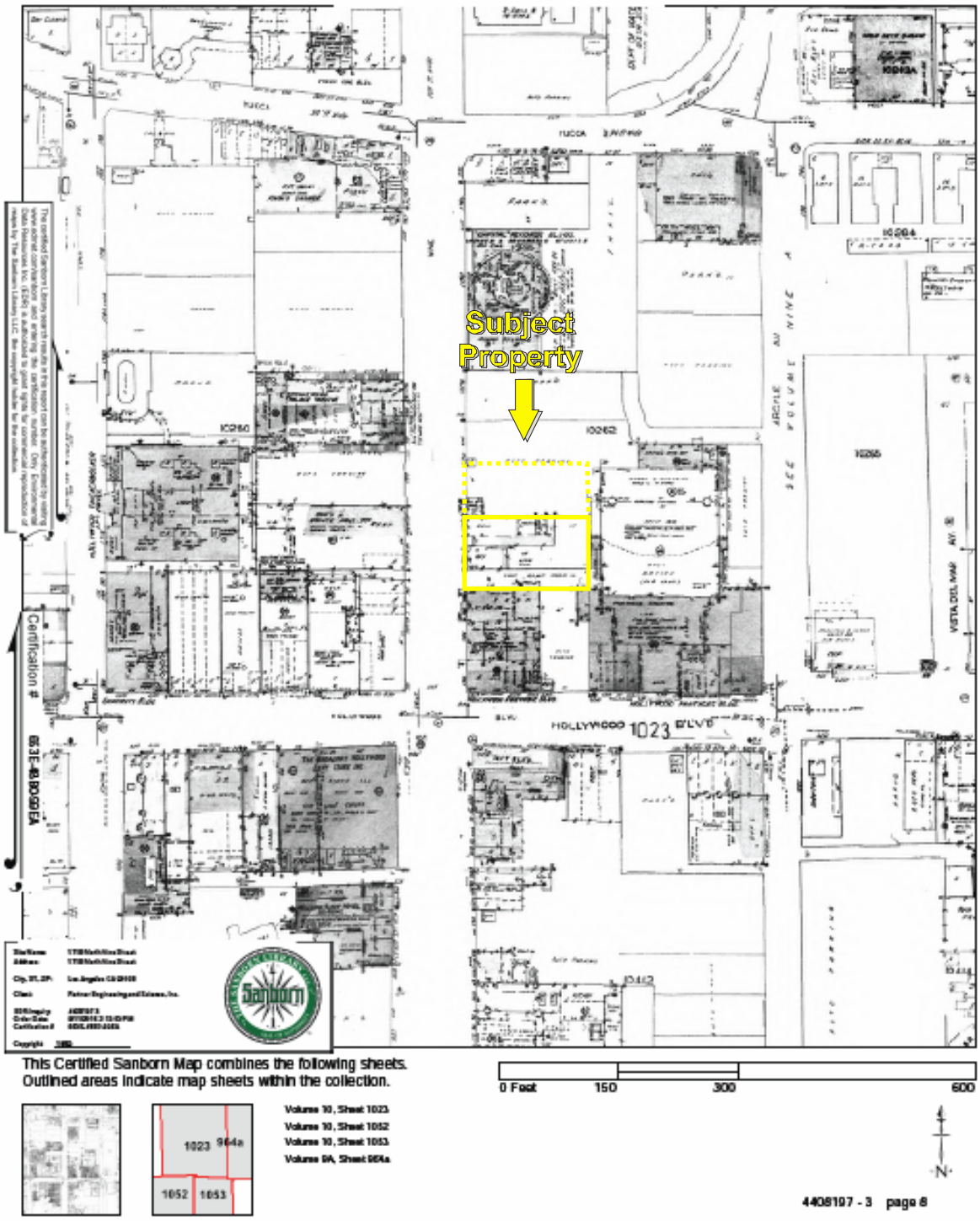
Date of Map: 1962

1966 Certified Sanborn Map



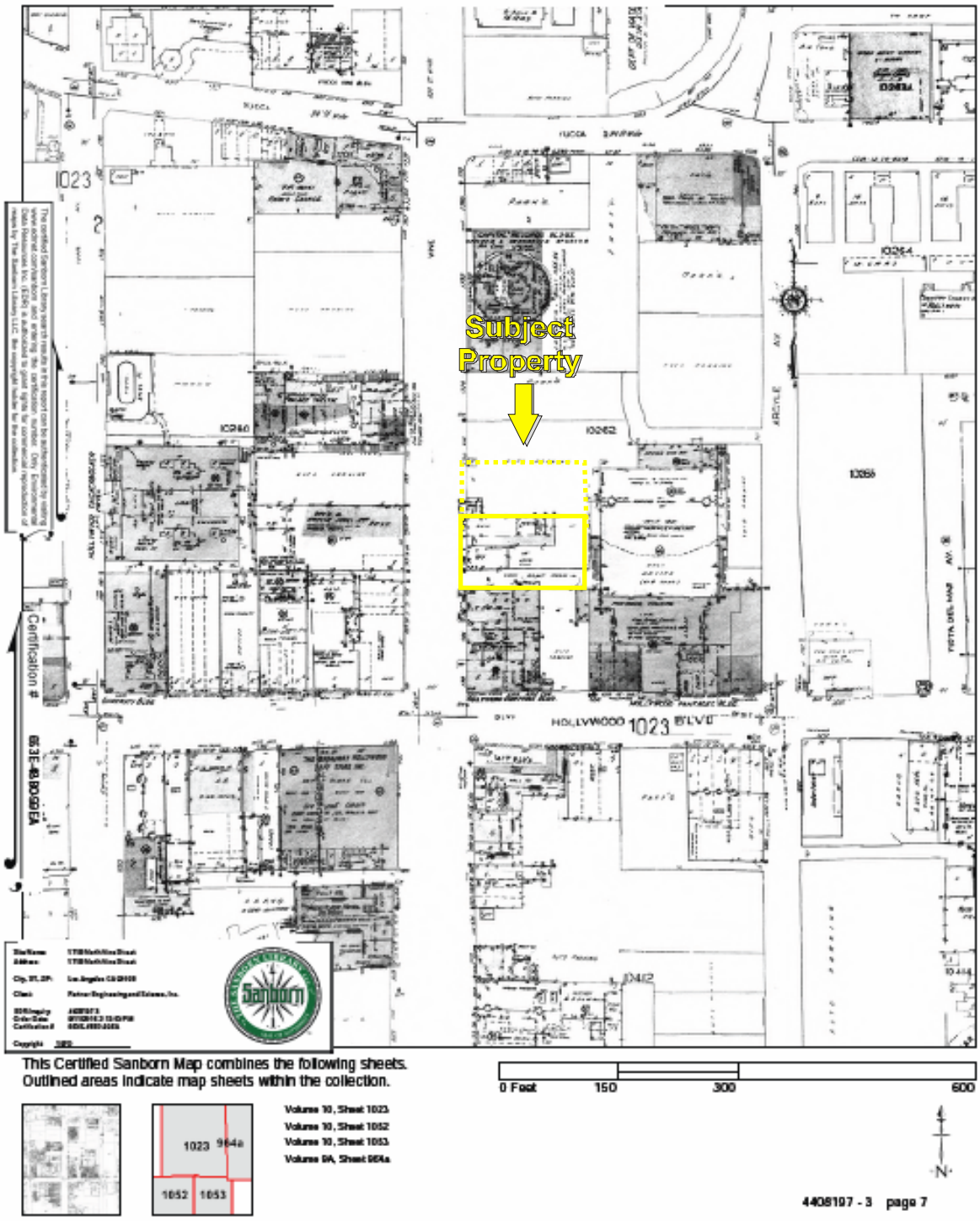
Date of Map: 1966

1969 Certified Sanborn Map



Date of Map: 1969

1970 Certified Sanborn Map



Date of Map: 1970

Historical Topographic Map

N	TARGET QUAD NAME: SANTA MONICA MAP YEAR: 1896 SERIES: 15 SCALE: 1:62500	SITE NAME: 1718 North Vine Street ADDRESS: 1718 North Vine Street Los Angeles, CA 90028 LAT/LONG: 34.1023 / -118.3264	CLIENT: Partner Engineering and Science, Inc. CONTACT: Brittany Platt INQUIRY#: 4408197.4 RESEARCH DATE: 09/11/2015

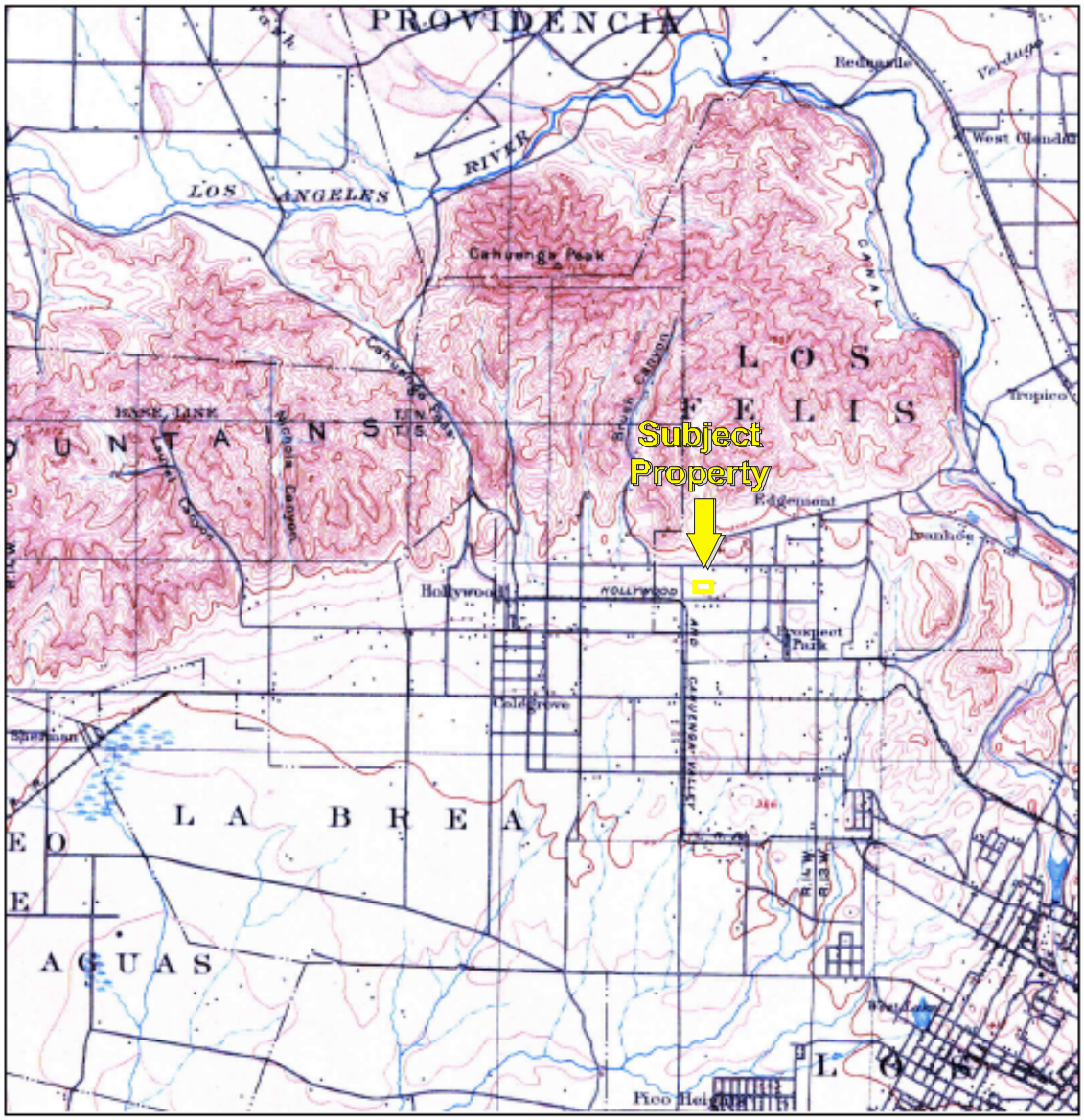
USGS 7.5 Minute *Santa Monica, CA* Quadrangle Created: 1896

Historical Topographic Map

N	TARGET QUAD NAME: LOS ANGELES MAP YEAR: 1900 SERIES: 15 SCALE: 1:62500	SITE NAME: 1718 North Vine Street ADDRESS: 1718 North Vine Street Los Angeles, CA 90028 LAT/LONG: 34.1023 / -118.3264	CLIENT: Partner Engineering and Science, Inc. CONTACT: Brittany Platt INQUIRY#: 4408197.4 RESEARCH DATE: 09/11/2015

USGS 7.5 Minute *Los Angeles, CA* Quadrangle Created: 1900

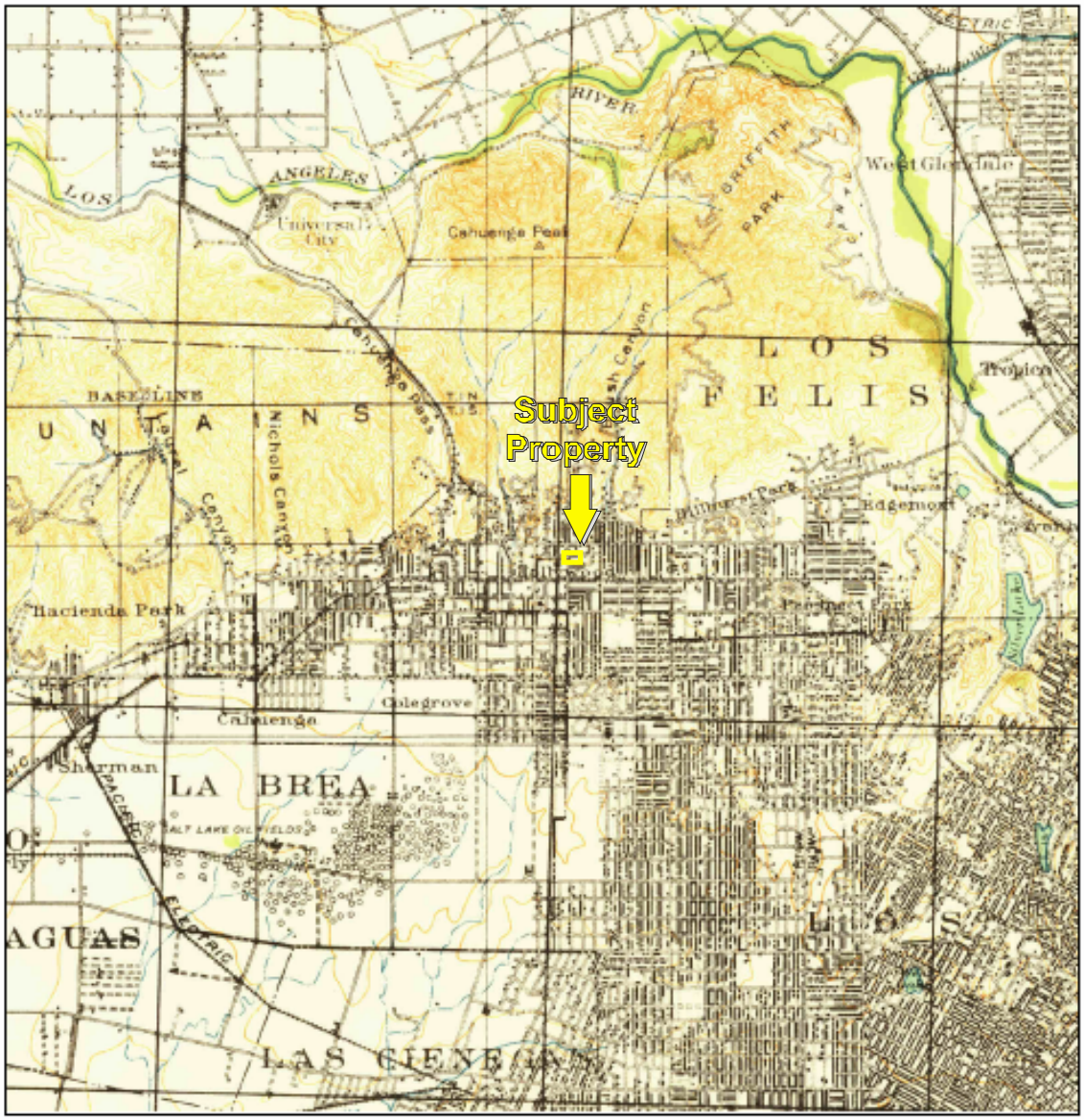
Historical Topographic Map



N	TARGET QUAD NAME: SANTA MONICA MAP YEAR: 1902 SERIES: 15 SCALE: 1:62500	SITE NAME: 1718 North Vine Street ADDRESS: 1718 North Vine Street Los Angeles, CA 90028 LAT/LONG: 34.1023 / -118.3264	CLIENT: Partner Engineering and Science, Inc. CONTACT: Brittany Platt INQUIRY#: 4408197.4 RESEARCH DATE: 09/11/2015

USGS 7.5 Minute *Santa Monica, CA* Quadrangle Created: 1902

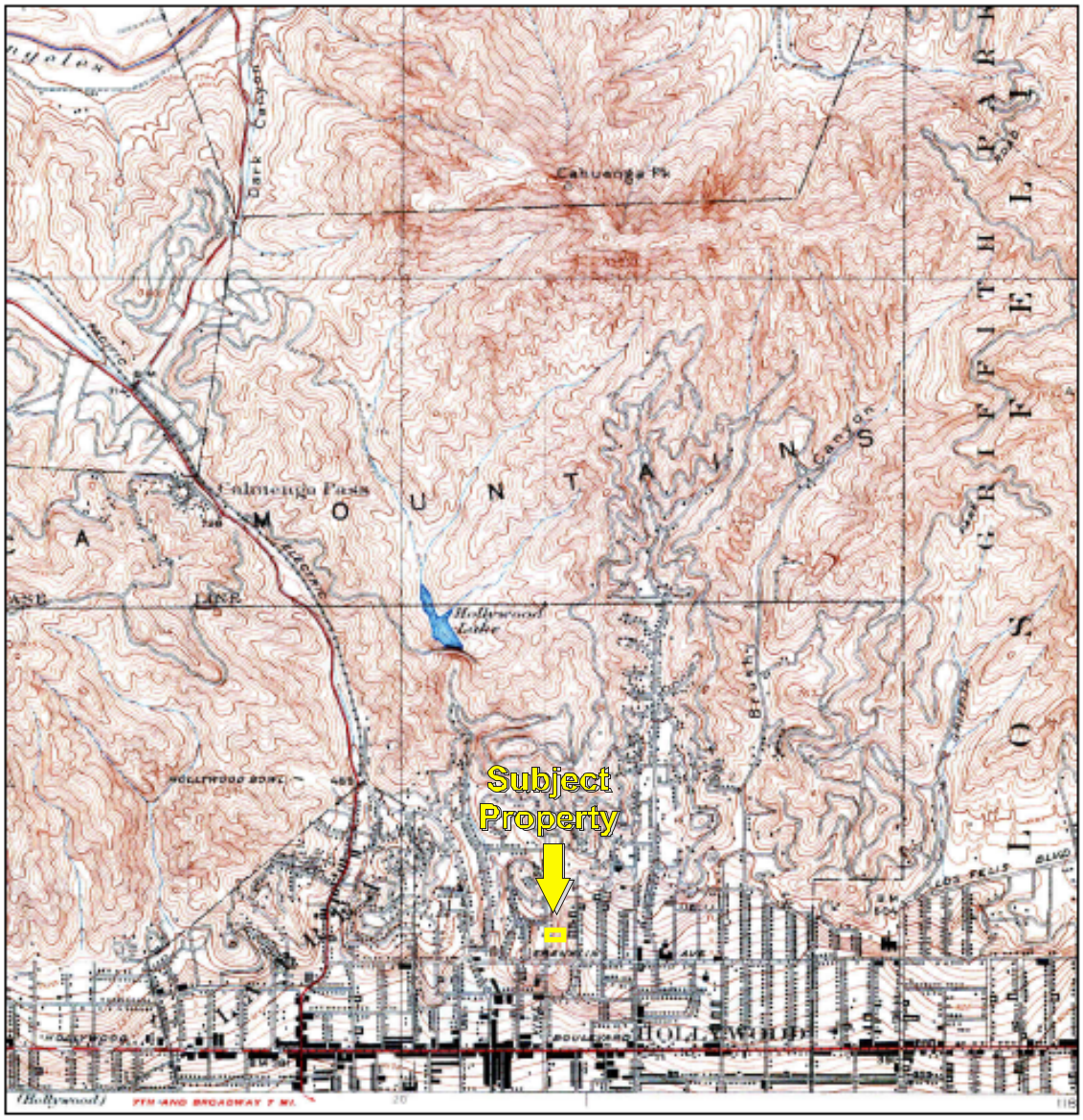
Historical Topographic Map



N	TARGET QUAD NAME: SANTA MONICA MAP YEAR: 1920 SERIES: 15 SCALE: 1:62500	SITE NAME: 1718 North Vine Street ADDRESS: 1718 North Vine Street Los Angeles, CA 90028 LAT/LONG: 34.1023 / -118.3264	CLIENT: Partner Engineering and Science, Inc. CONTACT: Brittany Platt INQUIRY#: 4408197.4 RESEARCH DATE: 09/11/2015

USGS 7.5 Minute *Santa Monica, CA* Quadrangle Created: 1920

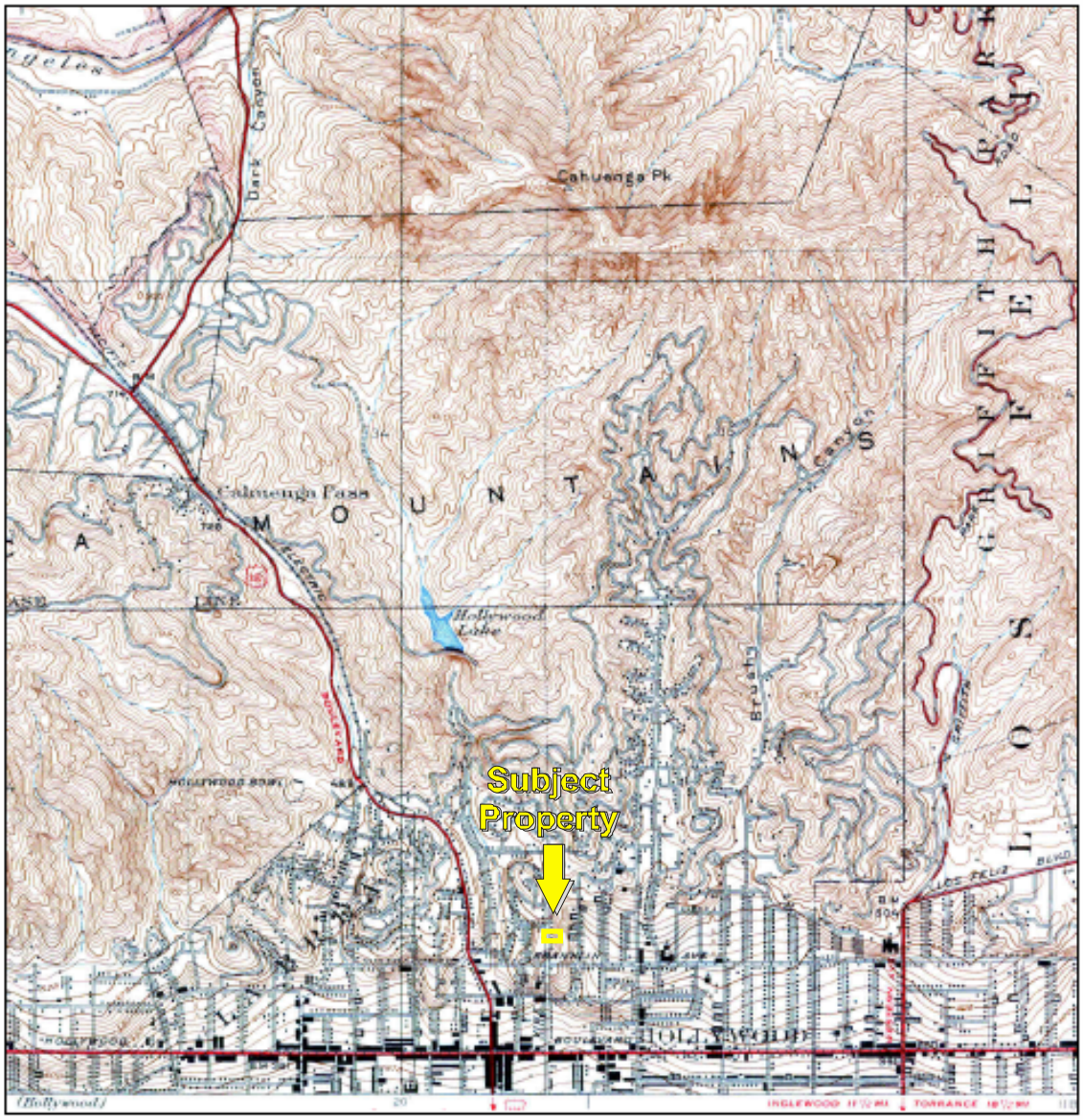
Historical Topographic Map



N	TARGET QUAD		SITE NAME:	1718 North Vine Street	CLIENT:	Partner Engineering and Science, Inc.
	NAME:	BURBANK	ADDRESS:	1718 North Vine Street	CONTACT:	Brittany Platt
	MAP YEAR:	1926		Los Angeles, CA 90028	INQUIRY#:	4408197.4
	SERIES:	6	LAT/LONG:	34.1023 / -118.3264	RESEARCH DATE:	09/11/2015
	SCALE:	1:24000				

USGS 7.5 Minute *Burbank, CA* Quadrangle Created: 1926

Historical Topographic Map



N	TARGET QUAD NAME: BURBANK MAP YEAR: 1941 SERIES: 6 SCALE: 1:24000	SITE NAME: 1718 North Vine Street ADDRESS: 1718 North Vine Street Los Angeles, CA 90028 LAT/LONG: 34.1023 / -118.3264	CLIENT: Partner Engineering and Science, Inc. CONTACT: Brittany Platt INQUIRY#: 4408197.4 RESEARCH DATE: 09/11/2015

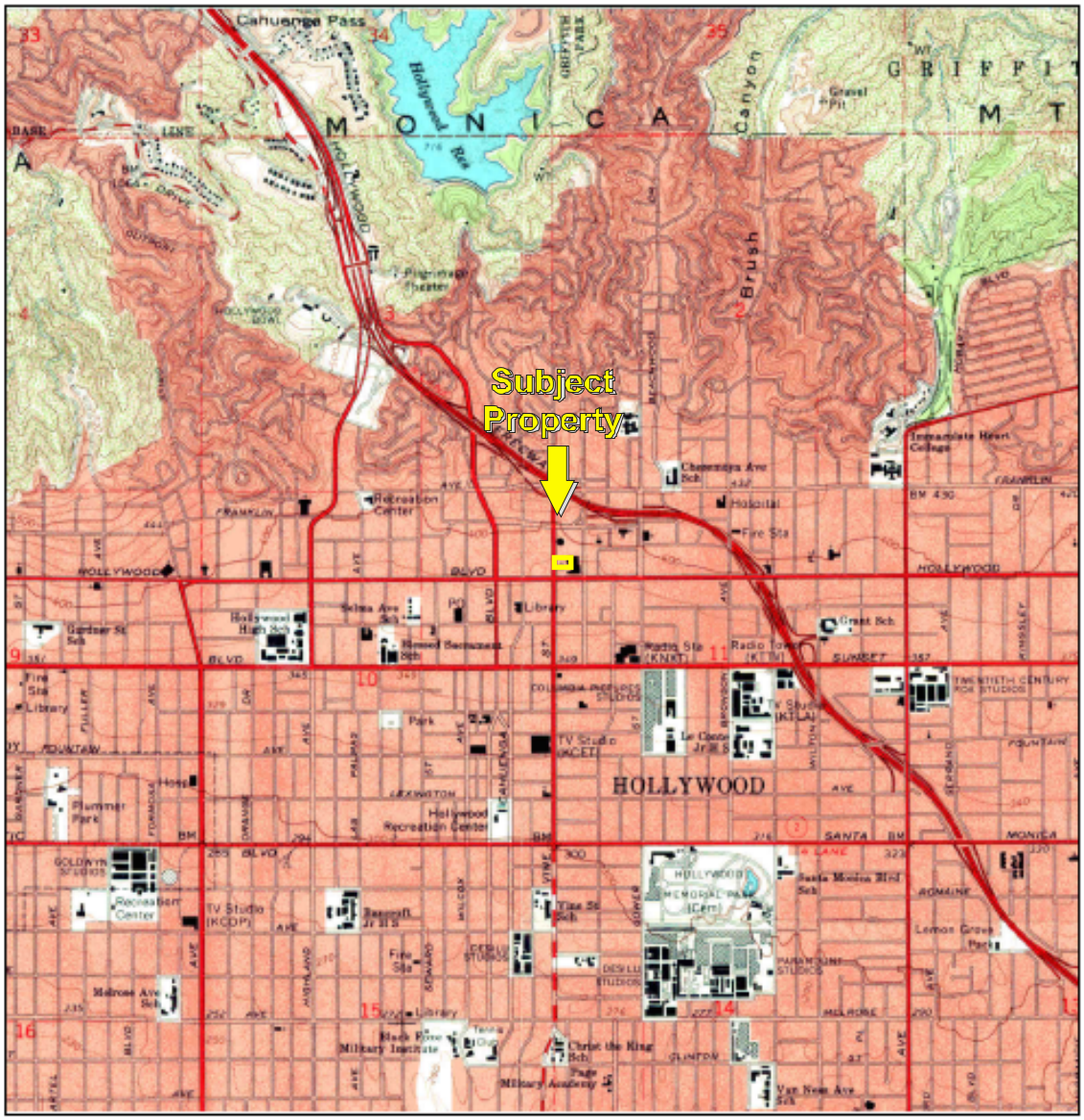
USGS 7.5 Minute *Burbank, CA* Quadrangle Created: 1941

Historical Topographic Map

N	TARGET QUAD NAME: HOLLYWOOD MAP YEAR: 1953 SERIES: 7.5 SCALE: 1:24000	SITE NAME: 1718 North Vine Street ADDRESS: 1718 North Vine Street Los Angeles, CA 90028 LAT/LONG: 34.1023 / -118.3264	CLIENT: Partner Engineering and Science, Inc. CONTACT: Brittany Platt INQUIRY#: 4408197.4 RESEARCH DATE: 09/11/2015

USGS 7.5 Minute *Hollywood, CA* Quadrangle Created: 1953

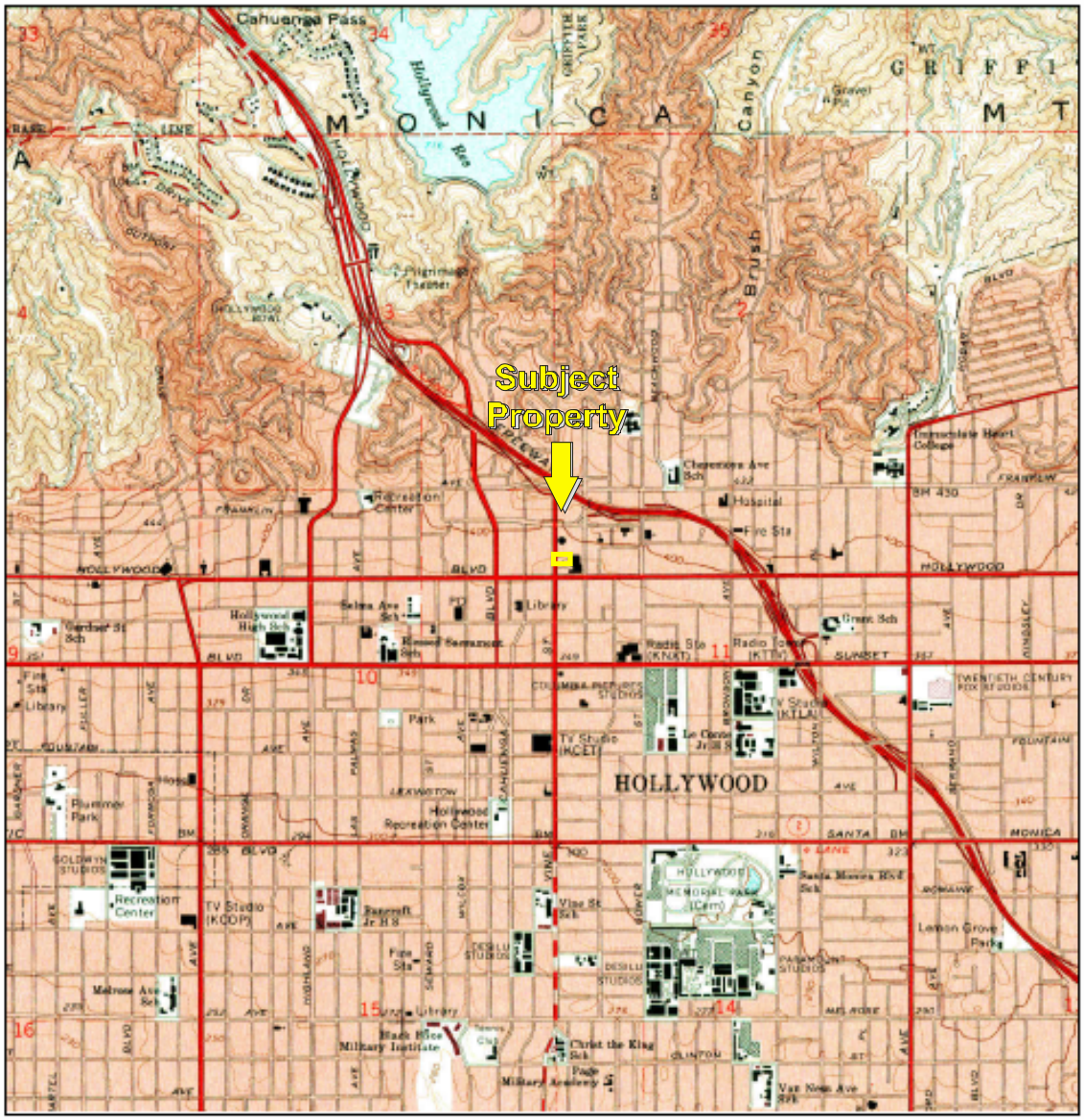
Historical Topographic Map



N	TARGET QUAD NAME: HOLLYWOOD MAP YEAR: 1966 SERIES: 7.5 SCALE: 1:24000	SITE NAME: 1718 North Vine Street ADDRESS: 1718 North Vine Street Los Angeles, CA 90028 LAT/LONG: 34.1023 / -118.3264	CLIENT: Partner Engineering and Science, Inc. CONTACT: Brittany Platt INQUIRY#: 4408197.4 RESEARCH DATE: 09/11/2015

USGS 7.5 Minute *Hollywood, CA* Quadrangle Created: 1966

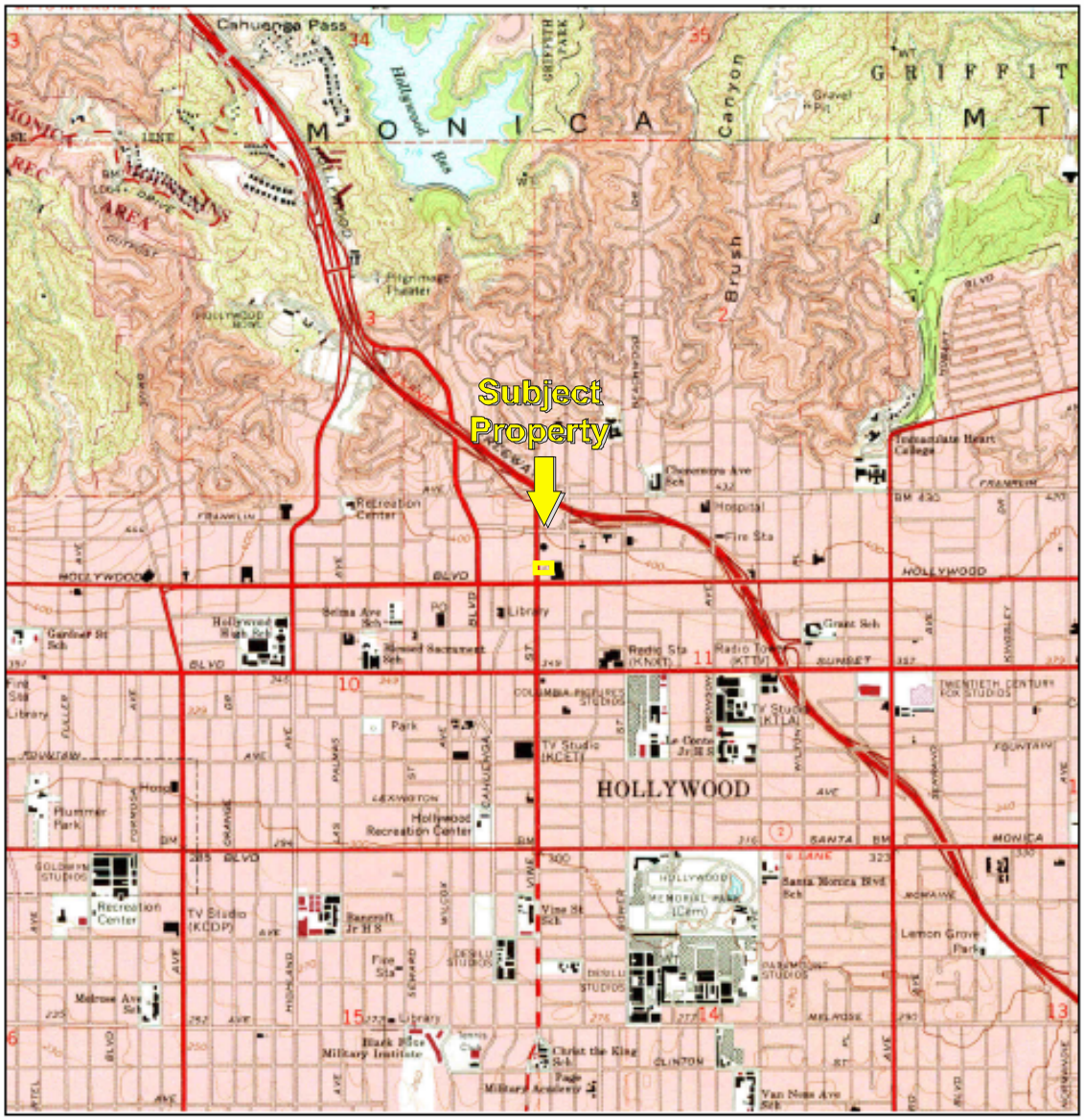
Historical Topographic Map



N	TARGET QUAD NAME: HOLLYWOOD MAP YEAR: 1972 PHOTOREVISED FROM :1966 SERIES: 7.5 SCALE: 1:24000	SITE NAME: 1718 North Vine Street ADDRESS: 1718 North Vine Street Los Angeles, CA 90028 LAT/LONG: 34.1023 / -118.3264	CLIENT: Partner Engineering and Science, Inc. CONTACT: Brittany Platt INQUIRY#: 4408197.4 RESEARCH DATE: 09/11/2015

USGS 7.5 Minute *Hollywood, CA* Quadrangle Created: 1966/Revised: 1972

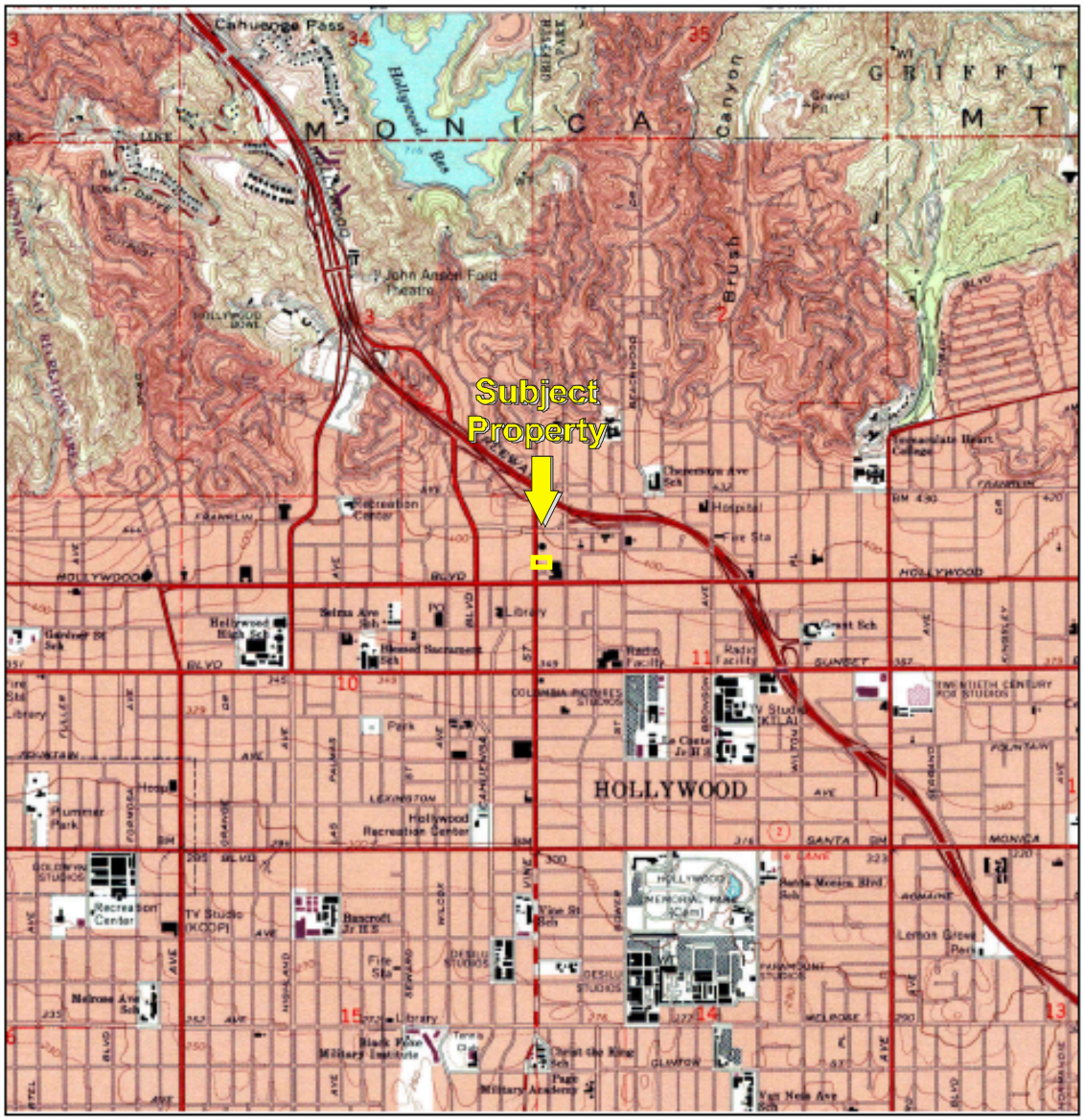
Historical Topographic Map



N	TARGET QUAD NAME: HOLLYWOOD MAP YEAR: 1981 PHOTOREVISED FROM :1966 SERIES: 7.5 SCALE: 1:24000	SITE NAME: 1718 North Vine Street ADDRESS: 1718 North Vine Street Los Angeles, CA 90028 LAT/LONG: 34.1023 / -118.3264	CLIENT: Partner Engineering and Science, Inc. CONTACT: Brittany Platt INQUIRY#: 4408197.4 RESEARCH DATE: 09/11/2015

USGS 7.5 Minute *Hollywood, CA* Quadrangle Created: 1966/Revised: 1981

Historical Topographic Map



N	TARGET QUAD NAME: HOLLYWOOD MAP YEAR: 1994 REVISED FROM :1966 SERIES: 7.5 SCALE: 1:24000	SITE NAME: 1718 North Vine Street ADDRESS: 1718 North Vine Street Los Angeles, CA 90028 LAT/LONG: 34.1023 / -118.3264	CLIENT: Partner Engineering and Science, Inc. CONTACT: Brittany Platt INQUIRY#: 4408197.4 RESEARCH DATE: 09/11/2015

USGS 7.5 Minute *Hollywood, CA* Quadrangle Created: 1966/Revised: 1994

PARCELQUEST

1 Property Address: 1718 VINE ST LOS ANGELES CA 90028-5209

Ownership

County:	**LOS ANGELES, CA**
Assessor:	**JEFFREY PRANG, ASSESSOR**
Parcel # (APN):	**5546-030-027**
Parcel Status:	
Owner Name:	**1718 VINE ST LLC**
Mailing Address:	**6 BAYMARE RD BELL CANYON CA 91307**
Legal Description:	**CENTRAL HOLLYWOOD TR NO 2 LOT COM N 0 16**

Assessment

Total Value	**$6,223,778**	Use Code:	**2100**	Use Type:	**RESTAURANT**
Land Value:	**$6,222,668**	Tax Rate Area:	**00200**	Zoning:	**LAC4**
Impr Value:	**$1,110**	Year Assd:	**2015**	Census Tract:	**1910.00/1**
Other Value:		Property Tax:		Price/SqFt:	**$1,003.06**
% Improved:	**0%**	Delinquent Yr:	**2015**		
Exempt Amt:		HO Exempt:	**N**		

Sale History

	Sale 1	Sale 2	Sale 3	Transfer
Recording Date:	**05/25/2007**	**10/03/2002**		**05/25/2007**
Recording Doc:	**1273659**	**2328500**		**1273659**
Recording Doc Type:				
Transfer Amount:	**$5,583,050**	**$1,850,010**		
Seller (Grantor):				

Property Characteristics

Bedrooms:		Fireplace:		Units:	
Baths (Full):		A/C:		Stories:	
Baths (Half):		Heating:		Quality:	
Total Rooms:		Pool:		Building Class:	**C**
Bldg/Liv Area:	**5,566**	Park Type:		Condition:	
Lot Acres:	**0.280**	Spaces:		Site Influence:	
Lot SqFt:	**12,239**	Garage SqFt:		Timber Preserve:	
Year Built:	**1941**			Ag Preserve:	
Effective Year:					

* The information provided here is deemed reliable, but is not guaranteed.

2009

PG 31

MAPPING AND GIS SERVICES
SCALE 1" = 60'

75 ARGYLE AVE 70

ST

VARIES

PG 33

C F 1832
D: 98-211

TRACT NO 18237

29 25490±SF

33 26530±SF

N 89°44'E 150

154.94 171.50

135.04

109.50

30.21

170.26
N 0°15'52"W

1

1.19±AC

28

210

182.67

S 89°37'45"W

119.96

N 0°15'52"W
49.97

45.15

22.03

5.22

40

57

32125 SF

34

MB 163 - 17 - 19

MB 529 - 10 - 11

MB 6 - 144

MB 1325 - 54 - 55

TRACT 9 (2) NO 10149

7
1
1.32±AC

8

6

CENTRAL TRACT
6 POR

WLY LN E'LY 57 FT LOT 6

WLY LN E'LY 57 FT LOT 5

12240±SF
2295± " PVT PED
9945±SF

27
5 POR

3 POR

PEDESTRIAN EASE

PVT

1 POR

7800±SF
600± " PVT PED
7200±SF

HOLLYWOOD 2

11 2 POR

C-TRACT NO 60544
SHEETS 2 TO 6

12600 SF
900± " PVT PED
11700±SF

1

N 89°37'E

N 0°16'W

BLVD 100

HOLLYWOOD 100

YUCCA

C F 1388-3

94

24

92.39

32.38 58

32.60

84.96

31

32
3410±SF

13 POR

12

144

100 VINE

ST 100

PG 29

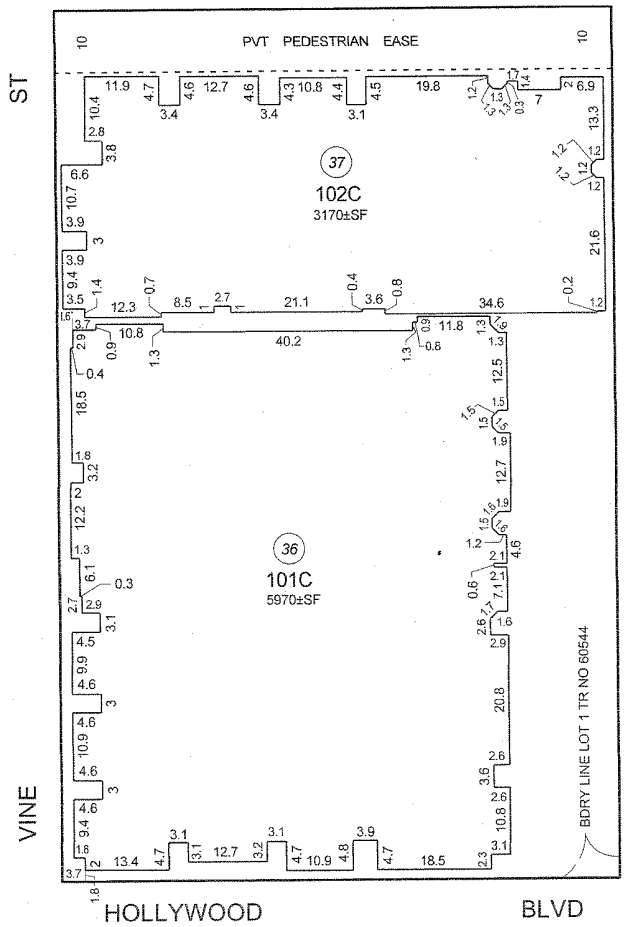
PG 4

R=14.99
23.51
23.60
17.99
R=15

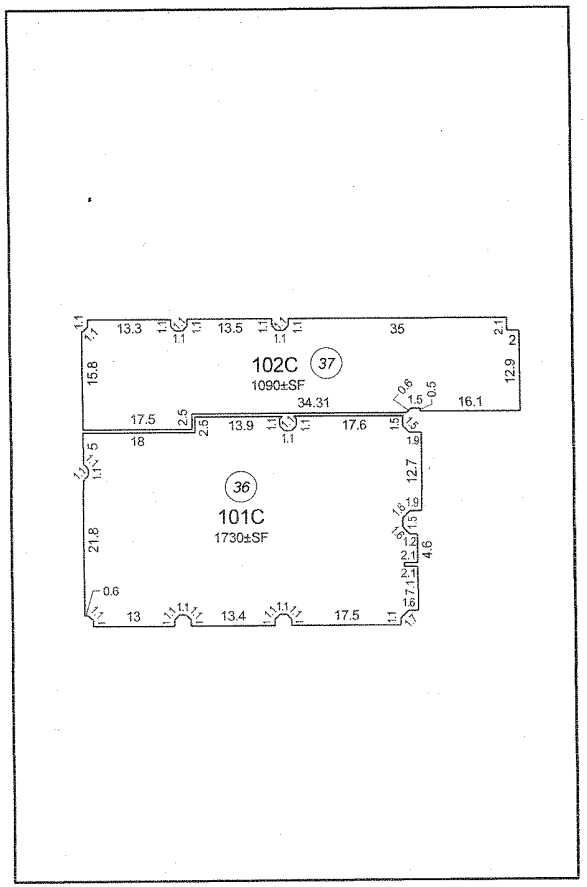
2009

THE ASSESSMENT OF UNITS IN THE FOLLOWING AIRSPACE PLANS, INCLUDES ALL RIGHTS AND INTERESTS IN THE COMMON AREAS AS SET FORTH IN DEEDS OF RECORD. EACH PLAN DEPICTS APPROXIMATE DIMENSIONS FROM WHICH AREAS ARE COMPUTED. AREAS ARE FOR CORRESPONDING ELEMENTS ONLY.

AIRSPACE PLAN REFERENCE	COMMON AREA				SUBDIVISION OF AIRSPACE SHEET(S)
	TRACT NO	BLK	LOTS	TYPE	
#107172 1-19-07 AMENDED BY #614268 3-19-07	60544	-	1	CONDO	2 TO 6



1ST FLOOR



MEZZANINE

MAPPING AND GIS SERVICES

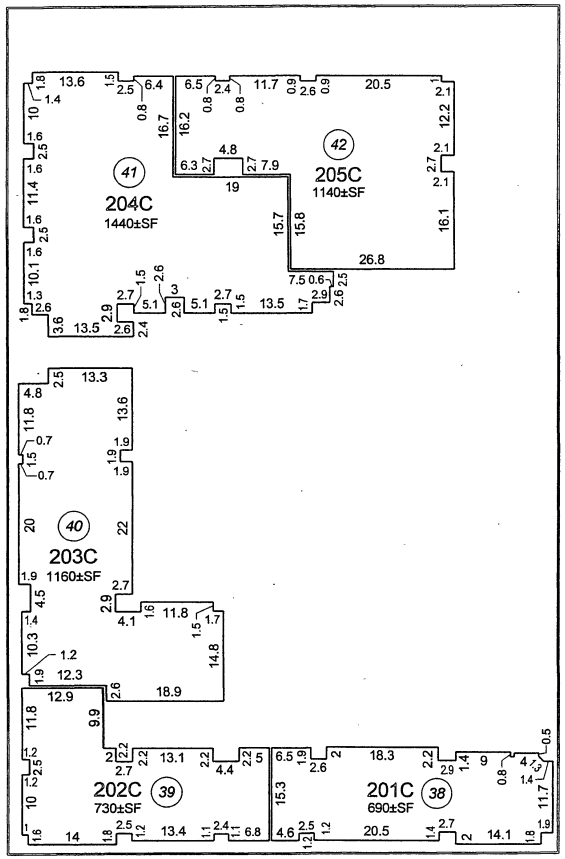
SUBDIVISION OF AIRSPACE CONDOMINIUM TRACT NO 60544

FOR COMMON AREA SEE SHEET 1

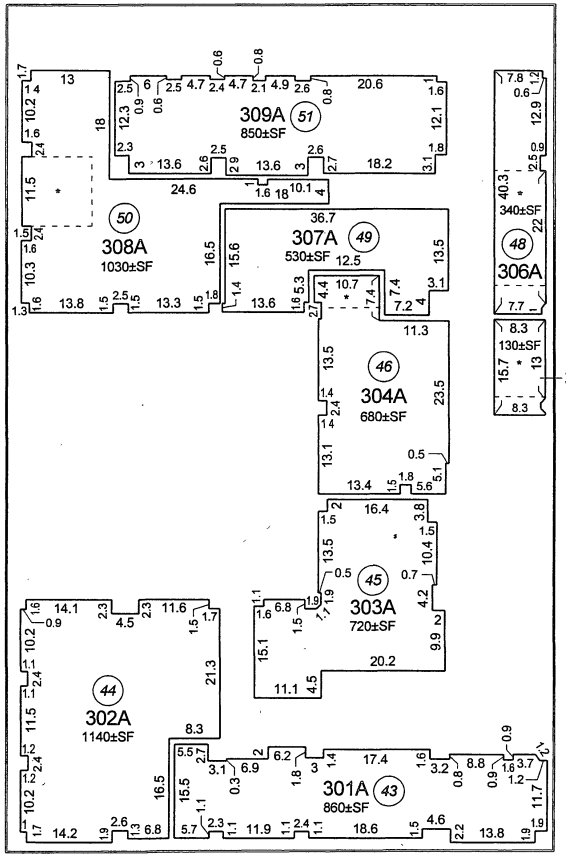
SEE RECORDED CONDOMINIUM PLAN FOR DETAILED DIMENSIONS AND ELEVATIONS OF UNITS

SOME DIMENSIONS ARE MISSING AND DO NOT BALANCE IN THE RECORDED CONDO PLAN

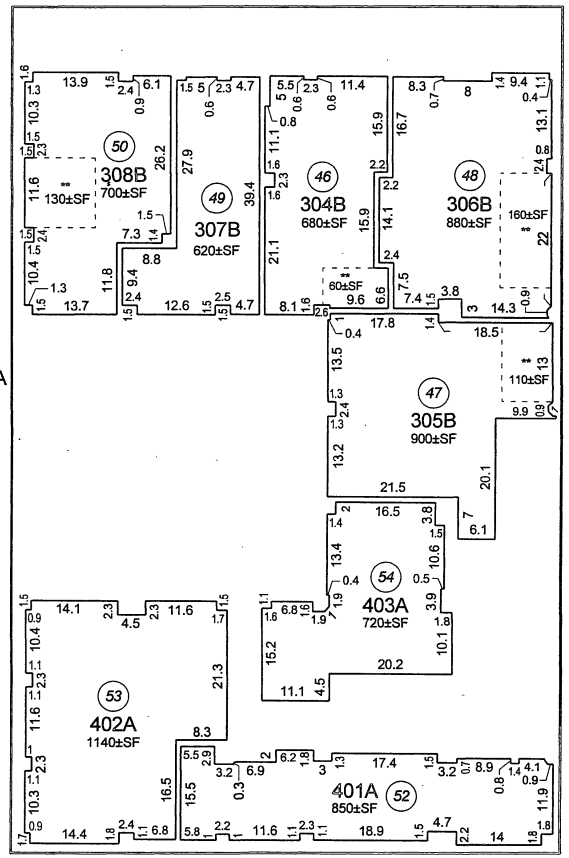
2008



2ND FLOOR



3RD FLOOR



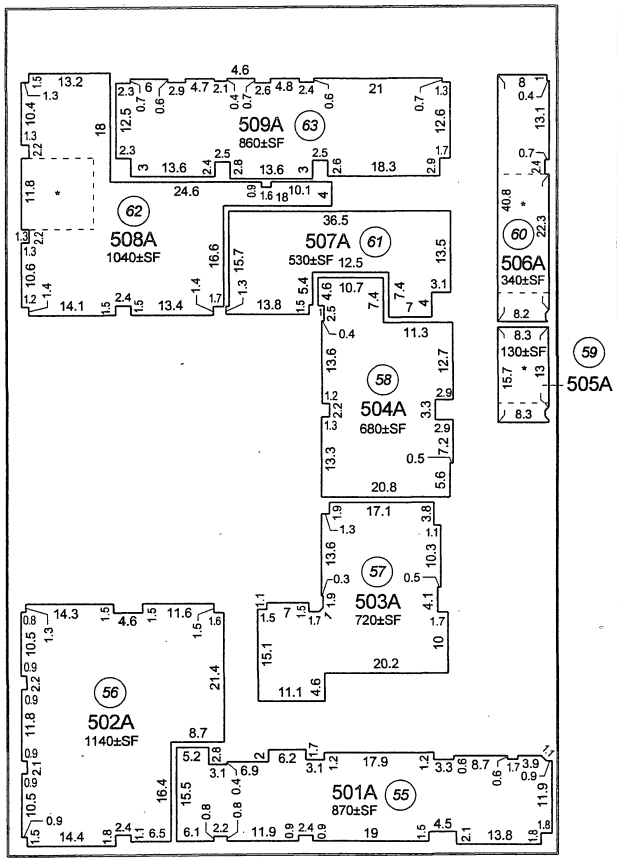
4TH FLOOR

MAPPING AND GIS SERVICES

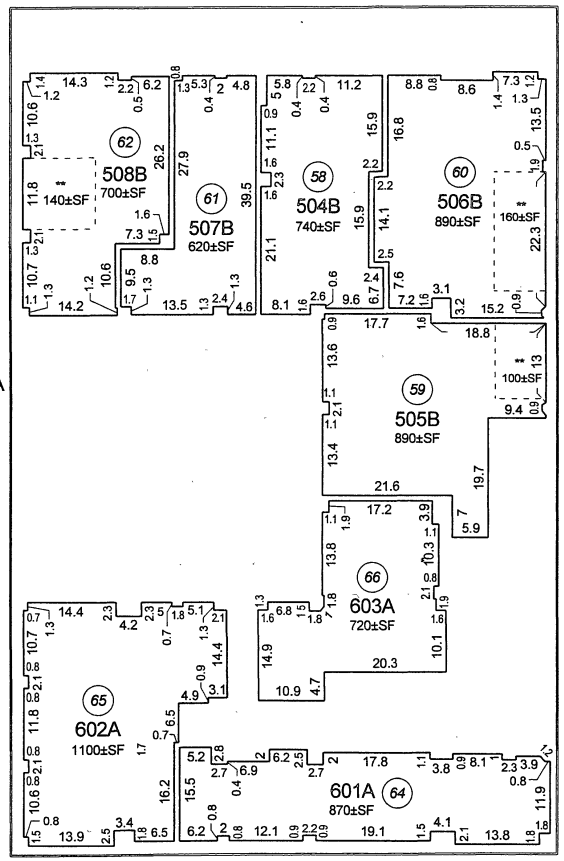
SUBDIVISION OF AIRSPACE
CONDOMINIUM TRACT NO 60544

FOR COMMON AREA SEE SHEET 1
* REPRESENTS A PORTION OF A UNIT OPEN TO FLOOR ABOVE
** REPRESENTS A PORTION OF A UNIT OPEN TO FLOOR BELOW
SEE RECORDED CONDOMINIUM PLAN FOR DETAILED DIMENSIONS AND ELEVATIONS OF UNITS
SOME DIMENSIONS ARE MISSING OR DO NOT BALANCE IN THE RECORDED CONDO PLAN

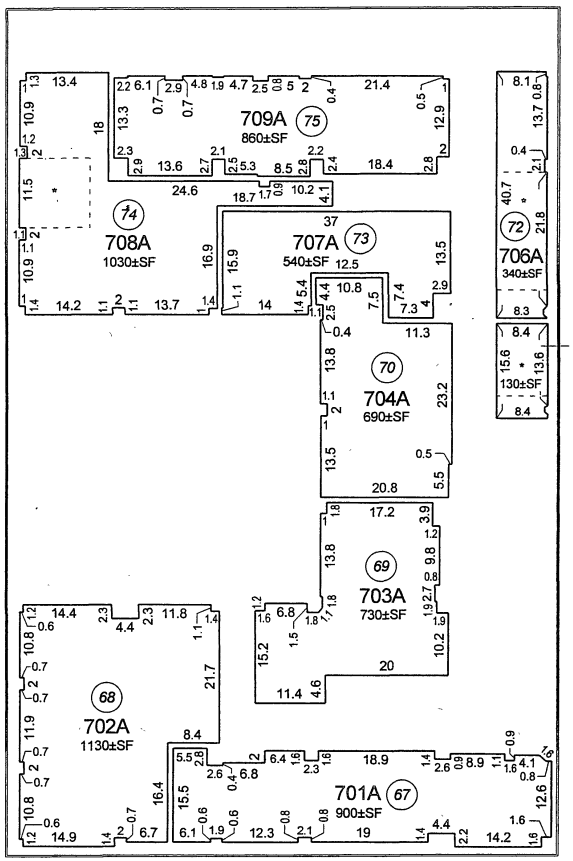
2008



5TH FLOOR



6TH FLOOR



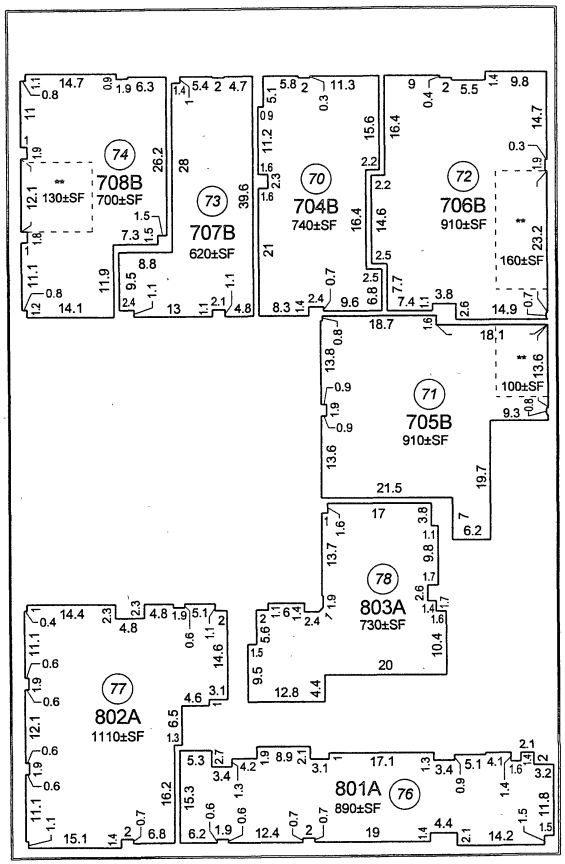
7TH FLOOR

MAPPING AND GIS SERVICES

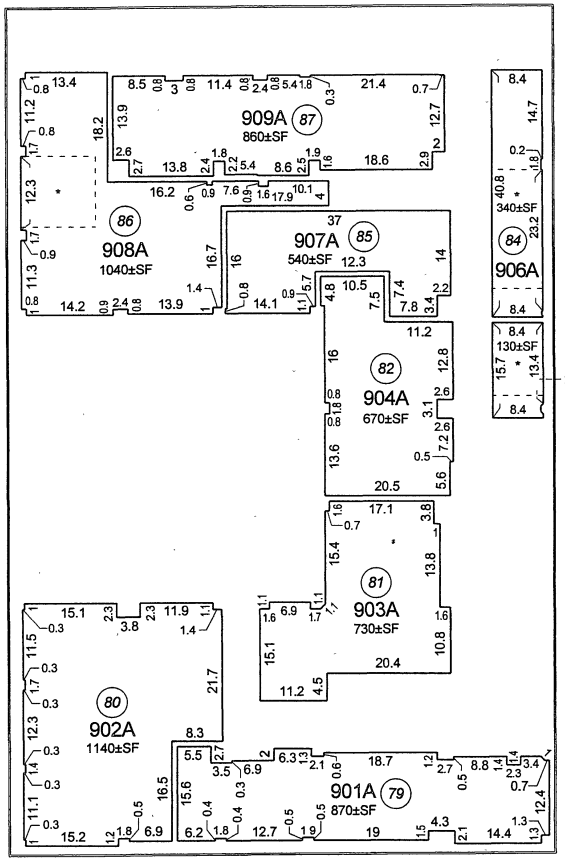
SUBDIVISION OF AIRSPACE
CONDOMINIUM TRACT NO 60544

FOR COMMON AREA SEE SHEET 1
* REPRESENTS A PORTION OF A UNIT OPEN TO FLOOR ABOVE
** REPRESENTS A PORTION OF A UNIT OPEN TO FLOOR BELOW
SEE RECORDED CONDOMINIUM PLAN FOR COMPLETE DIMENSIONS AND ELEVATIONS OF UNITS
SOME DIMENSIONS ARE MISSING OR DO NOT BALANCE IN THE RECORDED CONDO PLAN

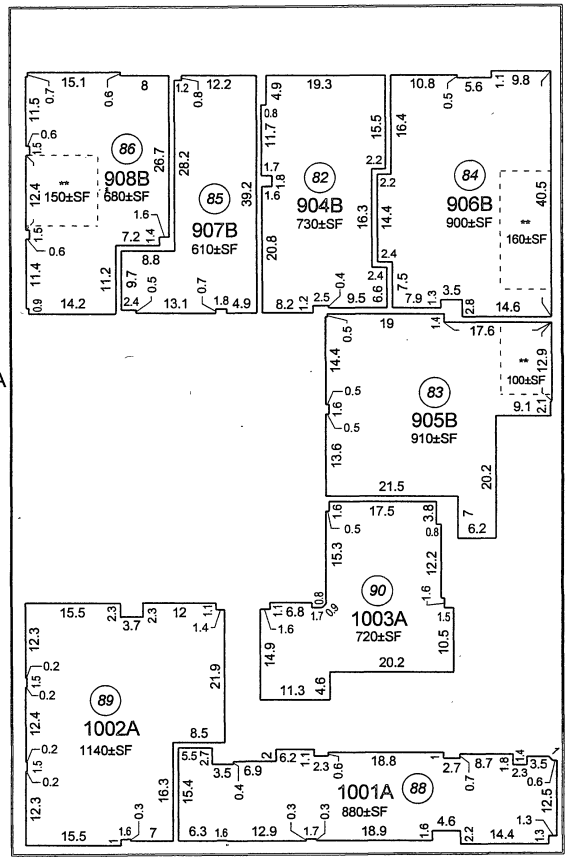
2008



8TH FLOOR



9TH FLOOR



10TH FLOOR

MAPPING AND GIS SERVICES

SUBDIVISION OF AIRSPACE
CONDOMINIUM TRACT NO 60544

FOR COMMON AREA SEE SHEET 1
* REPRESENTS A PORTION OF A UNIT OPEN TO FLOOR ABOVE
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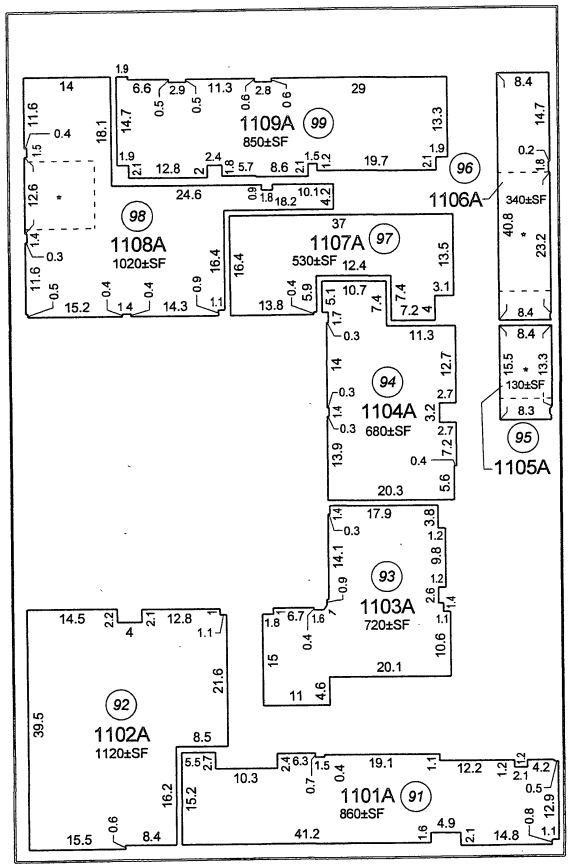
2008



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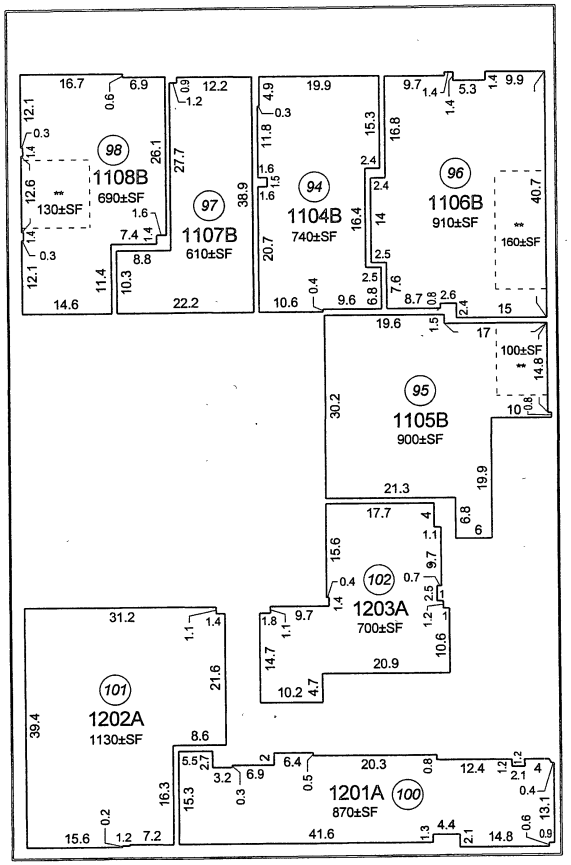

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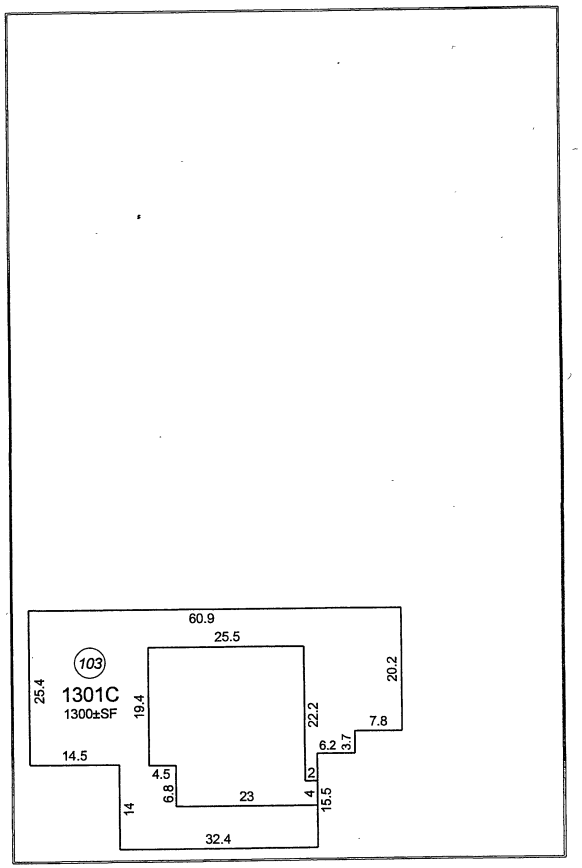
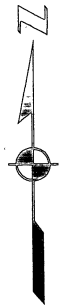


ROOF



MAPPING AND GIS SERVICES

SUBDIVISION OF AIRSPACE
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The City of Los Angeles
Department of Building and Safety

Parcel Profile - Report Date: 9/23/2015 12:22:31 PM

JOB ADDRESS(ES)

1718 N VINE ST, LOS ANGELES, CA 90028

1. PARCEL LEGAL DESCRIPTION INFORMATION:

Legal Decription:

Tract:	CENTRAL HOLLYWOOD TRACT NO. 2
Block:	
Lot:	5
Arb:	NO
Modifier:	FR
Map Reference Number for Tract Recordation:	M B 6-144
Parcel Identification Number:	148-5A189 82

2. BASIC ZONING INFORMATION FOR PARCEL:

Alquist-Priolo Fault Zone:	YES
Area Planning Commission:	Central
Baseline Hillside Ordinance:	NO
Baseline Mansionization Ordinance:	NO
Certified Neighborhood Council:	Hollywood United
Community Redevelopment Area:	NO
Council District:	13
District Map:	NO
Flood Hazard Zone:	NO
Hillside Grading Area:	YES
Hillside Ordinance Area:	NO
LA Preliminary Fault Study Area: (/OnlineServices/PermitReport/DisplayPDF?path=LAPFRSA.pdf)	NO

Planning Area / Community Name:	Hollywood
Zone(s):	C4-2D-SN

3. GEOGRAPHICALLY ORIENTED PARCEL INFORMATION:

500 Foot School Zone:	NO
Airport Hazard Area:	NO
Alley:	NO
Building and Safety Branch Office:	LA
Building Line Setback:	NO
Census Tract:	1910.00
City Street R/W:	NO
City Walk R/W:	NO
Coastal Zone Conservation Act:	NO
Community Design Overlay District:	NO
Community Noise Equiv. Level:	NO
Compacted Filled Ground:	NO
Division of Land:	NO
Division of Land Exemption:	NO
Earthquake-Induced Landslide Area:	NO
Earthquake-Induced Liquefaction Area:	NO
Easement:	NO
Energy Zone:	9
Environmentally Sensitive Area:	NO
Fire District:	1 (Entire parcel)
Front Yard Setback:	NO
Future Street:	NO
GPI Plan Route Office:	NO
High Wind Area:	NO
Highway Dedication:	NO

Hillside Street:	NO
Lot Cut Date:	03/19/1913
	09/13/1921
Lot Size:	NO
Lot Type:	NO
Methane Hazard Site:	NO
Nat. Water Course:	NO
Near Source Zone Distance:	.7
Oil Well Area:	NO
Parcel Area (sqft):	9180
Parcel Map Exemption:	NO
Parking District:	NO
Parking Layout:	NO
Private Street:	NO
Read Yard Setback:	NO
Side Yard Setback:	NO
Thomas Brothers Map Grid:	593-F4
Vacated Street/Alley:	NO
Vehicular Access Waived:	NO

4. CITY DOCUMENTS ASSOCIATED WITH PARCEL:

Community Development Block Grant:	BID-HOLLYWOOD ENTERTAINMENT DISTRICT
	SEZ-LOS ANGELES STATE ENTERPRISE ZONE
	LARZ-Central City
City Planning Case(s):	CPC-2003-2115-CRA
	CPC-1999-2293-ICO
	CPC-1999-324-ICO
	CPC-2002-4173-SUD
	CPC-2005-6082-CPU
	CPC-1997-43-CPU

	CPC-1986-835-GPC
	CPC-2014-669-CPU
	CPC-2007-5866-SN
CRA:	ZI 1352 HOLLYWOOD
Historical Cultural Monument:	LA-194
	US-85000704
OHD:	Yes
Ordinance:	ORD-182960
	ORD-182173-SA4:3
	ORD-181340
	ORD-173562
	ORD-165659-SA180
	ORD-129944
	ORD-176172
Zoning Administrator's Case(s):	ZA-2015-597-CUB-CUX
	ZA-2003-8555-CUB-CUX
Zoning Information File(s):	ZI-2277 Hollywood Redevelopment Project
	ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE
	ZI-2427 FWY Adj Advisory Notice for Sensitive Uses
	ZI-2433 Revised Hollywood Injunction
	ZI-1352 Hollywood Redevelopment Project
	ZI-2441 Alquist-Priolo Earthquake Fault Zone
	ZI-2331 Hollywood (CRA Area)

5. OTHER PARCEL RELATED INFORMATION:

Seismic Gas Shut Off Valve Installed:	1718 N VINE ST

DEPARTMENT OF BUILDING AND SAFETY

There are two ways to request a copy of the document image.
1) By fax using the request form. Click on the following link
http://ladbs.org/LADBSWeb/LADBS_Forms/Administrative/AD-Form.01.pdf to download the request form.
2) In person. Bring the following summary to one of the following Records counters.
3) If you have any questions, please visit one of our Records Counters.

RECORDS COUNTER HOURS

MONDAY, TUESDAY, THURSDAY, FRIDAY: 7:30 AM to 4:30 PM
WEDNESDAY: 9:00 AM to 4:30 PM

Metro	Van Nuys
201, N. Figueroa St. 1st Floor, Room 110 Record Counter Los Angeles,CA 90012	6262 Van Nuys Blvd Record Counter Van Nuys,CA 91401

Address: 1718 VINE

Document Type	Sub Type	Document Date	Document Number	Reel Batch Frame	
RANGE FILE	MISCELLANEOUS	6/17/1982		HIST: R0136 008 0076	
BUILDING PERMIT	ALTERATION	11/17/1982	1982LA53839	HIST: P0011 007 0031	
BUILDING PERMIT	ALTERATION	12/13/1983	1983LA78673	HIST: P0042 007 0043	
BUILDING PERMIT	ALTERATION	3/11/1985	1985LA07463	HIST: P0081 002 0001	
BUILDING PERMIT	4	2/1/1915	1915LA01717	HIST: P1045 002 2493	
MECHANICAL PERMIT	PLUMBING	2/1/1915	1915LA01717	HIST: P1045 002 2493 IDIS: P5071 01717 0000 thru P5071 0001	
BUILDING PERMIT	BLDG-ALTER/REPAIR	8/9/1915	1915LA12122	HIST: P1049 002 0555 IDIS: P5075 01622 0000 thru P5075 0001	
BUILDING PERMIT	BLDG-ALTER/REPAIR	8/9/1915	1915LA12122	HIST: P1049 002 0555	
BUILDING PERMIT	BLDG-NEW	12/30/1918	1918LA06353	HIST: P1058 001 3029	
BUILDING PERMIT	NEW CONSTRUCTION	12/30/1918	1918LA06353	HIST: P1058 001 3029 IDIS: P5084 02943 0000 thru P5084 0001	
BUILDING PERMIT	BLDG-ALTER/REPAIR	8/11/1921	1921LA18933	HIST: P1079 001 2745	
BUILDING PERMIT	BLDG-ALTER/REPAIR	8/11/1921	1921LA18933	HIST: P1079 001 2745 IDIS: P5105 01371 0000 thru P5105 0001	
BUILDING PERMIT	BLDG-ALTER/REPAIR	3/13/1930	1930LA05495	HIST: P1206 002 1925	
BUILDING PERMIT	BLDG-RELOCATION	3/13/1930	1930LA05495	HIST: P1206 002 1925 IDIS: P5210 02586 0000 thru P5210 0001	

Document Type	Sub Type	Document Date	Document Number	Reel Batch Frame	
BUILDING PERMIT	BLDG-RELOCATION	4/10/1930	1930LA08091	HIST: P1207 002 1181 IDIS: P5211 02226 0000 thru P5211 0001	
BUILDING PERMIT	BLDG-NEW	3/1/1933	1933LA02480	HIST: P1233 002 3110	
BUILDING PERMIT	NEW CONSTRUCTION	3/1/1933	1933LA02480	HIST: P1233 002 3110 IDIS: P5238 01554 0000 thru P5238 0001	
BUILDING PERMIT	BLDG-ALTER/REPAIR	3/20/1933	1933LA03418	HIST: P1234 001 1875	
BUILDING PERMIT	BLDG-ALTER/REPAIR	3/20/1933	1933LA03418	HIST: P1234 001 1875 IDIS: P5238 02492 0000 thru P5238 0001	
BUILDING PERMIT	BLDG-NEW	1/29/1935	1935LA01534	HIST: P1246 002 0461 IDIS: P5251 00231 0000 thru P5251 0001	
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BUILDING PERMIT	BLDG-ALTER/REPAIR	2/8/1935	1935LA02103	HIST: P1246 002 1601 IDIS: P5251 00800 0000 thru P5251 0001	
BUILDING PERMIT	BLDG-ALTER/REPAIR	2/8/1935	1935LA02103	HIST: P1246 002 1601	
BUILDING PERMIT	BLDG-ADDITION	5/3/1939	1939LA17195	HIST: P1305 001 0420 IDIS: P5310 00210 0000 thru P5310 0001	
BUILDING PERMIT	BLDG-ALTER/REPAIR	5/3/1939	1939LA17195	HIST: P1305 001 0420	
BUILDING PERMIT	BLDG-ADDITION	5/9/1939	1939LA18156	HIST: P1305 001 2347 IDIS: P5310 01171 0000 thru P5310 0001	
BUILDING PERMIT	BLDG-ALTER/REPAIR	5/9/1939	1939LA18156	HIST: P1305 001 2347	
BUILDING PERMIT	BLDG-ALTER/REPAIR	8/7/1941	1941 18648	HIST: P1342 002 2055	
BUILDING PERMIT	BLDG-ALTER/REPAIR	8/7/1941	1941LA18648	HIST: P1342 002 2055 IDIS: P5348 01025 0000 thru P5348 0001	
BUILDING PERMIT	BLDG-ALTER/REPAIR	12/29/1943	1943 13832	HIST: P1362 001 2581	
BUILDING PERMIT	BLDG-ALTER/REPAIR	12/29/1943	1943LA13832	HIST: P1362 001 2581 IDIS: P5369 02581 0000 thru P5369 0001	
BUILDING PERMIT	BLDG-NEW	10/2/1944	1944LA17995	HIST: P1366 001 0917 IDIS: P5378 00912 0000 thru P5378 0001	
BUILDING PERMIT	BLDG-NEW	10/2/1944	1944LA17995	HIST: P1366 001 0917	
BUILDING PERMIT	BLDG-ALTER/REPAIR	3/31/1949	1949 13131	HIST: P1425 002 0415	
BUILDING PERMIT	BLDG-ALTER/REPAIR	3/31/1949	1949LA13131	HIST: P1425 002 0415 IDIS: P5476 00416 0000 thru P5476 0001	
BUILDING PERMIT	BLDG-ADDITION	2/15/1951	1951LA01696	HIST: P1446 002 0550 IDIS: P5513 00551 0000 thru P5513 0001	
BUILDING PERMIT	BLDG-ALTER/REPAIR	2/15/1951	1951LA01696	HIST: P1446 002 0550	
BUILDING PERMIT	BLDG-ADDITION	1/15/1951	1951LA03014	HIST: P1446 002 1870 IDIS: P5513 01869 0000 thru P5513 0001	
BUILDING PERMIT	BLDG-ALTER/REPAIR	1/24/1952	1952LA25063	HIST: P1457 002 0885	

Document Type	Sub Type	Document Date	Document Number	Reel Batch Frame	
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BUILDING PERMIT	SIGN	2/6/1952	1952LA25380	HIST: P1457 002 1522 IDIS: P5534 00760 0000 thru P5534 0001	
BUILDING PERMIT	BLDG-ALTER/REPAIR	5/27/1958	1958LA02040	HIST: P1672 001 0239	
BUILDING PERMIT	SIGN	5/27/1958	1958LA02040	HIST: P1672 001 0239 IDIS: P5775 02423 0000 thru P5775 0001	
BUILDING PERMIT	BLDG-ALTER/REPAIR	1/13/1961	1961LA20560	HIST: P1698 002 0285	
BUILDING PERMIT	ALTERATION	1/10/1967	1967LA39374	HIST: P1753 001 1903 HIST: P1753 001 2051	
BUILDING PERMIT	SIGN	1/20/1967	1967LA39374	HIST: P1753 001 2051 IDIS: P5869 02150 0000 thru P5869 0001	
BUILDING PERMIT	ALTERATION	5/10/1967	1967LA46978	HIST: P1756 001 2154	
BUILDING PERMIT	SIGN	5/29/1967	1967LA46978	HIST: P1756 001 2154 IDIS: P5871 02355 0000 thru P5871 0001	
BUILDING PERMIT	SIGN	1/10/1971	1971LA22090	HIST: P1789 001 1913	
BUILDING PERMIT	SIGN	1/22/1971	1971LA22090	HIST: P1789 001 1913 IDIS: P5905 00948 0000 thru P5905 0001	
BUILDING PERMIT	SIGN	2/10/1971	1971LA23769	HIST: P1789 002 2393	
BUILDING PERMIT	SIGN	2/24/1971	1971LA23769	HIST: P1789 002 2393 IDIS: P5905 02628 0000 thru P5905 0001	
BUILDING PERMIT	BLDG-ADDITION	2/14/1974	1974LA85050	HIST: P1813 002 2000	
BUILDING PERMIT	BLDG-ALTER/REPAIR	2/14/1974	1974LA85050	HIST: P1813 002 2000 IDIS: P5944 02114 0000 thru P5944 0001	
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BUILDING PERMIT	SIGN	5/16/1974	1974LA90207	HIST: P1815 002 1332 IDIS: P5946 00663 0000 thru P5946 0001	
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BUILDING PERMIT	ALTERATION	7/3/1974	1974LA93099	HIST: P1816 002 1094	
BUILDING PERMIT	BLDG-ALTER/REPAIR	7/3/1974	1974LA93099	HIST: P1816 002 1094 IDIS: P5947 00548 0000 thru P5947 0001	
BUILDING PERMIT	SIGN	12/18/1974	1974LA01309	HIST: P1819 003 1257	

Document Type	Sub Type	Document Date	Document Number	Reel Batch Frame	
BUILDING PERMIT	SIGN	12/18/1974	1974LA01309	HIST: P1819 003 1257 IDIS: P5949 02116 0000 thru P5949 0001	
BUILDING PERMIT	BLDG-ADDITION	3/5/1975	1975LA04401	HIST: P1821 001 0646	
BUILDING PERMIT	BLDG-ADDITION	3/20/1975	1975LA05059	HIST: P1821 001 1979	
BUILDING PERMIT	BLDG-ALTER/REPAIR	3/30/1998	98016-20000-05688	HIST: P654 1 40	
BUILDING PERMIT	BLDG-ALTER/REPAIR	10/29/2002	02016-10000-21592	HIST: P785 8 504	
CERTIFICATE OF OCCUPANCY		9/20/1951	1951LA16960	HIST: O258 2 2505	
CERTIFICATE OF OCCUPANCY		7/19/1974	1974LA85050	HIST: O303 1 0959	
CERTIFICATE OF OCCUPANCY		11/19/1975	1975LA04401	HIST: O303 1 963 HIST: O303 1 963 IDIS: O0506 01112 0000 IDIS: O0506 01112 0000	
CERTIFICATE OF OCCUPANCY		4/13/1944	1943LA13832	HIST: O332 IDIS: O0779 03707 0000	
CERTIFICATE OF OCCUPANCY		9/20/1951	1951LA01696	HIST: O332 IDIS: O0779 03706 0000 thru O0779 03706 0001	
CERTIFICATE OF OCCUPANCY		7/19/1974	1974LA85050	HIST: O422 IDIS: O0814 00360 0000	
CERTIFICATE OF OCCUPANCY		11/19/1975	1975LA04401	HIST: O422 HIST: O422 IDIS: O0814 00361 0000 IDIS: O0814 00361 0000	
ADMINISTRATIVE APPROVAL	MISCELLANEOUS	10/14/1982		HIST: M0001 006 0139	
PARAPET FILE		10/8/1953		HIST: M0061 005 0198	
RANGE FILE	MISCELLANEOUS	3/2/1998		HIST: M1037 003 0174	
RANGE FILE	MISCELLANEOUS	8/25/1998		HIST: M1039 003 0188	
RANGE FILE	MISCELLANEOUS	6/16/2003		HIST: M1491 008 0083	
PLAN MAINTENANCE		7/23/2004	04016-10000-10327	HIST: J2170 1 223	
COMMISSION	BAAB BOARD FILE	12/31/1983	BF 830831	HIST: B0083 004 0467	
RANGE FILE	MISCELLANEOUS	5/25/2004		IDIS: R643 00521 0000 thru R643 00521 0002	
RANGE FILE	MISCELLANEOUS	5/1/2006		IDIS: R643 00522 0000 thru R643 00522 0006	
RANGE FILE	MISCELLANEOUS	5/1/2006		IDIS: R643 00523 0000 thru R643 00523 0002	
RANGE FILE	MISCELLANEOUS	5/11/2006		IDIS: R685 00670 0000 thru R685 00670 0002	
RANGE FILE	MISCELLANEOUS	8/28/2008		IDIS: R721 00706 0000 thru R721 00706 0011	
RANGE FILE	MISCELLANEOUS	10/6/2008		IDIS: R766 00756 0000 thru R766 00756 0023	
RANGE FILE	MISCELLANEOUS	11/3/2009		IDIS: R766 00757 0000 thru R766 00757 0002	

Document Type	Sub Type	Document Date	Document Number	Reel Batch Frame	
RANGE FILE	MISCELLANEOUS	1/13/2009		IDIS: R766 00758 0000 thru R766 00758 0006	
BUILDING PERMIT	BLDG-ALTER/REPAIR	6/26/2003	03016-20000-10004	IDIS: P2333 01447 0000 thru P2333 01447 0002	
CERTIFICATE OF OCCUPANCY		10/30/2003	03016-10000-21352	IDIS: O0510 00019 0000 IDIS: O0510 00019 0000	
CERTIFICATE OF OCCUPANCY		6/7/2004	03016-10000-21352	IDIS: O0510 04142 0000 IDIS: O0510 04142 0000	
CERTIFICATE OF OCCUPANCY-TEMP		9/15/2004	04016-10000-10327	IDIS: O1015 02195 0000 thru O1015 02195 0001	
CERTIFICATE OF OCCUPANCY		11/23/2004	04016-10000-10327	IDIS: O1015 02196 0000 thru O1015 02196 0000	
ADMINISTRATIVE APPROVAL	MISCELLANEOUS	2/23/2010	09016-10000-20995		
ADMINISTRATIVE APPROVAL	MISCELLANEOUS	3/23/2011	09016-10000-20995		
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BUILDING PERMIT	BLDG-ALTER/REPAIR	10/23/2003	03016-10000-21352		
BUILDING PERMIT	BLDG-ALTER/REPAIR	7/23/2004	04016-10000-10327		
BUILDING PERMIT	BLDG-ALTER/REPAIR	4/21/2010	09016-10000-20995		
BUILDING PERMIT	BLDG-ALTER/REPAIR	1/26/2011	11016-10000-01234		
BUILDING PERMIT	GRADING	4/21/2010	09030-10000-06209		
BUILDING PERMIT	GRADING	5/19/2010	09030-10001-06209		
BUILDING PERMIT	SIGN	3/4/2011	11048-10000-00239		
ELECTRICAL PERMIT		3/20/2012	12041-90000-06346		
EVENT PERMIT	TEMPORARY SPECIAL EVENT	6/6/2011	11410-90000-01175		
GRADING	GRADING PRE-INSP REPT	1/19/2010	10030-10000-00119		
GRADING	GRADING PRE-INSP REPT	2/24/2010	10030-10000-00473		
MECHANICAL PERMIT	FIRE SPRINKLER	4/28/2010	10043-90000-00906		
MECHANICAL PERMIT	FIRE SPRINKLER	5/18/2010	10043-90000-01041		
RANGE FILE	MISCELLANEOUS	3/28/2008			
RANGE FILE	MISCELLANEOUS	3/3/2010			
RANGE FILE	MISCELLANEOUS	3/3/2010			
RANGE FILE	RECORDED DOCUMENT	9/5/2008			
RANGE FILE	RECORDED DOCUMENT	10/10/2008			

APPENDIX C: REGULATORY DATABASE REPORT

PARTNER

1718 North Vine Street
1718 North Vine Street
Los Angeles, CA 90028

Inquiry Number: 4408197.6
September 14, 2015

The EDR-City Directory Abstract

Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

TABLE OF CONTENTS

SECTION

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1920 through 2013. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 332 feet of the target property.

A summary of the information obtained is provided in the text of this report.

RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

Year	Source	TP	Adjoining	Text Abstract	Source Image
2013	Cole Information Services	X	X	X	-
2008	Cole Information Services	X	X	X	-
2006	Haines Company, Inc.	-	X	X	-
	Haines Company, Inc.	X	X	X	-
2004	Haines Company	-	-	-	-
2003	Haines & Company	-	-	-	-
2001	Haines Company, Inc.	-	-	-	-
2000	Haines & Company	-	X	X	-
	Haines & Company	X	X	X	-
1999	Haines Company	-	-	-	-
1996	GTE	-	-	-	-
1995	Pacific Bell	-	X	X	-
1992	PACIFIC BELL WHITE PAGES	-	-	-	-
1991	Pacific Bell	-	X	X	-
1990	Pacific Bell	-	X	X	-
	Pacific Bell	X	X	X	-
1986	Pacific Bell	-	X	X	-
	Pacific Bell	X	X	X	-
1985	Pacific Bell	-	X	X	-
1981	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-
1980	Pacific Telephone	-	X	X	-
1976	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-
1975	Pacific Telephone	-	X	X	-

EXECUTIVE SUMMARY

Year	Source	TP	Adjoining	Text Abstract	Source Image
1972	R. L. Polk & Co.	-	-	-	-
1971	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-
1970	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-
1969	Pacific Telephone	-	-	-	-
1967	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-
1966	Pacific Telephone	-	-	-	-
1965	Pacific Telephone	-	X	X	-
1964	Pacific Telephone	-	-	-	-
1963	Pacific Telephone	-	-	-	-
1962	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-
1961	R. L. Polk & Co.	-	-	-	-
1960	Pacific Telephone	-	-	-	-
1958	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-
1957	Pacific Telephone	-	-	-	-
1956	Pacific Telephone	-	X	X	-
1955	R. L. Polk & Co.	-	-	-	-
1954	R. L. Polk & Co.	-	X	X	-
1952	Los Angeles Directory Co.	-	-	-	-
1951	Pacific Telephone & Telegraph Co.	-	X	X	-
	Pacific Telephone & Telegraph Co.	X	X	X	-
1950	Pacific Telephone	-	-	-	-
1949	Los Angeles Directory Co.	-	-	-	-
1948	Associated Telephone Company, Ltd.	-	-	-	-
1947	Pacific Directory Co.	-	-	-	-
1946	Southern California Telephone Co	-	-	-	-
1945	R. L. Polk & Co.	-	-	-	-
1944	R. L. Polk & Co.	-	-	-	-
1942	Los Angeles Directory Co.	-	X	X	-
1940	Los Angeles Directory Co.	-	-	-	-
1939	Los Angeles Directory Co.	-	X	X	-
1938	Los Angeles Directory Company Publishers	-	-	-	-
1937	Los Angeles Directory Co.	-	X	X	-
1936	Los Angeles Directory Co.	-	-	-	-
1935	Los Angeles Directory Co.	-	-	-	-
1934	Los Angeles Directory Co.	-	-	-	-
1933	Los Angeles Directory Co.	-	X	X	-
1932	Los Angeles Directory Co.	-	-	-	-

EXECUTIVE SUMMARY

Year	Source	TP	Adjoining	Text Abstract	Source Image
1931	TRIBUNE-NEWS PUBLISHING CO.	-	-	-	-
1930	Los Angeles Directory Co.	-	-	-	-
1929	Los Angeles Directory Co.	-	X	X	-
	Los Angeles Directory Co.	X	X	X	-
1928	Los Angeles Directory Co.	-	-	-	-
1927	Los Angeles Directory Co.	-	-	-	-
1926	Los Angeles Directory Co.	-	-	-	-
1925	Los Angeles Directory Co.	-	-	-	-
1924	Los Angeles Directory Co.	-	X	X	-
	Los Angeles Directory Co.	X	X	X	-
1923	Los Angeles Directory Co.	-	-	-	-
1921	Los Angeles Directory Co.	-	-	-	-
1920	Los Angeles Directory Co.	-	-	-	-

EXECUTIVE SUMMARY

SELECTED ADDRESSES

The following addresses were selected by the client, for EDR to research. An "X" indicates where information was identified.

Address	*Type*	*Findings*
1704 North Vine Street	Client Entered	X
1708 North Vine Street	Client Entered	X
1717 North Vine Street	Client Entered	X
1720 North Vine Street	Client Entered	X
1722 North Vine Street	Client Entered	X
1724 North Vine Street	Client Entered	X
6233 Hollywood Blvd	Client Entered	X
6241 Hollywood Blvd	Client Entered	
6243 Hollywood Blvd	Client Entered	X
6251 Hollywood Blvd	Client Entered	X
6253 Hollywood Blvd	Client Entered	X
6263 Hollywood Blvd	Client Entered	X
6301 Hollywood Blvd	Client Entered	X

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

1718 North Vine Street
Los Angeles, CA 90028

FINDINGS DETAIL

Target Property research detail.

VINE

1718 VINE

Year	*Uses*	*Source*
1990	SUN PALACE	Pacific Bell
1986	SUN PALACE	Pacific Bell
1981	SUN PALACE	Pacific Telephone
1967	DU PARS RESTAURANTS & BAKERIES Encino	Pacific Telephone
	Hollywood	Pacific Telephone
1962	DU PARS RESTAURANTS & BAKERIES	Pacific Telephone
	Hollywood	Pacific Telephone
1929	Conesa Manuel P actor	Los Angeles Directory Co.
	Delano Chas H slsmn Hollywood Realty Co	Los Angeles Directory Co.
	Elkins Jean DAlmadas	Los Angeles Directory Co.
	FRAZIER Gladys	Los Angeles Directory Co.
	GIBBS Laura H Mrs bkpr	Los Angeles Directory Co.
	Hanny Geo T br mgr E A Morrison Inc	Los Angeles Directory Co.
	JOHNSTON Jack actor	Los Angeles Directory Co.
	KELLY Bertha Mrs mgr Vine Apts	Los Angeles Directory Co.
	LEWIS Sheldon	Los Angeles Directory Co.
	MARSHALL Harry meat ctr	Los Angeles Directory Co.
	Mc COY J Warren Blanche E Cinema Typewriter Co	Los Angeles Directory Co.
	POLLOCK Mary h	Los Angeles Directory Co.
	Settle Alberta tchr h	Los Angeles Directory Co.
	SHAW Edna L reporter Hollywood Citizen r	Los Angeles Directory Co.
	SPIER Paul h	Los Angeles Directory Co.
	STEVENSON Edna Mrs sten h	Los Angeles Directory Co.
	Torana Juan actor h	Los Angeles Directory Co.
	Vine Apartments	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1924	Alberts Burt W slsmn Hurloy Machine Co r	Los Angeles Directory Co.
	De Esco Phil asst mot pict dir h	Los Angeles Directory Co.
	WILD Walter A purch agt Robertson Cola Studio h	Los Angeles Directory Co.

VINE ST

1718 VINE ST

Year	Uses	Source
2013	LEXINGTON SOCIAL HOUSE	Cole Information Services
2008	THE FORBIDDEN CITY	Cole Information Services
2006	THE FORBIDDEN	Haines Company, Inc.
2000	SUN PALACE	Haines & Company
	WANG Wel	Haines & Company
1976	SUN PALACE	Pacific Telephone
1971	Collins Jim Restaurant	Pacific Telephone
	Jim Collins Restaurant	Pacific Telephone
1970	DUPAR S RESTAURANTS & BAKERIES	Pacific Telephone
1962	DU PAR EDWIN B	Pacific Telephone
	DU PARS RESTAURANTS & BAKERIES	Pacific Telephone
1958	DU PARS RESTAURANTS & BAKERIES Genl Ofc	Pacific Telephone
	Hollywood	Pacific Telephone
1951	Vine Du Pars Restaurants & Bakeries Hollywd	Pacific Telephone & Telegraph Co.

VINE WAY

1718 VINE WAY

Year	Uses	Source
1970	DU PAR E B MRS	Pacific Telephone

FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

ARGYLE AVE

1750 ARGYLE AVE

Year	Uses	Source
1990	COUNTRY CHURCH OF HOLLYWOOD	Pacific Bell
1986	HOLLYWOOD COUNTRY CHURCH LITTLE	Pacific Bell
	COUNTRY CHURCH OF HOLLYWOOD LITTLE	Pacific Bell
	HOLLYWOOD LITTLE COUNTRY CHURCH	Pacific Bell
	LITTLE COUNTRY CHURCH OF HOLLYWOOD	Pacific Bell
1981	COUNRTY CHURCH OF HOLLYWOOD LITTLE	Pacific Telephone
	HOLLYWOOD LITTLE COUNTRY CHURCH	Pacific Telephone
	LITTLE COUNTRY CHURCH OF HOLLYWOOD	Pacific Telephone
	HOLLYWOOD COUNTRY CHURCH LITTLE	Pacific Telephone

1756 ARGYLE AVE

Year	Uses	Source
1986	ACOSTA ABEL	Pacific Bell
	PARADISE THOS	Pacific Bell
1981	PARADISO THOS	Pacific Telephone

1760 ARGYLE AVE

Year	Uses	Source
1990	MELARA JOSE	Pacific Bell
	CELAYA JUAN	Pacific Bell
1986	WILLIAMS KOLIN	Pacific Bell
	FARIAS RICARDO	Pacific Bell
	PAULINO LOPER	Pacific Bell
1981	MARTIN M E	Pacific Telephone

FINDINGS

HOLLYWOOD

6256 HOLLYWOOD

Year	Uses	Source
1967	Equitable Building Barber Shop	Pacific Telephone
	Barber of Seville	Pacific Telephone
	Barber of Seville	Pacific Telephone
1962	Barber of Seville	Pacific Telephone
	Barber of Seville	Pacific Telephone

6258 HOLLYWOOD

Year	Uses	Source
1967	Universal Books bookstore	Pacific Telephone
1962	RED WIG BEAUTY SALON THE	Pacific Telephone
	The Red Wig Beauty Salon	Pacific Telephone

6260 HOLLYWOOD

Year	Uses	Source
1967	Jimmie	Pacific Telephone
1962	Jimmies	Pacific Telephone
1942	INDEPENDENT Land Co Earl J London real est	Los Angeles Directory Co.

6270 HOLLYWOOD

Year	Uses	Source
1967	CROWN OFC SUPPLY CO	Pacific Telephone
1962	Crown Office Supply Corp	Pacific Telephone

6274 HOLLYWOOD

Year	Uses	Source
1967	Stairway The	Pacific Telephone

6278 HOLLYWOOD

Year	Uses	Source
1967	GILBERTS BOOK SHOP	Pacific Telephone
	Satyr Book Shop See Gilberts Book Shop	Pacific Telephone
1962	Gordons Satyr Book Shop Inc	Pacific Telephone
	Satyr Book Shop Inc Gordons	Pacific Telephone

6290 HOLLYWOOD

Year	Uses	Source
1967	Drug King Inc Genl Ofcs	Pacific Telephone

FINDINGS

Year	Uses	Source
1967	REXALL DRUG & CHEMICAL CO Retail Division	Pacific Telephone
	Hollywood & Vine	Pacific Telephone
	REXALL DRUG & CHEMICAL CO Retail Division	Pacific Telephone
	DRUG KING INC Genl Ofcs	Pacific Telephone
	Drug King Stores	Pacific Telephone
1962	OWL DRUG CO THE General Offices	Pacific Telephone
	Hollywood & Vine	Pacific Telephone

6300 HOLLYWOOD

Year	Uses	Source
1967	BROADWAY DEPARTMENT STORES Genl Ofcs	Pacific Telephone
	The Broadway Hollywood	Pacific Telephone
	Broadway Rent A Car	Pacific Telephone
	Bucher Lawrence D Jr chirpdst	Pacific Telephone
	Carr Wm B	Pacific Telephone
	Hollywood Broadway	Pacific Telephone
1962	BROADWAY DEPARTMENT STORES General Offices	Pacific Telephone
	The Broadway Hollywood	Pacific Telephone
	Bucher Lawrence D Jr chirpdst	Pacific Telephone
	Carr Wm B	Pacific Telephone
	Hollywood Broadway	Pacific Telephone

6307 HOLLYWOOD

Year	Uses	Source
1967	Hollywood Store	Pacific Telephone
1962	Hollywood Store	Pacific Telephone

6313 HOLLYWOOD

Year	Uses	Source
1962	Tetef Norman Dr optmtrst	Pacific Telephone

6315 HOLLYWOOD

Year	Uses	Source
1967	Haunted House Inc	Pacific Telephone
	Hollywood & Vine	Pacific Telephone
1962	MURRAY ARTHUR SCHOOLS OF DANCING	Pacific Telephone

Year	Uses	Source
1962	ARTHUR MURRAY SCHOOLS OF DANCING Los Angeles	Pacific Telephone
	Hollywood & Vine	Pacific Telephone

6317 HOLLYWOOD

Year	Uses	Source
1967	Krause Jewlrs	Pacific Telephone
1962	Krause Jewlrs	Pacific Telephone

6318 HOLLYWOOD

Year	Uses	Source
1929	Motion Picture Make Up Artists Assn	Los Angeles Directory Co.

6319 HOLLYWOOD

Year	Uses	Source
1967	ORANGE JULIUS OF AMERICA Orange Julius Stores	Pacific Telephone

6320 HOLLYWOOD

Year	Uses	Source
1967	Los Angeles Stores	Pacific Telephone
1962	Lerner Shops Stores	Pacific Telephone

HOLLYWOOD BLVD

6231 HOLLYWOOD BLVD

Year	Uses	Source
1990	KIM S CAMERA & JEWELRY	Pacific Bell
1986	KIM S CAMERA & JEWELRY	Pacific Bell
1981	KIMS CAMERA & JEWELRY	Pacific Telephone
	KIMS CAMERA & JEWELRY	Pacific Telephone

6233 HOLLYWOOD BLVD

Year	Uses	Source
2013	BROADWAY L A	Cole Information Services
	BROADWAY L A	Cole Information Services
2008	NEDERLANDER CONCERTS	Cole Information Services
	NEDERLANDER ORGANIZATION	Cole Information Services
	CENTER STAGE ADVERTISING	Cole Information Services
	PANTAGES THEATRE	Cole Information Services
	J NED INC	Cole Information Services

Year	Uses	Source
2008	NEDERLANDER CONCERTS SAN DIEGO LLC	Cole Information Services
	WICKED LA MERCHANDISE	Cole Information Services
	NEDERLANDER CONCERTS	Cole Information Services
	NEDERLANDER ORGANIZATION	Cole Information Services
	CENTER STAGE ADVERTISING	Cole Information Services
	PANTAGES THEATRE	Cole Information Services
	J NED INC	Cole Information Services
	NEDERLANDER CONCERTS SAN DIEGO LLC	Cole Information Services
	WICKED LA MERCHANDISE	Cole Information Services

Hollywood Blvd

6233 Hollywood Blvd

Year	Uses	Source
2006	BROADWAYLA	Haines Company, Inc.
	GROUP SALES	Haines Company, Inc.
	BROADWAY LA	Haines Company, Inc.
	AUDIENCE	Haines Company, Inc.
	SERVICES	Haines Company, Inc.
	PANTAGES	Haines Company, Inc.
	THEATRE	Haines Company, Inc.
	PANTAGES	Haines Company, Inc.
	THEATRE GROUP	Haines Company, Inc.
	SALES	Haines Company, Inc.
	WILSHIRE THEATRE	Haines Company, Inc.
	GROUP SALES	Haines Company, Inc.
2000	CENTERSTAGE ADVR	Haines & Company
	CIVIC LIGHT OPERA 323 46 S 1704	Haines & Company
	NEDERLANDER OF CA	Haines & Company
	PANTAGES THEATRE	Haines & Company
	PARC PRESENTATION	Haines & Company
	SCHER KEN	Haines & Company
	LA CIVIC LIGHT OPERA INFO	Haines & Company
1991	Centerstage Advertising	Pacific Bell
	CENTERSTAGE ADVERTISING	Pacific Bell
1990	NEDERLANDER OF CALIF	Pacific Bell
	SCHER KEN	Pacific Bell
	GREEK THEATRE SUBSCRIPTIONS	Pacific Bell

FINDINGS

Year	Uses	Source
1990	LOS ANGELES CIVIC LIGHT OPERA	Pacific Bell
	LOS ANGELES CIVIC LIGHT OPERA INFORMATION	Pacific Bell
	CENTERSTAGE ADVERTISING	Pacific Bell
1986	CENTERSTAGE ADVERTISING	Pacific Bell
	SHOWMEDIA WOODWARD ASSOCIATES	Pacific Bell
	GREEK THEATRE SUBSCRIPTIONS	Pacific Bell
	NEDERLANDER OF CALIF	Pacific Bell
	WOODWARD DESIGN ASSOCIATES	Pacific Bell
	WOODWARD TOM DESIGN	Pacific Bell
1985	Pantages Theatre	Pacific Bell
	CENTERSTAGE ADVERTISING	Pacific Bell
1981	FREEMAN JAMES D	Pacific Telephone
	FILM & TELEVISION STUDY CENTER INC	Pacific Telephone
	CIVIC LIGHT OPERA	Pacific Telephone
	SAN DIEGO PLAYGOER SERIES	Pacific Telephone
	WOODWARD DESIGN ASSOCIATES	Pacific Telephone
	WOODWARD TOM DESIGN	Pacific Telephone
	WOOD VERNON D	Pacific Telephone
	WOOD FREEMAN	Pacific Telephone
	HOLLYWOOD GROUP THE	Pacific Telephone
	PANTAGES THEATRE	Pacific Telephone
	STONE AL	Pacific Telephone
	STONE AL	Pacific Telephone
	MCNAB RENDON PUBLICITY	Pacific Telephone
1980	PANTAGES THEATRE	Pacific Telephone
	PANTAGES THEATRE	Pacific Telephone
1975	PANTAGES THEATRE-PACIFIC S	Pacific Telephone
	PANTAGES THEATRE-PACIFIC S	Pacific Telephone
1970	PACIFIC S PANTAGES THEATRE	Pacific Telephone
1967	Aames Temporary Staff Division of Aaines Bureau of Employment Agency	Pacific Telephone
	Hollywood	Pacific Telephone
1965	RADIO KWKW	Pacific Telephone
1962	K W K W INC	Pacific Telephone
1951	Pantages Hollywd Theatre	Pacific Telephone & Telegraph Co.
	Hollywd Hollywd Pantages Bldg	Pacific Telephone & Telegraph Co.
	Bal Nu Trite Products	Pacific Telephone & Telegraph Co.

FINDINGS

Year	Uses	Source
1951	Dayee Agnus	Pacific Telephone & Telegraph Co.
	Wright O	Pacific Telephone & Telegraph Co.
	Wright O steno	Pacific Telephone & Telegraph Co.
	Hutton David L Dr vocal instruction	Pacific Telephone & Telegraph Co.
	Eccles Recordings Inc	Pacific Telephone & Telegraph Co.
	Newman Robt P Telepix Corp	Pacific Telephone & Telegraph Co.
	Telepix Corp	Pacific Telephone & Telegraph Co.
	S & P Engnrng ofc	Pacific Telephone & Telegraph Co.
	Holly Baird Stenographers	Pacific Telephone & Telegraph Co.
	Maroder E C Welch & Maroder	Pacific Telephone & Telegraph Co.
	Maroder & Welch	Pacific Telephone & Telegraph Co.
	Pantages Inv Co	Pacific Telephone & Telegraph Co.
	Pantages R A Pantages Inv Co	Pacific Telephone & Telegraph Co.
	R K O Pantages Hollywd Theatre	Pacific Telephone & Telegraph Co.
	Welch Chas W Welch & Maroder	Pacific Telephone & Telegraph Co.
	Welch & Maroder	Pacific Telephone & Telegraph Co.
	Foote Cone & Belding Inc advg	Pacific Telephone & Telegraph Co.
	Morgan Co Raymond R advg	Pacific Telephone & Telegraph Co.
	Morgan Raymond R Co advg	Pacific Telephone & Telegraph Co.
	Nounnan Chas T advg	Pacific Telephone & Telegraph Co.
	Hollywd Garrison Pollard Eccles Recordings Inc	Pacific Telephone & Telegraph Co.
1942	Pantages Agency Inc Rodney Pantages pres L A Snitzer v pres A M Fritschi sec treas booking agts	Los Angeles Directory Co.
	REID Chas H vet	Los Angeles Directory Co.
	Handy Geo M phys	Los Angeles Directory Co.
	Marineau Edmund phys	Los Angeles Directory Co.
	Tungstar Corp Reginald Owen pres C A Greene sec P N Stevens treas mining oprs	Los Angeles Directory Co.
	FORD Patk H lawyer	Los Angeles Directory Co.
	STEVENS Peter N Esther acct	Los Angeles Directory Co.
	WRIGHT Grace T lettershop	Los Angeles Directory Co.
	University Film Inc E A Golden pres	Los Angeles Directory Co.
	CLARKE Lewis L jr lawyer	Los Angeles Directory Co.
	Christlieb A Wm Ruth S lawyer	Los Angeles Directory Co.
	CURTIS Publishing Co N E Crowell dist sls mgr	Los Angeles Directory Co.
	FREEDMAN Nathan O lawyer	Los Angeles Directory Co.
	Schreibman Morris B Ruth coml artist	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1942	Briskin Morton lawyer	Los Angeles Directory Co.
	DAVIS David phys	Los Angeles Directory Co.
	HOLLYWOOD Pantages Theatre Corp Rodney Pantages pres	Los Angeles Directory Co.
1937	DAVIS Robt D chiropractor	Los Angeles Directory Co.
	Pantages Rogers Inc R A Pantages pres Harry Rogers v pres Peter N Stevens sec treas theatres	Los Angeles Directory Co.
	Prager Saml jwlr	Los Angeles Directory Co.
	HOLLYWOOD Pantages Building	Los Angeles Directory Co.
	HOLLYWOOD Pantages Theatre mot pict	Los Angeles Directory Co.
	HOLLYWOOD Pantages Theatre Corp Mrs Lois Pantages Pres	Los Angeles Directory Co.
	WOOD Vernon Di Janice acct	Los Angeles Directory Co.
	WRIGHT Grace T pub sten	Los Angeles Directory Co.
	Furse Dudley R lawyer	Los Angeles Directory Co.
1933	WRIGHT O G V Wright Public Stenographer Multuigraphing Mimeographing Typing Notary Public	Los Angeles Directory Co.
	Feldman Chas K lawyer	Los Angeles Directory Co.
	PALMER Percival A Grace real est	Los Angeles Directory Co.
	PATTEN & Menzing J R Patten O L Menzing real est	Los Angeles Directory Co.
	PALMER INVESTMENT CO THE P A Palmer Developers of El Caballero Estates	Los Angeles Directory Co.
	Pan American Fisheries Ltd F E Lewellyn pres Guy Posson sec treas	Los Angeles Directory Co.
	MARKS Albt E lawyer	Los Angeles Directory Co.
	Pantages Theatre Co Mrs L A Pantnges pres L A Pantages v pres R A Pantages sec treas	Los Angeles Directory Co.
	Pantages Hollywood Theatre R A Pantages mgr	Los Angeles Directory Co.
	EL CABALLERO ESTATES Patten & Menzing General Sales Agts The Palmer Investment Co Developers	Los Angeles Directory Co.
	Posson Guy Lulu office	Los Angeles Directory Co.
	HOLLYWOOD Pantages Building	Los Angeles Directory Co.
	Robson John H Marguerite adv	Los Angeles Directory Co.

FINDINGS

HOLLYWOOD BLVD

6235 HOLLYWOOD BLVD

Year	Uses	Source
1942	JAMES Voyle phys	Los Angeles Directory Co.
1937	Radlick Sadie Mrs confr	Los Angeles Directory Co.

6239 HOLLYWOOD BLVD

Year	Uses	Source
1942	Pantages Theatre	Los Angeles Directory Co.

6243 HOLLYWOOD BLVD

Year	Uses	Source
2008	BELWOOD CAFE	Cole Information Services
	HOLLYWOOD HOT DOG	Cole Information Services
	BELWOOD CAFE	Cole Information Services
	HOLLYWOOD HOT DOG	Cole Information Services

Hollywood Blvd

6243 Hollywood Blvd

Year	Uses	Source
2006	ELWOOD CAFE	Haines Company, Inc.
1990	JUICE MAKERS	Pacific Bell
1986	JUICE MAKERS	Pacific Bell
1981	CARDS	Pacific Telephone
1942	Louque Gladys Mrs dresses	Los Angeles Directory Co.
1937	Nardini Harry M phys	Los Angeles Directory Co.
	Lougue Gladys L dress shop	Los Angeles Directory Co.
1933	FINK Frank F Frances womens clo	Los Angeles Directory Co.

HOLLYWOOD BLVD

6245 HOLLYWOOD BLVD

Year	Uses	Source
2013	FROLIC ROOM	Cole Information Services
	NUNLEY ROBERT L INC	Cole Information Services
2008	BOBS FROLIC ROOM	Cole Information Services
2006	NUNLEY ROBERT L	Haines Company, Inc.
	FROLIC ROOM	Haines Company, Inc.
2000	FROLIC ROOM	Haines & Company

FINDINGS

Year	Uses	Source
1951	Hollywd Frolic Room The	Pacific Telephone & Telegraph Co.
1942	JONES Nathaniel H Frances confy	Los Angeles Directory Co.
1937	JONES Nathanoel H Frances C restr	Los Angeles Directory Co.
1933	HALGREN Harold restr	Los Angeles Directory Co.

6247 HOLLYWOOD BLVD

Year	Uses	Source
2013	RONNIES DONUTS	Cole Information Services
2006	RONNIES DONUTS	Haines Company, Inc.
2000	RONNIES DONUTS	Haines & Company
1990	HOLLYWOOD MART	Pacific Bell
1986	BLOCK H & R DISTRICT OFFICES YEAR AROUND SERVICE	Pacific Bell
1981	GREAT NEWS & GOOD BYES ANTIQS	Pacific Telephone
	BUNNY JONES ANTIQ	Pacific Telephone
1951	Hollywd Dorr Optical Co Inc branch ofc	Pacific Telephone & Telegraph Co.
1942	Wetzel Arth U Venetta G optom	Los Angeles Directory Co.
1937	WALLIS Edw T postage stamps	Los Angeles Directory Co.
	Wetzel Arth U Blanche optician	Los Angeles Directory Co.

6249 HOLLYWOOD BLVD

Year	Uses	Source
2000	XXXX	Haines & Company
1951	Hollywd Bl Skepners Pharmacy Harry	Pacific Telephone & Telegraph Co.
	Hollywd Skepner Harry Pharmacy	Pacific Telephone & Telegraph Co.
1942	HEYWOOD Chas W cigars	Los Angeles Directory Co.
1937	Frawley G Timothy Mary B tobacco	Los Angeles Directory Co.
1933	HOME Utilities Ltd J E Klein pres W L Mc sec treas elec refrig	Los Angeles Directory Co.

Hollywood Blvd

6251 Hollywood Blvd

Year	Uses	Source
2000	DOS BURRITOS	Haines & Company
1981	ANKENEY JOHN T DR DNTST	Pacific Telephone
1951	Hollywd Raders Malt Shop	Pacific Telephone & Telegraph Co.
1937	Nunn Saml J Edna L auto park	Los Angeles Directory Co.
1933	SHACKELTON Jesse auto pk	Los Angeles Directory Co.
1929	Schmutz Paul E auto pk	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1924	Nors Mary Mrs r	Los Angeles Directory Co.
	HAWKINS Frank rest	Los Angeles Directory Co.

HOLLYWOOD BLVD

6252 HOLLYWOOD BLVD

Year	Uses	Source
1990	THEM BONES BAR-B-Q	Pacific Bell
1986	KABANA FAST FOOD RESTAURANT	Pacific Bell
1981	UNCLE MOUSTACHE FALAFEL	Pacific Telephone

6253 HOLLYWOOD BLVD

Year	Uses	Source
2013	APARTMENTS EQUITIES LLC	Cole Information Services
	JULIE ASHTON CASTING	Cole Information Services
	GOLDSTEINISHKANS WENDY	Cole Information Services
	WEAPONS OF MASS ENTERTAINMENT	Cole Information Services
	HIGH WINDOW THE	Cole Information Services
	ON LOCATION	Cole Information Services
	RECORDING CONNECTION	Cole Information Services
	6253 HOLLYWOOD AT VINE MANAGEMENT OF	Cole Information Services
	SONZERO FILMS	Cole Information Services
	HARPER ENTERPRISES	Cole Information Services
	GLOBAL ARTISTS AGENCY	Cole Information Services
	WEBB ERIC	Cole Information Services
	VINEWOOD LLC	Cole Information Services
	APARTMENTS EQUITIES LLC	Cole Information Services
	JULIE ASHTON CASTING	Cole Information Services
	GOLDSTEINISHKANS WENDY	Cole Information Services
	WEAPONS OF MASS ENTERTAINMENT	Cole Information Services
	HIGH WINDOW THE	Cole Information Services
	ON LOCATION	Cole Information Services
	RECORDING CONNECTION	Cole Information Services
	6253 HOLLYWOOD AT VINE MANAGEMENT OF	Cole Information Services
	SONZERO FILMS	Cole Information Services
	HARPER ENTERPRISES	Cole Information Services
	GLOBAL ARTISTS AGENCY	Cole Information Services
	WEBB ERIC	Cole Information Services

Year	Uses	Source
2013	VINEWOOD LLC	Cole Information Services
2008	VAN BAKLAYAN & CO	Cole Information Services
	6253 HOLLYWOOD AT VINE MANAGEMENT OF	Cole Information Services
	LOUIS C FRAYSER MD	Cole Information Services
	CONWAY ROBERTS	Cole Information Services
	HARRISON MUSIC CORP	Cole Information Services
	VAN BAKLAYAN & CO	Cole Information Services
	6253 HOLLYWOOD AT VINE MANAGEMENT OF	Cole Information Services
	LOUIS C FRAYSER MD	Cole Information Services
	CONWAY ROBERTS	Cole Information Services
	HARRISON MUSIC CORP	Cole Information Services

Hollywood Blvd

6253 Hollywood Blvd

Year	Uses	Source
2006	6253 HOLLYWOOD	Haines Company, Inc.
	AT VINE MNG OFC	Haines Company, Inc.
	TAISEI CONSTR	Haines Company, Inc.
	VINEWOODLLC	Haines Company, Inc.
2000	HOLLYWD EQTBLE BLDG ABACUS TECHNOLOGIES	Haines & Company
	ANGELES HOSIERY CO	Haines & Company
	APPOINTMENT SETTERS OF AMERICA	Haines & Company
	AS YOU LIKE	Haines & Company
	B G R ENTERPRISES	Haines & Company
	BARB LEN PRODUCTION	Haines & Company
	BARNUM H B	Haines & Company
	BOGART P	Haines & Company
	BONNIE BEE GOOD MSC	Haines & Company
	BRAUN DENNIS E	Haines & Company
	CASCADE REALTY	Haines & Company
	CONTOUR LIVERY SERV	Haines & Company
	CONWAY ROBERTS	Haines & Company
	DAVID GABRIEL VOICE STRENGHTNG	Haines & Company
	DEVOUX DONALD	Haines & Company
	E W W MARKETING & MEDIA SERVICES	Haines & Company

FINDINGS

Year	Uses	Source
2000	ECLECTIC CRUISES	Haines & Company
	ED TOWNSEND PRODUCTIONS	Haines & Company
	EDDIE AMADOR STUDIO	Haines & Company
	EPSTEIN HAROLD L	Haines & Company
	ERSAN ARTO DR DDS	Haines & Company
	FAHIM MIKE & ASSOC	Haines & Company
	BLACK WATCH TELEVISION	Haines & Company
	FEDRL INVENTORY WHOLESALE INC	Haines & Company
	MIKE FAHIM & ASSOCTS	Haines & Company
	WEST CST COMPUTER GRAPHICS	Haines & Company
	OMNI CRUISES	Haines & Company
	TRIED & TRUE PRDCTNS	Haines & Company
	FAR WEST CAMERA RPR	Haines & Company
	GET REAL PRDCTNS	Haines & Company
	GO LUISITA T	Haines & Company
	GOLDFARB B	Haines & Company
	HANDSOME LOSER MUSIC PUBLISHNG	Haines & Company
	HOLLY VINE SERVICE CO	Haines & Company
	HOLLYWD CASTING	Haines & Company
	HOLLYWD EQUITBL BLG	Haines & Company
	HOLLYWD INTERNATL STUDIO ARTS	Haines & Company
	I INTERNET ENTERTAINMENT	Haines & Company
	IDEAS IN MOTION ENTERTAINMENT	Haines & Company
	KAOS INC	Haines & Company
	LA LAND AUCTION	Haines & Company
	LA LAND AUCTION	Haines & Company
	LA LAND AUCTION	Haines & Company
	LIBENS BOB PHOTO	Haines & Company
	LIBENS JOHNSON PRODUCTIONS	Haines & Company
	LOONEBIN PRODUCTION STUDIOS	Haines & Company
	MICHLER R	Haines & Company
	MILLER R LEE ATTY	Haines & Company
	MOTHER PLUCKER FTHR	Haines & Company
	OMNI CRUISES	Haines & Company
	OPIUMM ENTERTAINMENT	Haines & Company
	ORPHALI JACOB J MD	Haines & Company
	ORPHALI SHAHE MD	Haines & Company
	REED LEONARD	Haines & Company

FINDINGS

Year	Uses	Source
2000	REFUSE & RESIST	Haines & Company
	ROSHANIAN & ASSOCIATES	Haines & Company
	SEVEN ARTS PRESS	Haines & Company
	STARWHEELS ENT	Haines & Company
	STARWIL PRODUCTION TALENT AGCY	Haines & Company
	STERN DONALD J ATTY	Haines & Company
	TAX & ACCOUNTING MIKE FAHIM & ASC	Haines & Company
	TIS HER MEDICAL CENTER	Haines & Company
	U S A PROTECTION SERVICE	Haines & Company
	Z & Z PRODUCTIONS	Haines & Company
1995	Royal Promotions	Pacific Bell
	Ofc	Pacific Bell
	Carr David Enterprises	Pacific Bell
1991	Justin Time Security Systems	Pacific Bell
	Karish Associates Architects	Pacific Bell
	Ubens Bob Photography	Pacific Bell
	Libenson E	Pacific Bell
	JUSTIN TIME SECURITYSYSTEMS	Pacific Bell
	KARISHASSOCIATESARCHITECTS	Pacific Bell
	UBENSBOB PHOTOGRAPHY	Pacific Bell
	Western Land Bank	Pacific Bell
1990	ZOMPUT PRODUCTIONS	Pacific Bell
	CALIFORNIA DEMOCRATIC PARTY	Pacific Bell
	CALL BOARD HOLLYWOOD TELPHN EXCH	Pacific Bell
	CALL NINA INC TELPHN ANSWNG SERV	Pacific Bell
	FIELDS MUSICAL SERVICES	Pacific Bell
	FOLDES GEORGE	Pacific Bell
	FOLDES LAWRENCE D	Pacific Bell
	A SPECIAL TALENT AGCY	Pacific Bell
	A SPECIAL TALENT AGCY	Pacific Bell
	CARR DAVID ENTERPRISES	Pacific Bell
	CARADI PRODUCTIONS	Pacific Bell
	KARISH ASSOCIATES ARCHITECTS	Pacific Bell
	MEYERINK VICTORIA PAIGE	Pacific Bell
	RUSS HERMAN PUBLSHR	Pacific Bell
	RUSH HOUR PRODUCTIONS	Pacific Bell
	VANTAGE PRESS INC	Pacific Bell

FINDINGS

Year	Uses	Source
1990	VANTAGE PRESS INC	Pacific Bell
	ACCOUNTAX CONSULTANTS INC	Pacific Bell
	GAVRON & ASSOCIATES	Pacific Bell
	MONETARY RECOVERY ASSISTANCE INC	Pacific Bell
	NEON	Pacific Bell
	MUNSHIN SIDNEY ATTY	Pacific Bell
	ROYAL PROMOTIONS USA	Pacific Bell
	ST LAWRENCE MUSIC INC	Pacific Bell
	COLLECTOR LITE CO RUDY ZAMORA NATIONAL SALES MANAGER	Pacific Bell
	CINEMA DISTRIBUTORS INC	Pacific Bell
	COBLENTZ HOWARD T ATTY	Pacific Bell
	CIRCE RECORDS	Pacific Bell
	GO LULSITA T DNTST	Pacific Bell
	KRISSELIS CORP	Pacific Bell
	SEVEN ARTS PRESS INC	Pacific Bell
	VIDEO MOVIE DISTRIBUTORS & PRODUCERS	Pacific Bell
	WESTERN LAND BANK	Pacific Bell
	WESTERN LAND BANK INC	Pacific Bell
	WESTERN LAND BANK INC	Pacific Bell
	WESTERN LAND BANK INC	Pacific Bell
	WHEELOCK MARTHA	Pacific Bell
	WEISS SAM MUSIC INC	Pacific Bell
	WATSON JOHN B MD	Pacific Bell
	COMPACT INDUSTRIES-SA	Pacific Bell
	LAURIA LEW RATE RADIO & TELEVISION EXCH	Pacific Bell
	LAURIA LEW RATE RADIO & TELEVISION EXCH	Pacific Bell
	LAURIA S TELEPHONE ANSWERING SERVICE	Pacific Bell
	ORPHALI JACOB J MD	Pacific Bell
	NINA CALL NINA INC TELPHN ANSWNG SERV	Pacific Bell
	OMNICRUISES	Pacific Bell
	ARTISTS FINANCIAL SERVICE	Pacific Bell
	AUDIENCE ASSOCIATES	Pacific Bell
	B G R ENTERPRISES	Pacific Bell
	DANGEROUS DEMOS	Pacific Bell

FINDINGS

Year	Uses	Source
1990	CUBILLOS LUIS	Pacific Bell
	H M INTERNATIONAL	Pacific Bell
	LANDLORD TENANT CENTER	Pacific Bell
	LETTER EXPRESS	Pacific Bell
	LIBENS-JOHNSON	Pacific Bell
	LIBENS-JOHNSON PRODUCTIONS	Pacific Bell
	LEGAL WEST THE	Pacific Bell
	SELTZER LEON ATTY	Pacific Bell
	SHAPIRO BRUCE FINANCL CONSLTNT	Pacific Bell
	BARNUM H B	Pacific Bell
	BEDROSIAN EUROPEAN-AMERICAN SKIN CARE & ELECTROLOGY CENTER	Pacific Bell
	BAMBERGER MAX ATTY	Pacific Bell
	BABUKAR EMPIRE LTD	Pacific Bell
	GUGAS CHRIS LIE DETECTION	Pacific Bell
	L A PARTY BUS PARTY BUS	Pacific Bell
	PARTY BUS THE	Pacific Bell
	STERN DONALD J ATTY	Pacific Bell
	SOUNDTRACK MUSIC	Pacific Bell
	STARWIL ENTERPRISES	Pacific Bell
	OMNI CRUISES	Pacific Bell
	DAVID CARR ENTERPRISES	Pacific Bell
	HARRISON MUSIC CORP	Pacific Bell
	HURST WALTER ERNEST ATTY	Pacific Bell
	HOLLY VINE SCREENING ROOM	Pacific Bell
	GILMORE MAX E ATTY	Pacific Bell
	HOUFEK HANK F S MAX DNTL TECHNCN	Pacific Bell
	WRONOWSKY WALTER PHOTGRPHY	Pacific Bell
	RAINBOW RECORDS	Pacific Bell
	BECKLEY E EDWIN	Pacific Bell
	BEACHWOOD PRODUCTIONS	Pacific Bell
	DONNA MICHEILE PRODUCTIONS	Pacific Bell
	DIRECT MUSIC MARKETING	Pacific Bell
	HITS WEST	Pacific Bell
	HOLLYWOOD EQUITABLE BUILDING	Pacific Bell
	MGS VIDEO PRODUCTION CORP	Pacific Bell
	PHOENIX DISTRIBUTORS	Pacific Bell
	TAKWA BAY INTERNATIONAL FILMS	Pacific Bell

FINDINGS

Year	Uses	Source
1990	STRIKE FORCE	Pacific Bell
	STUDIO INSIDER THE	Pacific Bell
	STAR CINEMA PRODUCTION GROUP INC	Pacific Bell
	LIBENS BOB PHOTOGRAPHY	Pacific Bell
	BONNIE BEE GOOD MUSIC	Pacific Bell
	ERSAN ARTO DR DDS	Pacific Bell
	EDDIE S EXOTIC LIMOUSINES	Pacific Bell
	EDSTROM THOMAS H ATTY AT LAW	Pacific Bell
	HURST WALTER ERNEST ATTY	Pacific Bell
	HOLLYWOOD SECRETARIAL TELEPHONE SERVICE	Pacific Bell
	HULLETT MAX O DNTL TECHNCN	Pacific Bell
	HOLT MOTON ATTY	Pacific Bell
	HOLLYWOOD TELEPHONE SECRETARIAL & ANSWERING SERVICE	Pacific Bell
	MASHINO REALTY	Pacific Bell
	RADIO AND TELEVISION EXCHANGE	Pacific Bell
	RADIO & TELEVISION EXCHANGE	Pacific Bell
	RADIO AND TELEVISION EXCHANGE R A T E	Pacific Bell
	RADIO AND TELEVISION EXCHANGE R A T E	Pacific Bell
	RATE RADIO & TELEVISION EXCH	Pacific Bell
	RATE RADIO & TELEVISION EXCH	Pacific Bell
	TAX PLACE THE	Pacific Bell
	TAX PLACE THE	Pacific Bell
	BUDGET NEON	Pacific Bell
	FAR-WEST CAMERA REPAIR SERVICE	Pacific Bell
	EQUITABLE BUILDING OF HOLLYWOOD	Pacific Bell
	EPSTEIN HAROLD L STRUCTRL ENGNR	Pacific Bell
	JADE SOUND INC	Pacific Bell
	ISRAEL SAML S DR PODTRST	Pacific Bell
	ISHTAR FILMS	Pacific Bell
	MELNICK PHILIP R CO INS	Pacific Bell
	MEAT DLRS ASSN OF SO CALIF	Pacific Bell
	PROFESSIONAL SECURITY CONSULTANTS	Pacific Bell
	REALE DAVID	Pacific Bell

FINDINGS

Year	*Uses*	*Source*
1990	RATE RADIO & TELEVISION EXCH	Pacific Bell
	RATE RADIO & TELEVISION EXCH	Pacific Bell
	RADIO ARTISTS TELEPHONE EXCH R A T E	Pacific Bell
	RADIO ARTISTS TELEPHONE EXCH R A T E	Pacific Bell
	TOTTEN ROBERT J ATTY AT LAW	Pacific Bell
1986	FOLDES GEORGE	Pacific Bell
	FOLDES LAWRENCE D	Pacific Bell
	MORRIS REALTY ORGANIZATION THE	Pacific Bell
	ST LAWRENCE MUSIC INC	Pacific Bell
	A SPECIAL TALENT AGCY	Pacific Bell
	ATI FINANCE CORP	Pacific Bell
	ACCOUNTAX CONSULTANTS INC	Pacific Bell
	ABRAMS MAX ATTY	Pacific Bell
	CATALYST COMPUTER SERVICES	Pacific Bell
	NATIONAL COMMUNICATIONS FOUNDATION	Pacific Bell
	SCHWARTZ MOREY	Pacific Bell
	SCHWARTZ MORRIS REAL ESTATE	Pacific Bell
	WESTERN LAND BANK INC	Pacific Bell
	WESTERN LAND BANK INC	Pacific Bell
	WESTERN LAND BANK INC	Pacific Bell
	WEISS SAM MUSIC INC	Pacific Bell
	CERVS	Pacific Bell
	GIBRALTAR RECORDS CO	Pacific Bell
	GIBRALTER ENTERTAINMENT	Pacific Bell
	OMNLCRUISES	Pacific Bell
	SHELLEY TOM ENTERPRISES	Pacific Bell
	SEVEN ARTS PRESS INC	Pacific Bell
	WATSON JOHN B MD	Pacific Bell
	WOODARD JOHN S MD	Pacific Bell
	WOLF LIMOUSINE	Pacific Bell
	AIRLINE SCHOOLS MARSHA TOY	Pacific Bell
	ALIPIO FLORENCE DDS	Pacific Bell
	COGHLAN PATRICIA MD	Pacific Bell
	CLINICA MEDICA VICTORIA	Pacific Bell
	CIRCE RECORDS	Pacific Bell
	LAURIA LEW RATE RADIO & TELEVISION EXCH	Pacific Bell

FINDINGS

Year	Uses	Source
1986	LAURIA LEW RATE RADIO & TELEVISION EXCH	Pacific Bell
	LAURIA S TELEPHONE ANSWERING SERVICE	Pacific Bell
	KYMAN STANLEY INS	Pacific Bell
	NATIONAL EDUCATIONAL TRAVEL ALLIANCE	Pacific Bell
	ORPHALI JACOB J MD	Pacific Bell
	PACIFIC AIRLINE SCHOOLS	Pacific Bell
	PDC ASSOCIATES INC	Pacific Bell
	SKYMAN INS SERVICES INC	Pacific Bell
	SIGNET ENTERTAINMENT CORP	Pacific Bell
	WRONOWSKY WALTER PHOTGRPHY	Pacific Bell
	WORLD TRAVEL CENTER	Pacific Bell
	ARROW INTERNATL SECURITY CORP	Pacific Bell
	ANKENEY JOHN T DR DNTST	Pacific Bell
	COLPAN IMPORT & EXPORT	Pacific Bell
	GUGAS CHRIS LIE DETECTION	Pacific Bell
	LEGIONARE BOB ANIMSTION & STOREYBOARDS	Pacific Bell
	LEGEND PRODUCTIONS	Pacific Bell
	LIBENS BOB PHOTOGRAPHY	Pacific Bell
	LIBENS-JOHNSON	Pacific Bell
	LIBENS-JOHNSON PRODUCTIONS	Pacific Bell
	LAWYER REFERENCE SERVICE	Pacific Bell
	OCAL RECORDS	Pacific Bell
	STAR CINEMA PRODUCTIONS GROUP INC	Pacific Bell
	SPANISH VIDEO SOUND INC	Pacific Bell
	ACADEMY PACIFIC BUSINESS & TRAVEL COLLEGE	Pacific Bell
	AUDIENCE ASSOCIATES	Pacific Bell
	ARTISTS FINANCIAL SERVICE	Pacific Bell
	DM & ASSOCIATES	Pacific Bell
	CREATIVE CORPS VIDEO BAND	Pacific Bell
	H W DENTAL LAB	Pacific Bell
	H W DENTAL LABORATORY	Pacific Bell
	L A STAR NEWSPAPER	Pacific Bell
	LOS ANGELES STAR NEWSPAPER	Pacific Bell
	STRAUS POLYGRAPH SERVICE	Pacific Bell
	STRAUS POLYGRAPH SERVICE	Pacific Bell

FINDINGS

Year	Uses	Source
1986	CITIZEN S HOME LOAN INC	Pacific Bell
	BONNIE BEE GOOD MUSIC	Pacific Bell
	DEMOCRATIC CENTRAL COMMITTEE	Pacific Bell
	HARRISON MUSIC CORP	Pacific Bell
	M S P ENTERPRISE U S A INC	Pacific Bell
	PERFORMANZ	Pacific Bell
	RADIO ARTISTS TELEPHONE EXCH R A T E	Pacific Bell
	RADIO ARTISTS TELEPHONE EXCH R A T E	Pacific Bell
	R A T E RADIO & TELEVISION EXCH	Pacific Bell
	R A T E RADIO & TELEVISION EXCH	Pacific Bell
	QUALITY BUSINESS SYSTEMS	Pacific Bell
	QUICK CHANGE WINDOW SIGNS	Pacific Bell
	PROFESSIONAL SECURITY CONSULTANTS	Pacific Bell
	PRESS YOUR LUCK	Pacific Bell
	STUDIO INSIDER THE	Pacific Bell
	TAX PLACE THE	Pacific Bell
	TAX PLACE THE	Pacific Bell
	B G R ENTERPRISES	Pacific Bell
	HOLT MOTON ATTY	Pacific Bell
	WHOLESALE TOUR CONSULTANTS CORP	Pacific Bell
	VIDEO MOVIE DISTRIBUTORS & PRODUCERS	Pacific Bell
	VIDEOBAND	Pacific Bell
	JADE SOUND INC	Pacific Bell
	HOUFEK HANK F S MAX DNTL TECHNCN	Pacific Bell
	SYRAIN TOURS	Pacific Bell
	WHEELOCK MARTHA	Pacific Bell
	HOLLY VINE SCREENING ROOM	Pacific Bell
	TUNIS TOURS	Pacific Bell
	TURKISH TOURS	Pacific Bell
	EDSTROM THOMAS H ATTY AT LAW	Pacific Bell
	GLICKMAN GEORGE J DR	Pacific Bell
	GO LULSITA T DNTST	Pacific Bell
	GILMORE MAX E ATTY	Pacific Bell
	RAINBOWLAND PRODUCTIONS	Pacific Bell
	OMNI CRUISES	Pacific Bell

FINDINGS

Year	Uses	Source
1986	MORRIS SCHWARTZ REAL ESTATE & AUCTIONEER & ANN SCHWARTZ ASSISTANT	Pacific Bell
	N E T A	Pacific Bell
	WESTERN LAND BANK	Pacific Bell
	RATTOURS INC	Pacific Bell
	SHAPIRO BRUCE FINANCI CONSLTNT	Pacific Bell
	SPACE SEVEN TRAVEL SERVICES	Pacific Bell
	LOBLS MUSIC CO	Pacific Bell
	LOPEZ CHARLES J MD	Pacific Bell
	BENDER EILEEN BKKPNG	Pacific Bell
	BECKLEY E EDWIN	Pacific Bell
	DURANT MANAGEMENT CORP	Pacific Bell
	HOLLYWOOD EQUITABLE BUILDING	Pacific Bell
	HOLLYWOOD TYPING SERVICE	Pacific Bell
	HOLLYWOOD BAR ADSN	Pacific Bell
	HI-TECH SECURITY INC	Pacific Bell
	MGS VIDEO PRODUCTION CORP	Pacific Bell
	RATE RADIO & TELEVISION EXCH	Pacific Bell
	RATE RADIO & TELEVISION EXCH	Pacific Bell
	RAINBOW RECORDS	Pacific Bell
	RADIO AND TELEVISION EXCHANGE	Pacific Bell
	RADIO & TELEVISION EXCHANGE	Pacific Bell
	RADIO AND TELEVISION EXCHANGE R A T E	Pacific Bell
	RADIO AND TELEVISION EXCHANGE R A T E	Pacific Bell
	TOY MARSHA AIRLINE SCHOOLS	Pacific Bell
	TIME COAST RECORDS	Pacific Bell
	BEDROSIAN HEGHINE FACIAL SALON SCIENTIFIC SKIN CARE & ELECTROLOGY	Pacific Bell
	BEYOND SOUND	Pacific Bell
	EQUITABLE BUILDING OF HOLLYWOOD	Pacific Bell
	EPSTEIN HAROLD L STRUCTRL ENGNR	Pacific Bell
	ERSAN ARTO DR DDS	Pacific Bell
	EDDIE S EXOTIC LIMOUSINES	Pacific Bell
	EGYPT TOURS	Pacific Bell
	IMPORTS FROM BRAZIL INC	Pacific Bell

FINDINGS

Year	Uses	Source
1986	INN CONCERT INTERNATIONAL	Pacific Bell
	HOLLYWOOD SECRETARIAL TELEPHONE SERVICE	Pacific Bell
	HURST WALTER ERNEST ATTY	Pacific Bell
	HURST WALTER ERNEST ATTY	Pacific Bell
	URGENT TELEX SERVICE	Pacific Bell
	BRYAN J ANTHONY ATTY	Pacific Bell
	FIELDS MUSICAL SERVICES	Pacific Bell
	ETTING CARL	Pacific Bell
	HOLLYWOOD TELEPHONE SECRETARIAL & ANSWERING SERVICE	Pacific Bell
	HOLLYWOOD TRAVEL SERVICE	Pacific Bell
	HOUSE OF WILLIAMS INVESTMENT CORP	Pacific Bell
	JACQLEEN S TRAVEL SERVICE	Pacific Bell
	ISRAEL SAML S DR PODTRST	Pacific Bell
	ISHTAR FILMS	Pacific Bell
	INTERNATIONAL TALENT AGCY	Pacific Bell
	MILLER MARLYS ATTY	Pacific Bell
	MICHAELSON DON MD	Pacific Bell
	MEYERINK VICTORIA PAIGE	Pacific Bell
	ROYAL PROMOTIONS USA	Pacific Bell
	TOTTEN ROBERT J ATTY AT LAW	Pacific Bell
	THOMPSON ED LOBIS ENTERPRISES	Pacific Bell
	VANTAGE PRESS INC	Pacific Bell
	VANTAGE PRESS INC	Pacific Bell
1985	Western Land Bank	Pacific Bell
	L A Public Theatre	Pacific Bell
	Los Angeles Rams Football Club	Pacific Bell
	IBENS BOB PHOTOGRAPHY	Pacific Bell
1981	ABRAMS MAX ATTY	Pacific Telephone
	ACTORS ACADEMY THE	Pacific Telephone
	FOLDES LAWRENCE D	Pacific Telephone
	INTERBOND	Pacific Telephone
	MEYERINK VICTORIA PAIGE	Pacific Telephone
	MICRO BUSINESS MACHINES	Pacific Telephone
	MEDITERRANEAN EXPRESS TOURS	Pacific Telephone
	R A T E RADIO & TELEVISION EXCH	Pacific Telephone
	R A T E RADIO & TELEVISION EXCH	Pacific Telephone

FINDINGS

Year	Uses	Source
1981	RADIO AND TELEVISION EXCHANGE	Pacific Telephone
	RADIO & TELEVISION EXCHANGE	Pacific Telephone
	RADIO AND TELEVISION EXCHANGE R A T E	Pacific Telephone
	RAYE MONA PHOTGRPHR	Pacific Telephone
	TALENT SEARCH ARTIST AGENCY INC	Pacific Telephone
	THOMPSON TENNIE V-BAFFANGWS MEDICAL RESEARCH FOUNDATION	Pacific Telephone
	TOUR MAKER THE	Pacific Telephone
	THREE WAY TRAVEL	Pacific Telephone
	CALIF CONFEDERATION OF THE ARTS	Pacific Telephone
	CHARLES STUDIO NO 2	Pacific Telephone
	FREE PUBLIC THEATRE FESTIVAL	Pacific Telephone
	JORDAN TOURS	Pacific Telephone
	THOMPSON ED LOBIS ENTERPRISES	Pacific Telephone
	TUNISLA TOURS	Pacific Telephone
	AKE INTERNATIONAL INC	Pacific Telephone
	AIRWAVE RECORDS	Pacific Telephone
	CLAES DAN J MD	Pacific Telephone
	GAMMA RESEARCH OPTICAL EFFECTS	Pacific Telephone
	GILMORE MAX E ATTY	Pacific Telephone
	MORRIS SCHWARTZ RESAL ESTATE & AUCTIONEER	Pacific Telephone
	MORRIS REALTY ORGANIZATION	Pacific Telephone
	ROYAL PROMOTIONS USA	Pacific Telephone
	AMERICAN SONG FESTIVAL	Pacific Telephone
	CONCHILLO RECORD PRODUCTION CO	Pacific Telephone
	COMMUNICATIONS WORKERS OF AMERICA AFL CIO LOCAL 11502	Pacific Telephone
	COHEN JOHN ALAN ALTY	Pacific Telephone
	COHAN JOHN ALAN ATTY	Pacific Telephone
	COAST FILM	Pacific Telephone
	COLIN MC EWEN SCHOOLS	Pacific Telephone
	COLPAN IMPORT & EXPORT	Pacific Telephone
	GORBATY ISAAC MD	Pacific Telephone
	GO LUISITA T DNTST	Pacific Telephone
	KORTRIGHT PETER J	Pacific Telephone
	KOALA RECORDS INC	Pacific Telephone

FINDINGS

Year	Uses	Source
1981	NATIONAL COMMUNICATIONS FOUNDATION	Pacific Telephone
	VANTAGE PRESS INC	Pacific Telephone
	AYYAR INTERNATL	Pacific Telephone
	ATHERTON ALBERT L	Pacific Telephone
	GUND RICHARD D INS SVS INC	Pacific Telephone
	GILMORE MAX E ATTY	Pacific Telephone
	LAURIA LEW RATE RADIO & TELEVISION EXCH	Pacific Telephone
	OCAL RECORDS	Pacific Telephone
	SCHWARTZ MOREY	Pacific Telephone
	SCHWARTZ MORRIS RL EST	Pacific Telephone
	WEISS SAM MUSIC INC	Pacific Telephone
	BEDROSIAN HEGHINE FACIAL SALON-SCIENTIFIC SKIN CARE & ELECTROLOGY	Pacific Telephone
	BARIN LENNIE DESIGNS	Pacific Telephone
	B G R ENTERPRISES	Pacific Telephone
	LEVINSON LEW	Pacific Telephone
	P A T C I A HONOR SOCIETY	Pacific Telephone
	P D C ASSOCIATES	Pacific Telephone
	PACIFIC AIRLINE SCHOOLS	Pacific Telephone
	OPTICAL INTERNATIONL LTD	Pacific Telephone
	SILVER ALEXANDER DDS	Pacific Telephone
	SHAKESPEARE FESTIVAL LOS ANGELES COUNTY	Pacific Telephone
	SEVEN ARTS CASSETTE LIBRARY	Pacific Telephone
	SEVEN ARTS PRESS INC	Pacific Telephone
	DIRECTORS GUILD OF AMERICA SPCL PROJECTS	Pacific Telephone
	WOMEN IN THEATRE	Pacific Telephone
	WORDS & ART	Pacific Telephone
	WOODARD JOHN S MD	Pacific Telephone
	WORLD CHAMPIONS	Pacific Telephone
	LAURIA LEW RATE RADIO & TELEVISION EXCH	Pacific Telephone
	ACTION ANSWERING SERVICE	Pacific Telephone
	L A THEATRE ALLIANCE	Pacific Telephone
	BECKLEY E EDWIN	Pacific Telephone
	HACKETT MURRAY PRODUCTIONS	Pacific Telephone
	IOWA BEVERLY REALTY INC	Pacific Telephone

FINDINGS

Year	Uses	Source
1981	LAURIA S TELEPHONE ANSWERING SERVICE	Pacific Telephone
	HOLLY VINE SCREENING ROAM	Pacific Telephone
	HURST WALTER ERNEST ATTY	Pacific Telephone
	GLICKMAN GEORGE J DR	Pacific Telephone
	CINEMA DYNAMICS	Pacific Telephone
	DE PIETRO & RICHARDS POLYGRAPH SPCLSTS	Pacific Telephone
	L A THEATRE ALLIANCE	Pacific Telephone
	LOBIS MUSIC CO	Pacific Telephone
	LIBENS JOHNSON PRODUCTIONS	Pacific Telephone
	PATRIOTIC AMERICAN THEME COMRADES IN ARMS HONOR SOCIETY	Pacific Telephone
	MICHAELSON BERYL MD	Pacific Telephone
	NOW ENTERPRISES	Pacific Telephone
	MAVERICK PICTURES INTERNATL INC	Pacific Telephone
	MILLEN THOS CPHA HYPNOSIS	Pacific Telephone
	RADIO AND TELEVISION EXCHANGE R A T E	Pacific Telephone
	MICHAELSON DON MD	Pacific Telephone
	EGYPT TOURS	Pacific Telephone
	AIRLNE SCHOOLS MARSHA TOY	Pacific Telephone
	BLACKER MORRIS R MD	Pacific Telephone
	ACADEMY PACIFIC	Pacific Telephone
	MORRIS REALTY ORGANIZATION	Pacific Telephone
	NOW PRODUCTIONS	Pacific Telephone
	SCHWARTZ MORRIS REAL ESTATE	Pacific Telephone
	SCHWARTZ MORRIS REAL ESTATE AUCTIONEERS	Pacific Telephone
	SEVEN ARTS BOOKSTORE	Pacific Telephone
	VANTAGE PRESS INC	Pacific Telephone
	SEVEN ARTS TAX SERVICE	Pacific Telephone
	TOY MARSHA AIRLINE SCHOOLS	Pacific Telephone
	RUSS HERMAN PUBLSHR	Pacific Telephone
	ST LAWRENCE MUSIC INC	Pacific Telephone
	SHELLEY TOM ENTERPRISES	Pacific Telephone
	BEYOND SOUNDS	Pacific Telephone
	HOLY LAND TOURS	Pacific Telephone
	HOLLYWOOD EQUITABLE BUILDING	Pacific Telephone
	HOLLYWEST ARTISTS MANAGEMENT	Pacific Telephone

FINDINGS

Year	Uses	Source
1981	LOPEZ CHAS J MD	Pacific Telephone
	M & M AUDIT CO	Pacific Telephone
	PIERRE DENTAL LAB	Pacific Telephone
	STARMAN ENTERPRISES	Pacific Telephone
	SPECTRUM RECORDS INC	Pacific Telephone
	STAR CINEMA PRODUCTIONS	Pacific Telephone
	SOUTHERN CALIFORNIA AUCTIONEERS ASSOCIATION INC	Pacific Telephone
	SPACE SEVEN TRAVEL SERVICES	Pacific Telephone
	EQUITABLE BUILDING OF HOLLYWOOD	Pacific Telephone
	EQUITABLE INVESTMENT CORP	Pacific Telephone
	EPSTEIN HAROLD L STRUCTRL ENGNR	Pacific Telephone
	HANK F S MAX DNTL TECHNCH	Pacific Telephone
	HOLLYWOOD SONGWRITER S SERVICE	Pacific Telephone
	HOLLYWOOD TELEPHONE SECRETARIAL & ANSWRING SERVICE	Pacific Telephone
	HOLLYWOOD TRAVEL SERVICE	Pacific Telephone
	PUNTER LAWRENCE P V ATTY	Pacific Telephone
	POLLARD ROOFING & SIDING CO ROOFRS	Pacific Telephone
	PIPOCA FASHION DESIGNER	Pacific Telephone
	BRADSON PRESS	Pacific Telephone
	FAEROVIK ANNE	Pacific Telephone
	HOLLYWOOD SECRETARIAL TELEPHONE SERVICE	Pacific Telephone
	ISAACS STANLEY	Pacific Telephone
	HURST WALTER ERNEST ATTY	Pacific Telephone
	IMPORTS FROM BRAZIL INC	Pacific Telephone
	HULLETT MAX O MAX DNTL TECHNCN	Pacific Telephone
	MCEWAN COLIN SCHOOLS	Pacific Telephone
	MAX DNTL TECHNCN	Pacific Telephone
	RATE RADIO & TELEVISION EXCH	Pacific Telephone
	RATE RADIO & TELEVISION EXCH	Pacific Telephone
	RADIO ARTISTS TELEPHONE EXCH R A T E	Pacific Telephone
	RADIO ARTISTS TELEPHONE EXCH R A T E	Pacific Telephone
	STOPIAK HERMINIA DDS	Pacific Telephone
1976	Kyman Stanley Insurance Offices	Pacific Telephone

FINDINGS

Year	Uses	Source
1967	Calstar Petroleum Co	Pacific Telephone
	Holmes Barbara Louise hair removing	Pacific Telephone
	Ceilcote Co acid pifng mtrls	Pacific Telephone
	Fouts H J cheml enger	Pacific Telephone
	Hullett Max O Max dntl techncn	Pacific Telephone
	Selmer Betty Dr	Pacific Telephone
	Barz Frank A Dr	Pacific Telephone
	Martin R S tax counslr	Pacific Telephone
	Greer P H Co Inc	Pacific Telephone
	Max dntl techncn	Pacific Telephone
1965	SCOHEEJ EDWIN MD	Pacific Telephone
	LIFE EMPLOYMENT AGCY	Pacific Telephone
	REAM-A-WAY SEWER SERY	Pacific Telephone
	RAIN JET CORPORATIONFACTORY & MAIN OFC	Pacific Telephone
1962	RAIN JET CORP	Pacific Telephone
	SCOBEE J EDWIN MD	Pacific Telephone
	MANASSE & WEISSBURG ATTYS	Pacific Telephone
	Calstar Petroleum Co	Pacific Telephone
	Hullett Max O Max dntl techncn	Pacific Telephone
	Barz Frank A Dr	Pacific Telephone
	Berg Geo O MD	Pacific Telephone
	Martin R S tax counslr	Pacific Telephone
	Martin Reginald S tax counslr	Pacific Telephone
	Max dntl techncn	Pacific Telephone
	Holmes Barbara Louise hair removing	Pacific Telephone
	Greer P H Co Inc	Pacific Telephone
	Benton & Bowles Inc	Pacific Telephone
1958	Calstar Petroleum Co	Pacific Telephone
	Atherton Albert L Dr	Pacific Telephone
	Hullett Max O Max dntl techncn	Pacific Telephone
	Juvenile Div	Pacific Telephone
	Selmer Betty Dr	Pacific Telephone
	Gage Alan E MD	Pacific Telephone
	Gaston Wm J Miller & Gaston	Pacific Telephone
	Martin R S tax counslr	Pacific Telephone
	Benton & Bowles Inc	Pacific Telephone
	Curtis Aubrey M ins	Pacific Telephone
	Max dntl techncn	Pacific Telephone

FINDINGS

Year	Uses	Source
1958	Holmes Barbara Louise hair removing	Pacific Telephone
	Berg Geo O MD	Pacific Telephone
	Parents Institute Inc The	Pacific Telephone
	Martin Reginald S tax counslr	Pacific Telephone
	Chab H J Dr	Pacific Telephone
	Greer P H Co Inc	Pacific Telephone
	Miller Roy ins	Pacific Telephone
	Miller & Gaston	Pacific Telephone
	Dyer Eugene H dntst	Pacific Telephone
	RAIN JET CORP	Pacific Telephone
	GOLDEN MILTON MAR VISTA ATTY	Pacific Telephone
	SCOBEE J EDWIN MO	Pacific Telephone
	KATZ ARTHURS FINK LEVINTHAL & LAVERY ATTYS	Pacific Telephone
	JEROME WASHER SERV	Pacific Telephone
	MANASSE HERBERT ATTY FLAUMRR-MANASSE & DARNN	Pacific Telephone
	DANA S M ACRY FLAUN-MANASSE & DANA	Pacific Telephone
	FLAUM JOS D ATTY FLAUM-MANASSE & DANA	Pacific Telephone
	FLAUM-MANASSE & DANA ATTYS	Pacific Telephone
1954	SCHUETZC EUGENE MD	R. L. Polk & Co.
	SCOBEE J EDWIN M0&	R. L. Polk & Co.
	GOLDEN MILTON M ATTY	R. L. Polk & Co.
	WEINBERG SYDNEY L MD	R. L. Polk & Co.
	ARMSTRONG WM F MD	R. L. Polk & Co.
1951	Hollywd Equitable Bldg	Pacific Telephone & Telegraph Co.
	Hollywd Bl Blount Frank Co rltrs	Pacific Telephone & Telegraph Co.
	Hollywd Bl Brashear Plumbng Serv	Pacific Telephone & Telegraph Co.
	Hollywd Eddels Irving Schramm Eddels & Co	Pacific Telephone & Telegraph Co.
	Hollywd Shurtz L W Dr	Pacific Telephone & Telegraph Co.
1942	Apodaca Health Club Ken Bradley mar	Los Angeles Directory Co.
	ANDREWS Earl R Cath dentist	Los Angeles Directory Co.
	ANDREWS Robt D dentist	Los Angeles Directory Co.
	CALDWELL Hartley Virginia H British Foreign Syndicate	Los Angeles Directory Co.
	DORR OPTICAL CO R B Dorr R N Dorr Jr Dispensing Opticians	Los Angeles Directory Co.
	Di Miceli Leonard lawyer	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1942	GOUDEY Donald S dentist	Los Angeles Directory Co.
	GOLDSTEIN Eug S lawyer	Los Angeles Directory Co.
	GOLDEN Milton M lawyer	Los Angeles Directory Co.
	Leuschner Fredk laywer	Los Angeles Directory Co.
	Littlefield Forrest E lawyer	Los Angeles Directory Co.
	Moss Abner J phys	Los Angeles Directory Co.
	Movius Herbt J Mac phys	Los Angeles Directory Co.
	Armstrong Alf L Huldah lawyer	Los Angeles Directory Co.
	Dyer Eug H Margt dentist	Los Angeles Directory Co.
	Greenwood Bennett & Co D H Bennett D L Greenwood E J Greer Max Hebgen real est	Los Angeles Directory Co.
	GREEN Walter W booking agt	Los Angeles Directory Co.
	GRAHAM Richd H lawyer	Los Angeles Directory Co.
	JANE OSMONDE W Jeanette Physician and Surgeon	Los Angeles Directory Co.
	LIVINGSTON Monte E Roseline lawyer	Los Angeles Directory Co.
	LOUGHLIN Thos J dentist	Los Angeles Directory Co.
	Hollywood Branch	Los Angeles Directory Co.
	BARNETT Kelso G dentist	Los Angeles Directory Co.
	BALL Franklin I phys	Los Angeles Directory Co.
	Child Harry B dentist	Los Angeles Directory Co.
	Chab Henry J De Ette dentist	Los Angeles Directory Co.
	JOHNSTON Roy H oil royalties	Los Angeles Directory Co.
	Manuel Marvin Betsy lawyer	Los Angeles Directory Co.
	Neumann Ernst V Nellye phys	Los Angeles Directory Co.
	Prevue Furniture Ensembles Inc S P Murphy pres Howard Burrell v pres C P Dickinson sec treas	Los Angeles Directory Co.
	Prince Chas A lawyer	Los Angeles Directory Co.
	PETTY Wm H Annie B dentist	Los Angeles Directory Co.
	Pidcock Jeddiah W Harnet phys	Los Angeles Directory Co.
	Reingold Inc M M Reingold pres jwlrs	Los Angeles Directory Co.
	Reichel Harry H dentist	Los Angeles Directory Co.
	POP Saml Alma M acct	Los Angeles Directory Co.
	Bennett Brigham W Frances dentist	Los Angeles Directory Co.
	Barz Frank A Willie M denist	Los Angeles Directory Co.
	Bautzer Gregson lawyer	Los Angeles Directory Co.
	CLARK Helen beauty shop	Los Angeles Directory Co.
	EQUITABLE Investment Corp J S R Cole pres	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1942	Hammerly Fred phys	Los Angeles Directory Co.
	KAPLAN Leon Gene lawyer	Los Angeles Directory Co.
	Magid Henry J Alice phys	Los Angeles Directory Co.
	SHELEY N Warren phys	Los Angeles Directory Co.
	Rivkin Sidney H Marguerite lawyer	Los Angeles Directory Co.
	RUSSELL J Thos lawyer	Los Angeles Directory Co.
	RYAN G Bentley lawyer	Los Angeles Directory Co.
	Scown Leslie W optom	Los Angeles Directory Co.
	Schramm Eddels & Co T E Schramm pres inv sec	Los Angeles Directory Co.
	Scobee J Edwin phys	Los Angeles Directory Co.
	BENTON A BOWLES INC Betty Buckler Mgr Advertising Agents	Los Angeles Directory Co.
	Bertram Perry A Estelle lawyer	Los Angeles Directory Co.
	BERG Geo O phys	Los Angeles Directory Co.
	Bergstrom Fredk phys	Los Angeles Directory Co.
	FEDER Robt S lawyer	Los Angeles Directory Co.
	HARRIS Harold I phys	Los Angeles Directory Co.
	HARRISON Wm P dentist	Los Angeles Directory Co.
	Kenneth Oil Producing Co Lester Cutler Pres Peter Ocha v pres	Los Angeles Directory Co.
	Shagrin Max booking agt	Los Angeles Directory Co.
	Sokolov Harry E lawyer	Los Angeles Directory Co.
	SNEDAKER John F jr phys	Los Angeles Directory Co.
	Standard Capital Co W G Van Pelt v pres finance	Los Angeles Directory Co.
	Society of Motion Picture Engineers	Los Angeles Directory Co.
	RYAN Kermit J phys	Los Angeles Directory Co.
	Tandowsky Ralph phys	Los Angeles Directory Co.
	STENGEL Edwin mfrs agt	Los Angeles Directory Co.
	THOMPSON Wm B Ruth phys	Los Angeles Directory Co.
	TAYLOR Arth W real est	Los Angeles Directory Co.
	Blau Louis C lawyer	Los Angeles Directory Co.
	BLANCHARD Lewley B chiropodist	Los Angeles Directory Co.
	MARTIN Harry W phys	Los Angeles Directory Co.
	Waitzfelder Fredk Annie phys	Los Angeles Directory Co.
	WILLIAMS Sydney M lawyer	Los Angeles Directory Co.
	Womens Department	Los Angeles Directory Co.
	Wurtzel Lewis N lawyer	Los Angeles Directory Co.
	WRENN Joe P acct	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1942	Zagon Saml S lawyer	Los Angeles Directory Co.
	Walton Chas acct	Los Angeles Directory Co.
	YOUNG & Rubicam Inc adv agts	Los Angeles Directory Co.
	Bilon Louis V Lucille phys	Los Angeles Directory Co.
	Bonpane Blase A Florence lawyer	Los Angeles Directory Co.
	Crapo Willard D dentist	Los Angeles Directory Co.
	CORNELL Saml V Mary lawyer	Los Angeles Directory Co.
	Foell Guy H dentist	Los Angeles Directory Co.
	Henshey Howard B Marguerite W lawyer	Los Angeles Directory Co.
	Kinyoun Floyd H phys	Los Angeles Directory Co.
	WHEELOCK WARD CO Mary Garvin Mgr Advertising	Los Angeles Directory Co.
	WHEELER Lucien O detective agcy	Los Angeles Directory Co.
	Whitsett John W Georgia phys	Los Angeles Directory Co.
	Lufkin Arth W Mary E dentist	Los Angeles Directory Co.
	SHERMAN Wm T dentist	Los Angeles Directory Co.
	Aaron Harold E lawyer	Los Angeles Directory Co.
	Mc KEE & Albright Inc Richd Mack prod mgr adv agts	Los Angeles Directory Co.
	EDWARDS Billie emp serv	Los Angeles Directory Co.
	KELLER Melvin M Oneida dentist	Los Angeles Directory Co.
	KELLY Elliott adv agt	Los Angeles Directory Co.
	TULLY John J jr Anne lawyer	Los Angeles Directory Co.
	Dauthoff David F lawyer	Los Angeles Directory Co.
	CURRY M Rosalind ins agt	Los Angeles Directory Co.
	Gage Alan E Ida phys	Los Angeles Directory Co.
	Furse Dudley R lawyer	Los Angeles Directory Co.
	FREEDMAN Marvin lawyer	Los Angeles Directory Co.
	Lantz Landon O dentist	Los Angeles Directory Co.
	BRODY Alton A photog equip	Los Angeles Directory Co.
	Bercea Mary N dentist	Los Angeles Directory Co.
	EQUITABLE BUILDING OF HOLLYWOOD F H Schutz Mgr	Los Angeles Directory Co.
	Agins Robt B lawyer	Los Angeles Directory Co.
	Alden Eliot Etta phys	Los Angeles Directory Co.
	Garbus Morton lawyer	Los Angeles Directory Co.
	HOLLYWOOD Telephone Secretarial Service	Los Angeles Directory Co.
	Landau Morris M inv sec	Los Angeles Directory Co.
	MONROE Forrest W Ethel acct	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1942	MILLS Novelty Co Panorama Division Helen L Cavanagh exec sec	Los Angeles Directory Co.
	Minter Louis B lawyer	Los Angeles Directory Co.
	ANDERSON Davis & Platte F A Platte v pres adv agcy	Los Angeles Directory Co.
	Desparois Guy B Ethel C phys	Los Angeles Directory Co.
	GLAZIER Corydon J dentist	Los Angeles Directory Co.
	Hullett Max O dental labty	Los Angeles Directory Co.
	HOWARD & Littlefield F L Howard jr F E Littlefield lawyers	Los Angeles Directory Co.
	Huffman Dale Nellie phys	Los Angeles Directory Co.
	MOORE Albt H Mary phys	Los Angeles Directory Co.
	MOORE Arlan W acct	Los Angeles Directory Co.
	Simon Abram R lawyer	Los Angeles Directory Co.
1937	Kidden Albt A lawyer	Los Angeles Directory Co.
	Foell Guys H dentist	Los Angeles Directory Co.
	Dantoff David F lawyer	Los Angeles Directory Co.
	Hullet Max O dental labtry	Los Angeles Directory Co.
	Muckleston Harold S Edith phys	Los Angeles Directory Co.
	Bergstrom Frederic phys	Los Angeles Directory Co.
	Buckmiller Le Roy J dentist	Los Angeles Directory Co.
	GOUDEY Donald S Sybil dentist	Los Angeles Directory Co.
	GRANT Garnet B Anna X ray labty	Los Angeles Directory Co.
	JAMES Voyle phys	Los Angeles Directory Co.
	Marco Vincent A Mildred lawyer	Los Angeles Directory Co.
	NEWMAN Ernest V phys	Los Angeles Directory Co.
	James Carvel phys	Los Angeles Directory Co.
	JOHNSON & Ober Ruth L Johnson Nell B Ober cigars	Los Angeles Directory Co.
	Manuel Marvin I Betsy P pub acct	Los Angeles Directory Co.
	MARTIN Reginald S pub acct	Los Angeles Directory Co.
	ANDREWS Earl R Cath dentiet	Los Angeles Directory Co.
	ANDERSON Rudolph N Pauline dentist	Los Angeles Directory Co.
	HAMILTON Drug Co Jack Alexander E H Hamilton drugs	Los Angeles Directory Co.
	Great Western Distillery Products H F Bloomfield mgr	Los Angeles Directory Co.
	Greenwood & Co D L Greenwood E J Greer Max Heblen mv	Los Angeles Directory Co.
	Pidcock Jeddiah W Harriett phys	Los Angeles Directory Co.
	Apollo Health Club Path ODea mgr	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1937	Hollywood Office	Los Angeles Directory Co.
	Beverly Hills Office Beverly Wilshire Hotel	Los Angeles Directory Co.
	EDINGTON Vincent Inc H E Edington pres F W Vincent v pres Alma Schaffer sec treas booking agts	Los Angeles Directory Co.
	HARRIS Harold I phys	Los Angeles Directory Co.
	HARRISON Wm P dentist	Los Angeles Directory Co.
	HARRISON Henry L E Orleans dentist	Los Angeles Directory Co.
	KELLY Elliott adv agt	Los Angeles Directory Co.
	POP Saml pub acct	Los Angeles Directory Co.
	BANK of Commerce In Liquidation	Los Angeles Directory Co.
	BANK of Hollywood In Liquidation	Los Angeles Directory Co.
	BALL Franklin I Ruth R phys	Los Angeles Directory Co.
	BANK of West Hollywood In Liquidation	Los Angeles Directory Co.
	CLARK Helen hairdrsr	Los Angeles Directory Co.
	Cashy Milton L Ruth business counselor	Los Angeles Directory Co.
	Equitable Barber Stop	Los Angeles Directory Co.
	EQUITABLE Investment Corp J S R Cole Pres Carmein Mc Aleer sec treas	Los Angeles Directory Co.
	Hebbert J Le Roy Internatl Traders Service lawyer	Los Angeles Directory Co.
	Knowlden Robt E Bertha M booking agt	Los Angeles Directory Co.
	PETTY Wm H Annie B dentist	Los Angeles Directory Co.
	BATEMAN Eichler & Co branch	Los Angeles Directory Co.
	Barz Frank A Willie dentist	Los Angeles Directory Co.
	Chester Frank Inc F E Chester pres tailors	Los Angeles Directory Co.
	Child Harry B Florence M dentist	Los Angeles Directory Co.
	FIRESTONE Wm dentist	Los Angeles Directory Co.
	Lantz Landon C dentist	Los Angeles Directory Co.
	Scholtz Mark lawyer	Los Angeles Directory Co.
	SCHWABACHER & Co inv securities br	Los Angeles Directory Co.
	Reichel Harry H Minnie dentist	Los Angeles Directory Co.
	Reingold M Inc M M Reingold pres W J Tobia v pres jwlrs	Los Angeles Directory Co.
	Reingold N Stuart dentist	Los Angeles Directory Co.
	Republic Bank In Liquidation	Los Angeles Directory Co.
	Romstad Arth C carp	Los Angeles Directory Co.
	ROSENBERG Norris phys	Los Angeles Directory Co.
	SNEDAKER John F jr phys	Los Angeles Directory Co.
	RUSSELL J Thos lawyer	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1937	Berkes Harvey A Carolyn phys	Los Angeles Directory Co.
	Bercea Mary N dentist	Los Angeles Directory Co.
	BERG Geo O Alma phys	Los Angeles Directory Co.
	BENNETT Brigham W Frances dentist	Los Angeles Directory Co.
	FINK Max C lawyer	Los Angeles Directory Co.
	HOLLYWOOD Medical Exchange B E Caton mgr	Los Angeles Directory Co.
	HOLLYWOOD MEDICAL GROUP Ellot Alden M D Surgery J F Snedaker Jr M D Surgery H A Berkes M D Internal Medicine A H Moore M D podlatriclan	Los Angeles Directory Co.
	HOLLYWOOD Nurses Registry	Los Angeles Directory Co.
	Henshey Howard B lawyer	Los Angeles Directory Co.
	LANE Bernard T lawyesr	Los Angeles Directory Co.
	MILLER Roy ins	Los Angeles Directory Co.
	MILLER W Lockwood lawyer	Los Angeles Directory Co.
	Scown Leslie W Frances M optom	Los Angeles Directory Co.
	SHERMAN Wm T dentist	Los Angeles Directory Co.
	Shagrin Max actors agt	Los Angeles Directory Co.
	SHELEY N Warren Genevieve phys	Los Angeles Directory Co.
	Sokolov Harry E lawver	Los Angeles Directory Co.
	Skaletar Edw A phys	Los Angeles Directory Co.
	Skepner Harry Kay drugs	Los Angeles Directory Co.
	STEBBINS Leterman & Gates Ltd A A Ebenstein mgr ins	Los Angeles Directory Co.
	STANDARD Capital Co W L Van Pelt v pres loans	Los Angeles Directory Co.
	SIMON & Garbus A R Simon Morton Garbus lawyers	Los Angeles Directory Co.
	Tandowsky Ralph M phys	Los Angeles Directory Co.
	Bidelman A Louise notary	Los Angeles Directory Co.
	Blanchard Leslie B chiropodist	Los Angeles Directory Co.
	Gage Alan E Ida phys	Los Angeles Directory Co.
	HOUGH Harry M Ceceha dentist	Los Angeles Directory Co.
	Weinberg Sidney L phys	Los Angeles Directory Co.
	Bormann Geo B Isabelle phys	Los Angeles Directory Co.
	CRAIG Robert F Rosalie P lawyer	Los Angeles Directory Co.
	HOWARD & Littlefield F L Howard F E Littlefield lawyers	Los Angeles Directory Co.
	Libott Nathan real est appraiser	Los Angeles Directory Co.
	MOORE Albt H Mary B phys	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1937	MUELLER Otto H phys	Los Angeles Directory Co.
	Goldenhorn & Komins I F Goldenhorn Robt Komins lawyers	Los Angeles Directory Co.
	LOUGHLIN Thos F Phyllis dentist	Los Angeles Directory Co.
	BARNETT & Thompson Wm Barnett W J Thompson real eat	Los Angeles Directory Co.
	Ebenstein Kunody Corp A A Ebenstein pres Arnold Kunody v pres ins	Los Angeles Directory Co.
	Equitable Building J L Brambila mgr	Los Angeles Directory Co.
	Alden Eliot Etta phys	Los Angeles Directory Co.
	Lufkin Arth W Mary E dentist	Los Angeles Directory Co.
	WALTON & Taylor Chas Walton A W Taylor inv	Los Angeles Directory Co.
	Traub Edw I Harriett dentist	Los Angeles Directory Co.
	MARTIN HARRY W Luella Member City Civil Service Commission and Physician	Los Angeles Directory Co.
	MAYER Kempner Inc J G Mayer Alex Kempner artists agt	Los Angeles Directory Co.
	Whitsett John W Georgia phys	Los Angeles Directory Co.
	Mc CULLOUGH Ed E lawyer	Los Angeles Directory Co.
	DAVEY Wm M Co W M Davey pres real est	Los Angeles Directory Co.
	MONROE Forest W Ethel aud	Los Angeles Directory Co.
	JOHNSTON Roy H oil royalties	Los Angeles Directory Co.
	Zagon & Aaron S S Zagon H E Aaron lawyers	Los Angeles Directory Co.
1933	AARON Harold lawyer	Los Angeles Directory Co.
	Bilon Louis V Lucille phys	Los Angeles Directory Co.
	Bidelman A Loise pub sten	Los Angeles Directory Co.
	BENNETT Brigham W dentist	Los Angeles Directory Co.
	Berkes Harvey A Carolyn phys	Los Angeles Directory Co.
	BERG Geo O Alma phys	Los Angeles Directory Co.
	Bergstrom Frederic Ruth phys	Los Angeles Directory Co.
	Bercea Mary N dentist	Los Angeles Directory Co.
	HOUGH Harry M dentist	Los Angeles Directory Co.
	Levoy Gordon W lawyer	Los Angeles Directory Co.
	MULHOLLAND W E office	Los Angeles Directory Co.
	Swallow Coleman & Haskins W D Swallow W J Coleman T N Haskins adv	Los Angeles Directory Co.
	SECCOMBE CLINTON F Edith E Attorney at Law	Los Angeles Directory Co.
	Scown Leslie W optom	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1933	WALTON Holmes C booking agt	Los Angeles Directory Co.
	WAGNER Ralph W psychologist	Los Angeles Directory Co.
	Voyle Jas phys	Los Angeles Directory Co.
	BLANCHARD Leslie B Marion chiropodist	Los Angeles Directory Co.
	GARDNER & Vincent J E Gardner F W Vincent booking agts	Los Angeles Directory Co.
	Imperial Royalties Co R H Johnson mgr	Los Angeles Directory Co.
	Lufkin Arth W Mary E dentist	Los Angeles Directory Co.
	WALLACE Wm D dentist	Los Angeles Directory Co.
	WEBER Harry Grace booking agt	Los Angeles Directory Co.
	Winkelman Chas H Flora C	Los Angeles Directory Co.
	Dunnigan Thos J Anna real est	Los Angeles Directory Co.
	Ravitch Michi L Bettie phys	Los Angeles Directory Co.
	RAYMOND Jack shirt mfr	Los Angeles Directory Co.
	JONES Ivan T real est	Los Angeles Directory Co.
	EQUITABLE BUILDING OF HOLLYWOOD L Bramblla Mgr	Los Angeles Directory Co.
	Mariani & Davis Albt Mariani Stanley Davis tailors	Los Angeles Directory Co.
	Sokolove Harry E lawyer	Los Angeles Directory Co.
	Child Harry B Florence dentist	Los Angeles Directory Co.
	HARRISON Wm P Jessica dentist	Los Angeles Directory Co.
	HAWKS & Trevor W B Hawks Hugh Trevor ins brokers	Los Angeles Directory Co.
	Bormann Geo B phyc	Los Angeles Directory Co.
	BLUM Ralph H Carmel lawyer	Los Angeles Directory Co.
	Dautoff David F lawyer	Los Angeles Directory Co.
	DAVEY WM M COMPANY THE Wm M Davey Investments Mortgages Trust Deeds	Los Angeles Directory Co.
	Golder Louis booking agt	Los Angeles Directory Co.
	Gershgorn Jewelry Co Lad John Gershgorn mgr	Los Angeles Directory Co.
	JAMES Voyle phys	Los Angeles Directory Co.
	Irving Bert L Marie lawyer	Los Angeles Directory Co.
	MARKS Josef booking agt	Los Angeles Directory Co.
	MARCUS Harry B pajamas	Los Angeles Directory Co.
	Norman Chas O Bertha dentist	Los Angeles Directory Co.
	HOLM Harry barber	Los Angeles Directory Co.
	HART Max Ltd W S Gill mgr booking agts	Los Angeles Directory Co.
	Zagon Saml S lawyer	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1933	BRAND Edw R lawyer	Los Angeles Directory Co.
	Dexter Geo R Mabel lawyer	Los Angeles Directory Co.
	GREEN Harold J dentist	Los Angeles Directory Co.
	JOYCE Frank Myron Selznick Ltd Myron Selznick pres Frank Joyce v pres booking agts	Los Angeles Directory Co.
	MAYER J G Agency Ltd J G Mayer pres booking agts	Los Angeles Directory Co.
	PIERCE Richd K Dorothy phys	Los Angeles Directory Co.
	Pidcock Jeddiah W Harriet phys	Los Angeles Directory Co.
	Alden Eliot Etta E phys	Los Angeles Directory Co.
	BUTLER Health Club K F Butler pres A P O Dea sec	Los Angeles Directory Co.
	Dunnigan Thos J jr lawyer	Los Angeles Directory Co.
	KELLY Elliott May publicity	Los Angeles Directory Co.
	PETTY WM H Annie B Practice Confined to Extraction of Teeth and Oral Surgery	Los Angeles Directory Co.
	ANDERSON Rudolph N Pauline dentist	Los Angeles Directory Co.
	HARPER Jos W Constance office	Los Angeles Directory Co.
	Merckel Donald L Marienne ins advisor	Los Angeles Directory Co.
	CARTER Nick M Slsmn Frank Joyec Myren Selzuick	Los Angeles Directory Co.
	Engelhard Frank M Cleone G cigars lobby	Los Angeles Directory Co.
	HAWKS Corp W B Hawks pres J W Votion sec booking agts	Los Angeles Directory Co.
	HAWKS Wm B & Co Ltd W B Hawks pres business management	Los Angeles Directory Co.
	Kutler Benj S office	Los Angeles Directory Co.
	Landauer Harry mdse broker	Los Angeles Directory Co.
	Poushkareff Sonia dentist	Los Angeles Directory Co.
	BANK OF AMERICA NATIONAL TRUST & SAVINGS ASSOCIATION of Hollywood J M Gregory spl dep State Banking Dept in chg	Los Angeles Directory Co.
	Henshey Howard B Marguerite W lawyer	Los Angeles Directory Co.
	MOORE Albt H May phys	Los Angeles Directory Co.
	Reimers J H dental labtry	Los Angeles Directory Co.
	Reingold M Inc M M Reingold pres jwlrs	Los Angeles Directory Co.
	Reingold N Stewart dentist	Los Angeles Directory Co.
	RICHARDSON Jas M dentist	Los Angeles Directory Co.
	Barz Frank A Willie dentist	Los Angeles Directory Co.
	COLOSSEUM MINES INC C H Gowman Pres Gold Mining	Los Angeles Directory Co.

Year	Uses	Source
1933	FIRESTONE Wm dentist	Los Angeles Directory Co.
	FISHER Jas T phys	Los Angeles Directory Co.
	Nardini Harry M phys	Los Angeles Directory Co.
	MUELLER Otto H phys	Los Angeles Directory Co.
	Muckleston Harold S Edith M phys	Los Angeles Directory Co.
	Roti Cora I nurse	Los Angeles Directory Co.
	SHERMAN Wm T Pauline dentist	Los Angeles Directory Co.
	Simon Abram R lawyer	Los Angeles Directory Co.
	STEBBINS Leterman & Gates Ltd A W Stebbins pres A A Ebenstein sec treat ins	Los Angeles Directory Co.
	Branch Equitasble Bldg	Los Angeles Directory Co.
	SNEDAKER John F jr Mollie phys	Los Angeles Directory Co.
1924	Fortwengler Ida hairdrsr	Los Angeles Directory Co.

HOLLYWOOD BLVD

6254 HOLLYWOOD BLVD

Year	Uses	Source
1990	ANGELS FAST FOOD SHOP	Pacific Bell
1986	ANGEL S FAST FOOD SHOE	Pacific Bell
1981	KING SHOE REPAIR	Pacific Telephone

6255 HOLLYWOOD BLVD

Year	Uses	Source
1951	Hollywd Schwabs Pharmacy Hollywood Stores	Pacific Telephone & Telegraph Co.
	Hollywd Equitable Bldg	Pacific Telephone & Telegraph Co.
1942	Skepner Harry drugs	Los Angeles Directory Co.
1924	Parsons Cary W ins	Los Angeles Directory Co.
	PARSONS Helen Mrs ladies furngs	Los Angeles Directory Co.

6256 HOLLYWOOD BLVD

Year	Uses	Source
1986	HOLLYWOOD PIZZA PARLOR INC	Pacific Bell
1981	HOLLYWOOD PIZZA PARLOR	Pacific Telephone

6257 HOLLYWOOD BLVD

Year	Uses	Source
1951	Hollywd Equitable Bldg	Pacific Telephone & Telegraph Co.
1924	Koumjian Peter shoe repr	Los Angeles Directory Co.

Year	Uses	Source
1924	TURNER & Lewis E M Turner W B Lewis real est	Los Angeles Directory Co.

6258 HOLLYWOOD BLVD

Year	Uses	Source
2000	XXXX	Haines & Company
1990	TEEN CANTEEN	Pacific Bell
1981	HOLLYWOOD WHOLESALE BOOK SHOP	Pacific Telephone
1951	Hollywd Equitable Bldg	Pacific Telephone & Telegraph Co.
	Hollywd Strick Style clthrs	Pacific Telephone & Telegraph Co.
1942	Leverich Pierce B acct	Los Angeles Directory Co.
	GILMORE Max E lawyer	Los Angeles Directory Co.
	Krahulik Emil J phys	Los Angeles Directory Co.
1937	Bilon Louis V phys	Los Angeles Directory Co.
1933	Gage Alan E Ida O phys	Los Angeles Directory Co.

6259 HOLLYWOOD BLVD

Year	Uses	Source
1951	Hollywd Equitable Bldg	Pacific Telephone & Telegraph Co.
1933	Jassby Ned A Sadie drugs	Los Angeles Directory Co.
1924	Smeltz Melvin E slsmn Hargrave & Whiteley r	Los Angeles Directory Co.

6260 HOLLYWOOD BLVD

Year	Uses	Source
1986	ROBERTS HOLLYWOOD GRILLE	Pacific Bell
1981	JAMES HICKORY HOLLOW	Pacific Telephone
1951	Hollywd Equitable Bldg	Pacific Telephone & Telegraph Co.
	Hollywd Desert Room	Pacific Telephone & Telegraph Co.
1937	PLYMOUTH MOTOR CARS Pelton Motor Co Direct Dealers	Los Angeles Directory Co.

6261 HOLLYWOOD BLVD

Year	Uses	Source
1951	Hollywd Equitable Bldg	Pacific Telephone & Telegraph Co.

6262 HOLLYWOOD BLVD

Year	Uses	Source
2000	XXXX	Haines & Company
1990	DOG HOUSE OF HOLLYWOOD	Pacific Bell
1986	DOG HOUSE OF HOLLYWOOD	Pacific Bell

Year	Uses	Source
1981	PELL DAVE	Pacific Telephone
	SHAYNE SHAYNE IMC	Pacific Telephone
	VETTE MUSIC	Pacific Telephone
	DOG HOUSE OF	Pacific Telephone
1951	Hollywd Paris Theatre	Pacific Telephone & Telegraph Co.
	Hollywd Brooks Sidney projectionist	Pacific Telephone & Telegraph Co.
	Hollywd Equitable Bldg	Pacific Telephone & Telegraph Co.
1942	WESTERN Theatre mot pict	Los Angeles Directory Co.
1933	Beau Brummel Cafe E E Queyrel Peter Fourcade	Los Angeles Directory Co.
1929	Harmony Cafeteria G A Eastman G W Faust	Los Angeles Directory Co.
1924	Farquhar Jas D auto tires	Los Angeles Directory Co.

6263 HOLLYWOOD BLVD

Year	Uses	Source
2013	DILLONS IRISH PUB & GRILL	Cole Information Services
	DILLONS IRISH PUB & GRILL	Cole Information Services

Hollywood Blvd

6263 Hollywood Blvd

Year	Uses	Source
2006	HOLLYWD AND VINE	Haines Company, Inc.
	RESTAURANT	Haines Company, Inc.
1990	ATI THRIFT & LOAN	Pacific Bell
1986	ATI THRIFT & LOAN	Pacific Bell
1981	SALUS	Pacific Telephone
1951	Aaron Harold E atty Zagon Aaron & Sandler	Pacific Telephone & Telegraph Co.
	Hadley R C MD	Pacific Telephone & Telegraph Co.
	Bennett Brigham W dntst	Pacific Telephone & Telegraph Co.
	Hicks Monti	Pacific Telephone & Telegraph Co.
	Peters Claude F MD	Pacific Telephone & Telegraph Co.
	Hollywd Equitable Bldg	Pacific Telephone & Telegraph Co.
	Golden Milton M atty	Pacific Telephone & Telegraph Co.
	Warren Pet & Mining Co	Pacific Telephone & Telegraph Co.
	Lowry Don Fink Rolston Levinthal & Kent attys	Pacific Telephone & Telegraph Co.
	Walton Chas bus admin	Pacific Telephone & Telegraph Co.
	H R Representatives Inc	Pacific Telephone & Telegraph Co.

FINDINGS

Year	Uses	Source
1951	Calstar Petroleum Co	Pacific Telephone & Telegraph Co.
	Sharpe W E MD Sharpe & Golden MDs	Pacific Telephone & Telegraph Co.
	Edelbrock Harold H MD	Pacific Telephone & Telegraph Co.
	Caldwell & Moss MDs	Pacific Telephone & Telegraph Co.
	Benbrook S P MD	Pacific Telephone & Telegraph Co.
	Juillard Fancy Foods Co	Pacific Telephone & Telegraph Co.
	Libott Nathan appr	Pacific Telephone & Telegraph Co.
	Allison Rav L MD	Pacific Telephone & Telegraph Co.
	Houfek Frank S Max dntl techncn	Pacific Telephone & Telegraph Co.
	Hollywd Santas Corner	Pacific Telephone & Telegraph Co.
	Levinthal Cyrus Fink Rolston Levinthal & Kent attys	Pacific Telephone & Telegraph Co.
	Ralston Jerry ofc Fink Rolston Levinthal & Kent attys	Pacific Telephone & Telegraph Co.
	Rolston Jerry ofc Fink Rolston Levinthal & Kent attys	Pacific Telephone & Telegraph Co.
	Bennett & Co	Pacific Telephone & Telegraph Co.
	Schwartz Sidney R CPA	Pacific Telephone & Telegraph Co.
	So Calif Broadcasters Assn Inc	Pacific Telephone & Telegraph Co.
	Equitable Bldg of Hollywood	Pacific Telephone & Telegraph Co.
	Gowen E J & Co bus mgmnt	Pacific Telephone & Telegraph Co.
	Hollingsworth Equitable Bldg	Pacific Telephone & Telegraph Co.
	Hollywd Equitable Bldg	Pacific Telephone & Telegraph Co.
	A B C Sanitation Co	Pacific Telephone & Telegraph Co.
	Benton & Bowles Inc	Pacific Telephone & Telegraph Co.
	Ryan Kermit J MD	Pacific Telephone & Telegraph Co.
	Silooette Salons Inc	Pacific Telephone & Telegraph Co.
	Aaron Zagon & Sandler attys	Pacific Telephone & Telegraph Co.
	Keller Stanley L Zagon Aaron & Sandler	Pacific Telephone & Telegraph Co.
	Manuel Marvin Zagon Aaron & Sandler	Pacific Telephone & Telegraph Co.
	Rosen Nelson Zagon Aaron & Sandler attys	Pacific Telephone & Telegraph Co.
	Sandler Ray atty Zagon Aaron & Sandler	Pacific Telephone & Telegraph Co.
	Zagon Aaron & Sandler attys	Pacific Telephone & Telegraph Co.
	Zagon Saml S atty Zagon Aaron & Sandler	Pacific Telephone & Telegraph Co.
	Landau Inv Co	Pacific Telephone & Telegraph Co.
	Bloom Wm R atty	Pacific Telephone & Telegraph Co.
	Bovill Julius Pop Samuel & Co CPA	Pacific Telephone & Telegraph Co.
	Gale Irving A atty	Pacific Telephone & Telegraph Co.

FINDINGS

Year	Uses	Source
1951	Katz Leon Monroe Forest W & Associates Inc tax	Pacific Telephone & Telegraph Co.
	Monroe Forest W & Associates inc tax	Pacific Telephone & Telegraph Co.
	Pop Saml & Co CPA	Pacific Telephone & Telegraph Co.
	Schwartz Gale & Bloom attys	Pacific Telephone & Telegraph Co.
	Schwartz Nathan	Pacific Telephone & Telegraph Co.
	Schwartz Nathan atty	Pacific Telephone & Telegraph Co.
	Cole Rex pres & genl mgr Equitable Inv Corp	Pacific Telephone & Telegraph Co.
	Equitable Inv Corp	Pacific Telephone & Telegraph Co.
	Scott Dell atty	Pacific Telephone & Telegraph Co.
	Scott S Dell atty	Pacific Telephone & Telegraph Co.
	Gillen Nathan E atty	Pacific Telephone & Telegraph Co.
	Gillin Nathan E atty	Pacific Telephone & Telegraph Co.
	Bureau of Industrial Serv	Pacific Telephone & Telegraph Co.
	Young & Rubicam Inc advg agcy	Pacific Telephone & Telegraph Co.
	Cecil & Presbrey Inc	Pacific Telephone & Telegraph Co.
	Magid Henry J MD	Pacific Telephone & Telegraph Co.
	Temple G F Temple Thomason Inc	Pacific Telephone & Telegraph Co.
	Temple Inv Co	Pacific Telephone & Telegraph Co.
	Temple Thomason Inc	Pacific Telephone & Telegraph Co.
	Thomason Ira L Temple Thomason Inc	Pacific Telephone & Telegraph Co.
	Tungstar Corp	Pacific Telephone & Telegraph Co.
	Waitztelder Frederic MD	Pacific Telephone & Telegraph Co.
	Kenyon & Eckhardt advg agcy	Pacific Telephone & Telegraph Co.
	Lillick Geary & McHose attys Hollywd Ofc	Pacific Telephone & Telegraph Co.
	McHose John C Lillick Geary & McHose attys	Pacific Telephone & Telegraph Co.
	Moore Bryan S Lillick Geary & McHose attys	Pacific Telephone & Telegraph Co.
	Myers Robt P Lillick Geary & McHose attys	Pacific Telephone & Telegraph Co.
	Riemer Detective Agcy	Pacific Telephone & Telegraph Co.
	Wheeler Detective Agcy	Pacific Telephone & Telegraph Co.
	Wheeler Lucien C Wheeler Detective Agcy	Pacific Telephone & Telegraph Co.
	American Air Ticket Agcy Inc	Pacific Telephone & Telegraph Co.
	Reed Edw F Reed Organizations	Pacific Telephone & Telegraph Co.
	Reed Organizations	Pacific Telephone & Telegraph Co.
	Gilmore Max E atty	Pacific Telephone & Telegraph Co.
	Dealers Exch	Pacific Telephone & Telegraph Co.

FINDINGS

Year	Uses	Source
1951	Chab H J Dr	Pacific Telephone & Telegraph Co.
	Bergstrom Frederic MD	Pacific Telephone & Telegraph Co.
	Greer P H Co Inc	Pacific Telephone & Telegraph Co.
	Greer Robbins Co general ofc	Pacific Telephone & Telegraph Co.
	Huffman Dale MD	Pacific Telephone & Telegraph Co.
	Huffman L Dale MD	Pacific Telephone & Telegraph Co.
	Movius Herbert John Dr	Pacific Telephone & Telegraph Co.
	Pollock Franklyn J MD	Pacific Telephone & Telegraph Co.
	Compton Advg Inc	Pacific Telephone & Telegraph Co.
	Armstrong Wm F MD	Pacific Telephone & Telegraph Co.
	Bergstrom Brigham MD	Pacific Telephone & Telegraph Co.
	Bergstrom Frederic MD	Pacific Telephone & Telegraph Co.
	Welden Robt C MD	Pacific Telephone & Telegraph Co.
	Welden Robert C MD Bergstrom Frederic MD	Pacific Telephone & Telegraph Co.
	Weldon Robt C MD	Pacific Telephone & Telegraph Co.
	Golden Robt F MD Sharpe & Golden MDs	Pacific Telephone & Telegraph Co.
	Sharpe & Golden MDs	Pacific Telephone & Telegraph Co.
	Kratochvil Chas M MD	Pacific Telephone & Telegraph Co.
	Sutherland Ross MD	Pacific Telephone & Telegraph Co.
	Weinberg Sydney L MD	Pacific Telephone & Telegraph Co.
	Watson John B MD	Pacific Telephone & Telegraph Co.
	Swanson Leonard A MD	Pacific Telephone & Telegraph Co.
	Powell Tracy O MD	Pacific Telephone & Telegraph Co.
	Tandowsky Ralph M Dr	Pacific Telephone & Telegraph Co.
	Ward Geo & Co radio agt	Pacific Telephone & Telegraph Co.
	Barnett Kelso Grant DDS	Pacific Telephone & Telegraph Co.
	Gage Alan E MD	Pacific Telephone & Telegraph Co.
	Selmer Betty Dr	Pacific Telephone & Telegraph Co.
	Ushanoff V V dntst	Pacific Telephone & Telegraph Co.
	Keller Melvin M dntst	Pacific Telephone & Telegraph Co.
	Ingraham Rex Dr dntst	Pacific Telephone & Telegraph Co.
	Blanchard L B Dr	Pacific Telephone & Telegraph Co.
	Ball Franklin I MD	Pacific Telephone & Telegraph Co.
	Hough Harry M DDS	Pacific Telephone & Telegraph Co.
	Whitsett John W MD	Pacific Telephone & Telegraph Co.
	Frasier G W ins	Pacific Telephone & Telegraph Co.
	Frasier Jerry Frasier G W ins	Pacific Telephone & Telegraph Co.
	Fortmann Danl J MD	Pacific Telephone & Telegraph Co.

FINDINGS

Year	Uses	Source
1951	Caldwell Wm G MD Moss & Caldwell MDs	Pacific Telephone & Telegraph Co.
	Central Enterprises Inc	Pacific Telephone & Telegraph Co.
	Moss Abner J MD Moss & Caldwell MDs	Pacific Telephone & Telegraph Co.
	Moss & Caldwell MDs	Pacific Telephone & Telegraph Co.
	Pliable Ear Plug Corp	Pacific Telephone & Telegraph Co.
	Liljedahl Elmer N MD	Pacific Telephone & Telegraph Co.
	Consolidated Serv	Pacific Telephone & Telegraph Co.
	Berg Geo O MD	Pacific Telephone & Telegraph Co.
	Silver Alex DDS ofc	Pacific Telephone & Telegraph Co.
	Nadell Perry M Dr dntst	Pacific Telephone & Telegraph Co.
	American Bldg Maintenance Co	Pacific Telephone & Telegraph Co.
	Anderson Ernest nurs	Pacific Telephone & Telegraph Co.
	Army Dog Dog Feeding Co	Pacific Telephone & Telegraph Co.
	Association of Television Serv Dlrs	Pacific Telephone & Telegraph Co.
	Aymar Co toiletries	Pacific Telephone & Telegraph Co.
	Bran Mary Internatl Artist Bureau Agcy	Pacific Telephone & Telegraph Co.
	Certified Bar Supplies	Pacific Telephone & Telegraph Co.
	Continental Caterers	Pacific Telephone & Telegraph Co.
	Curtis Aubrey M ins	Pacific Telephone & Telegraph Co.
	de River J Paul MD	Pacific Telephone & Telegraph Co.
	Dragon Roland M	Pacific Telephone & Telegraph Co.
	Figge Wm V photgrphy	Pacific Telephone & Telegraph Co.
	Gaston Wm J Miller & Gaston	Pacific Telephone & Telegraph Co.
	Hereford Texas Water Co	Pacific Telephone & Telegraph Co.
	Hollywd Medical Exch	Pacific Telephone & Telegraph Co.
	Hollywd Nurses Registry Agcy	Pacific Telephone & Telegraph Co.
	Hollywd Secretarial Telephone Serv	Pacific Telephone & Telegraph Co.
	Hollywd Telephone Secretarial Serv	Pacific Telephone & Telegraph Co.
	Jerome Washer Serv	Pacific Telephone & Telegraph Co.
	Leni Advertising	Pacific Telephone & Telegraph Co.
	Lewis Neil H MD	Pacific Telephone & Telegraph Co.
	Lucas Carl D Dr oral sur	Pacific Telephone & Telegraph Co.
	Lynch Theodora Associated Inc	Pacific Telephone & Telegraph Co.
	Miller & Gaston	Pacific Telephone & Telegraph Co.
	Moore Phil	Pacific Telephone & Telegraph Co.
	Place Marguerite rl est	Pacific Telephone & Telegraph Co.
	Reid Chas Dr	Pacific Telephone & Telegraph Co.
	Schuetz C Eugene MD	Pacific Telephone & Telegraph Co.

FINDINGS

Year	Uses	Source
1951	Schuman A Co contrng	Pacific Telephone & Telegraph Co.
	Spreckels Walter P & Associates labor relations counslrs	Pacific Telephone & Telegraph Co.
	Waldorf Lauren rl est	Pacific Telephone & Telegraph Co.
	Wetzel E Percival coml photgrphrs	Pacific Telephone & Telegraph Co.
	Brackett Anthony survyr	Pacific Telephone & Telegraph Co.
	Braun W Co bottles & caps	Pacific Telephone & Telegraph Co.
	Fouts H J cheml engr	Pacific Telephone & Telegraph Co.
	Illinois Water Treatment Co deionizing engnrs	Pacific Telephone & Telegraph Co.
	Miller Roy ins	Pacific Telephone & Telegraph Co.
	Osborn & Nelson Portable X Ray	Pacific Telephone & Telegraph Co.
	Upressit Products Corp caps	Pacific Telephone & Telegraph Co.
	Waldorf Lauren rl est	Pacific Telephone & Telegraph Co.
	White Metal Mfg Co tubes	Pacific Telephone & Telegraph Co.
	Lufkin A W Dr	Pacific Telephone & Telegraph Co.
	& 12th Flr Hollywd Medical Group	Pacific Telephone & Telegraph Co.
	& 12th Flr Snedaker John Frederick MD Hollywd Medical Group	Pacific Telephone & Telegraph Co.
	Clark Richard N MD	Pacific Telephone & Telegraph Co.
	Moe Warren MD	Pacific Telephone & Telegraph Co.
	Gaspar John L MD	Pacific Telephone & Telegraph Co.
	Krahulik Emil J MD	Pacific Telephone & Telegraph Co.
	Thompson Benbow MD	Pacific Telephone & Telegraph Co.
	Thompson Wm Benbow MD	Pacific Telephone & Telegraph Co.
	Sheley N Warren MD ofc	Pacific Telephone & Telegraph Co.
	James Voyle MD Allison Ray L MD	Pacific Telephone & Telegraph Co.
	Andrews Robt D orthdntst	Pacific Telephone & Telegraph Co.
	Bennett Douglass H orthodontst	Pacific Telephone & Telegraph Co.
	Dyer Eugene H dntst	Pacific Telephone & Telegraph Co.
	Glazier Corydon J dntst	Pacific Telephone & Telegraph Co.
	Bormann G B Dr	Pacific Telephone & Telegraph Co.
	Holmes Barbara Louise hair removing	Pacific Telephone & Telegraph Co.
	Bilon Louis V MD	Pacific Telephone & Telegraph Co.
	Furse Dudley R atty	Pacific Telephone & Telegraph Co.
	Thurber Floyd MD	Pacific Telephone & Telegraph Co.
	Berkowitz Harold D Kaplan Livingston Goodwin & Berkowitz attys	Pacific Telephone & Telegraph Co.
	Goodwin Eugene S Kaplan Livingston Goodwin & Berkowitz attys	Pacific Telephone & Telegraph Co.

FINDINGS

Year	Uses	Source
1951	Kaplan Leon Kaplan Livingston Goodwin & Berkowitz attys	Pacific Telephone & Telegraph Co.
	Kaplan Livingston Goodwin & Berkowitz attys	Pacific Telephone & Telegraph Co.
	Kaplan Victor E Kaplan Livingston Goodwin & Berkowitz attys	Pacific Telephone & Telegraph Co.
	Livingston Monte E Kaplan Livingston Goodwin & Berkowitz attys	Pacific Telephone & Telegraph Co.
	Sutton David T Kaplan Livingston Goodwin & Berkowitz attys	Pacific Telephone & Telegraph Co.
	Atherton Albert L Dr	Pacific Telephone & Telegraph Co.
	Belascos Restaurant genl offices	Pacific Telephone & Telegraph Co.
	Bulasky Solomon	Pacific Telephone & Telegraph Co.
	Medcraft Chas H investmts	Pacific Telephone & Telegraph Co.
	Rigazzi Jean	Pacific Telephone & Telegraph Co.
	Hussey George	Pacific Telephone & Telegraph Co.
	Martin R S tax counslr	Pacific Telephone & Telegraph Co.
	Martin Reginald S tax counslr	Pacific Telephone & Telegraph Co.
	Bautzer & Ryan attys	Pacific Telephone & Telegraph Co.
	Feder Robt S Minter & Feder attys	Pacific Telephone & Telegraph Co.
	Judson Harold atty	Pacific Telephone & Telegraph Co.
	Minter B	Pacific Telephone & Telegraph Co.
	Minter and Feder attys	Pacific Telephone & Telegraph Co.
	Minter Louis B Minter & Feder attys	Pacific Telephone & Telegraph Co.
	Solomon Meyer C	Pacific Telephone & Telegraph Co.
	Wurtzel Lewis atty	Pacific Telephone & Telegraph Co.
	Hanwell Robt E pub acct	Pacific Telephone & Telegraph Co.
	Kleiner Burt CPA	Pacific Telephone & Telegraph Co.
	Wideman Jack CPA	Pacific Telephone & Telegraph Co.
	Wideman & Kleiner CPAs	Pacific Telephone & Telegraph Co.
	Moffett Jessie Locke Moffett Research Co mkt analys	Pacific Telephone & Telegraph Co.
	Moffett Research Co mkt analys	Pacific Telephone & Telegraph Co.
	Thum Properties	Pacific Telephone & Telegraph Co.
	Sullivan Stauffer Colwell & Bayles advg	Pacific Telephone & Telegraph Co.
	Russell J Thos	Pacific Telephone & Telegraph Co.
	Beeman John A Henshey & Beeman attys	Pacific Telephone & Telegraph Co.
	Henshey & Beeman attys	Pacific Telephone & Telegraph Co.
	Henshey Howard B Henshey & Beeman attys	Pacific Telephone & Telegraph Co.
	Equitable Bldg Barber Shop	Pacific Telephone & Telegraph Co.

FINDINGS

Year	Uses	Source
1951	Bennett & Co	Pacific Telephone & Telegraph Co.
	Bennett Dana H Bennett & Co	Pacific Telephone & Telegraph Co.
	Hebgen Max Bennett & Co	Pacific Telephone & Telegraph Co.
	Johnston Co Inc	Pacific Telephone & Telegraph Co.
	Johnston R H Johnston Co Inc	Pacific Telephone & Telegraph Co.
	La Chance Arthur P acct	Pacific Telephone & Telegraph Co.
	Fink Max Fink Rolston Levinthal & Kent attys	Pacific Telephone & Telegraph Co.
	Fink Rolston Levinthal & Kent attys	Pacific Telephone & Telegraph Co.
	Kent Leon E Fink Rolston Levinthal & Kent attys	Pacific Telephone & Telegraph Co.
	Leventhal Cyrus Fink Rolston Levinthal & Kent attys	Pacific Telephone & Telegraph Co.
	Hutter Chas G MD	Pacific Telephone & Telegraph Co.
	Scobee J Edwin MD	Pacific Telephone & Telegraph Co.
	Hixson Jas M DDS	Pacific Telephone & Telegraph Co.
	Hilton Jos J MD	Pacific Telephone & Telegraph Co.
	Desparois Guy B MD ofc	Pacific Telephone & Telegraph Co.
	Kinyoun F H MD	Pacific Telephone & Telegraph Co.
	Barz Frank A Dr	Pacific Telephone & Telegraph Co.
	Hullett Max O Max dntl techncn	Pacific Telephone & Telegraph Co.
	Max dntl techncn	Pacific Telephone & Telegraph Co.
	Harrison Wm Pate dntst	Pacific Telephone & Telegraph Co.
	Hollywd	Pacific Telephone & Telegraph Co.
	Hollywd Bernard Luggage Co	Pacific Telephone & Telegraph Co.
	Hollywd Blue Bernard Bernard Luggage Co	Pacific Telephone & Telegraph Co.
1942	Silbert Bernard M lawyer	Los Angeles Directory Co.
	STEWART Alex barber	Los Angeles Directory Co.
	Bidelman A Louise pub stan	Los Angeles Directory Co.
1933	Martin Reginald S income tax counsel	Los Angeles Directory Co.
	CALIFORNIA BANK HOLLYWOOD OFFICE B B Odell Juninor V Pres and Mgr	Los Angeles Directory Co.
	HOLLYWOOD MEDICAL GROUP Eliot Alden M D Surgery J F Snedaker Jr M D Surgery H A Berkes M D and Frederic Bergstrom M D Internal Medicine	Los Angeles Directory Co.
1929	BANK OF HOLLYWOOD THE John Camp house Pres C E Hammel Maurice De Mond and Clifford Gillespie G D Thompson V President Chas Lumpkin Cashier	Los Angeles Directory Co.

FINDINGS

HOLLYWOOD BLVD

6264 HOLLYWOOD BLVD

Year	Uses	Source
1951	Hollywd Hollywood Post Exch	Pacific Telephone & Telegraph Co.
1937	Los Holly Paint Co Inc J L Kirwin pres M E Kirwin v pres treas C J Huber sec mgr	Los Angeles Directory Co.
	SHERWIN WILLIAMS HOLLYWOOD PAINT STORE Los Holly Paint Co Inc Mgrs Paints Varnishes Oils Wall Paper Gless Brushes Artists Supplles	Los Angeles Directory Co.

6266 HOLLYWOOD BLVD

Year	Uses	Source
1951	Hollywd Taft Barber Shop	Pacific Telephone & Telegraph Co.
	Hollywd New York Barber Shop	Pacific Telephone & Telegraph Co.
	Hollywd New York Beauty Shop	Pacific Telephone & Telegraph Co.
1942	Office Appliance Co W A Harnden L C Wolter jr typewriters	Los Angeles Directory Co.
1939	OFFICE APPLIANCE CO TYPEWRITERS	Los Angeles Directory Co.
1937	Office Appliance Co W A Harnden L C Wolter jr	Los Angeles Directory Co.
1933	Office Appliance Co L C Wolter jr W A Harnden office equip	Los Angeles Directory Co.
1929	Constantian Bros Augustine and S M rugs	Los Angeles Directory Co.
1924	Miller Frank B autos	Los Angeles Directory Co.

6268 HOLLYWOOD BLVD

Year	Uses	Source
1942	HOLLYWOOD Magic Shop Bert Wheeler	Los Angeles Directory Co.

6270 HOLLYWOOD BLVD

Year	Uses	Source
1986	POWER CLEANERS & LAUNDRY	Pacific Bell
1981	SLOANE S DRY CLEANERS & LAUNDRY MAIN OFC	Pacific Telephone
1937	CURRY & White Mrs Mary Curry T B White cliars	Los Angeles Directory Co.
1933	Wittliff Jos O br mgr OKeefe & Merritt Co	Los Angeles Directory Co.
1929	Stores	Los Angeles Directory Co.
	MILLS SHOE CO INC E F Mills Pres G C Hixon V Pres W H Joyce Jr Sec Manufacturers of Womens Fine Turned Shoes for Theatrical and Street Wear	Los Angeles Directory Co.
1924	Weill Wm M real est	Los Angeles Directory Co.

Year	Uses	Source
1924	Pfeufer Chris auto tires	Los Angeles Directory Co.
	Meehan Thos vuic r	Los Angeles Directory Co.

6272 HOLLYWOOD BLVD

Year	Uses	Source
2000	METRO RAIL FLD OFC	Haines & Company
1951	Hollywd Country Sport Shop	Pacific Telephone & Telegraph Co.
1933	FALLON JOE Expert Watch Repairing Jewelry Diamonds Silverware Gifts Formerly With Wm Stromberg	Los Angeles Directory Co.
1929	Siegelman Laboratories Inc H L Siegelman pres Chas Danziger sec treas Cosmetic mfrs	Los Angeles Directory Co.
1924	Lewyn Isdore phys supplies	Los Angeles Directory Co.

6274 HOLLYWOOD BLVD

Year	Uses	Source
1986	CHIEF CRAZY HORSE SALOON	Pacific Bell
	CHIEF CRAZY HORSE SALOON	Pacific Bell
1981	CHIEF CRAZY HORSE SALOON	Pacific Telephone
	CHIEF CRAZY HORSE SALOON	Pacific Telephone
1942	Carastathis Stamatioa Marie restr	Los Angeles Directory Co.
1937	Mulkern Geo W Vemna shoes	Los Angeles Directory Co.
1924	Snelgrove & Hoff W A Snelgrove C R Hoff real est	Los Angeles Directory Co.
	Snelgrove Harry W painter	Los Angeles Directory Co.
	KING Nellie Mrs hskpr	Los Angeles Directory Co.

6276 HOLLYWOOD BLVD

Year	Uses	Source
1942	VOLK & Son Robt and Arth sewing mach	Los Angeles Directory Co.
1937	Volk & Son Robt & Arth sewing machs	Los Angeles Directory Co.
1933	Haish R Frissel real est	Los Angeles Directory Co.
	HAAS Theo J Wanda real est	Los Angeles Directory Co.
	Globe Investment Co N B Herman pres David Tierstein sec mgr bldg contrs	Los Angeles Directory Co.
	BEAR Trucking & Construction Co Ltd Harry Aftergood mgr	Los Angeles Directory Co.
1929	WHITE MOTION PICTURES oml White Motion Picture Producers Film Laberatories Theatre Operators	Los Angeles Directory Co.
	STAR Building	Los Angeles Directory Co.
1924	MOORE Ida F osteo	Los Angeles Directory Co.

Year	Uses	Source
1924	Moore Eleanore L osteo	Los Angeles Directory Co.
	Bostick Harry G slsmn r	Los Angeles Directory Co.

6277 HOLLYWOOD BLVD

Year	Uses	Source
1981	KNICKERBOCKER LTD MEN S SHOP	Pacific Telephone

6278 HOLLYWOOD BLVD

Year	Uses	Source
1986	TEEN CANTEEN	Pacific Bell
1981	ASTROLOGICAL AND OCCULT BOOK CENTER OF HOLLYWOOD	Pacific Telephone
	GILBERT S BOOK SHOP	Pacific Telephone
1951	Hollywd Satyr Book Shop Inc Gordons	Pacific Telephone & Telegraph Co.
	Hollywd Satire Book Shop	Pacific Telephone & Telegraph Co.
	Hollywd Gordons Satyr Book Shop Inc	Pacific Telephone & Telegraph Co.
1937	Factor Nathan Rose womens clo	Los Angeles Directory Co.
1933	MC COY J Warren Blanche E typewriters	Los Angeles Directory Co.
1929	HOLLYWOOD Avocado Income Office B L Mills mgr	Los Angeles Directory Co.
	CINEMA Typewriter Co J E Holloway J W Mc Coy	Los Angeles Directory Co.
1924	SUN Electric Co A J Frelberg Pres H A Jacoby v pres E E Krueger sec and treas	Los Angeles Directory Co.

6280 HOLLYWOOD BLVD

Year	Uses	Source
1942	EAGLE Buffet A N Dres Stavros Pappas restr	Los Angeles Directory Co.
1937	Carrellas John bartndr	Los Angeles Directory Co.
	Dinos Christ bartndr Eagle Buffet	Los Angeles Directory Co.
	EAGLE Buffet Stavros Pappas Anthony Dres liquors	Los Angeles Directory Co.
	PETERSON Edwin bartndr	Los Angeles Directory Co.
1933	RUNYON Paul D Sadie tailor	Los Angeles Directory Co.
	Landeen Bros H W and A H shoe reprs	Los Angeles Directory Co.

6281 HOLLYWOOD BLVD

Year	Uses	Source
1924	MOTON PICTURE NEWS INC Of New York Wm Mc Cormack Representative	Los Angeles Directory Co.
	Tiffany Roscoe D dentist	Los Angeles Directory Co.

FINDINGS

6282 HOLLYWOOD BLVD

Year	Uses	Source
2013	W HOLLYWOOD RESIDENCES	Cole Information Services
	CHICKEN DIJON	Cole Information Services
2008	W HOLLYWOOD RESIDENCES GATEHOUSE C	Cole Information Services
2000	EX INCENDO	Haines & Company
1937	Hasson Isaac H Alegral clo clnr	Los Angeles Directory Co.
1933	Variety R J Landry mgr	Los Angeles Directory Co.
1929	WRIGHT O Gilbert E and Grace T Wright Public Stenographers Multigraphing Mimeographing Typing Notary Public	Los Angeles Directory Co.
	Office Appliance Co W A Harnden L C Wolter typewriters	Los Angeles Directory Co.

6283 HOLLYWOOD BLVD

Year	Uses	Source
1937	Handy Geo M Rosalie chiropractor	Los Angeles Directory Co.

6284 HOLLYWOOD BLVD

Year	Uses	Source
2000	XXXX	Haines & Company
1942	WALKER Harry E Marie cigars	Los Angeles Directory Co.
	Taft Barber Shop A J Price mgr	Los Angeles Directory Co.
1937	CONRAD Frank S Clara shoe shiner	Los Angeles Directory Co.
	BRADY Jos J cigars	Los Angeles Directory Co.
	TAYLOR Mary A Mrs beauty shop	Los Angeles Directory Co.
1933	digars	Los Angeles Directory Co.
1929	TAYLOR Chas E barber	Los Angeles Directory Co.

6286 HOLLYWOOD BLVD

Year	Uses	Source
2000	XXXX	Haines & Company
1933	Manasse Mel J mens furngs	Los Angeles Directory Co.
1929	Manasse Mel J Dorothy mens clo	Los Angeles Directory Co.

6288 HOLLYWOOD BLVD

Year	Uses	Source
2000	SUBWAY HOLLYWOOD BOULEVARD	Haines & Company
1990	SUBWAY SANDWICHES & SALADS	Pacific Bell

FINDINGS

6290 HOLLYWOOD BLVD

Year	Uses	Source
2008	HOLLY VINE SHOPPE	Cole Information Services
2006	HOLLY VINE	Haines Company, Inc.
	SHOPPE	Haines Company, Inc.
2000	HOLLY VINE SHOPPE	Haines & Company
1981	HOLLYWOOD VINE DRUGL STORE	Pacific Telephone
1951	Hollywd Owl Drug Co The Hollywd & Vine	Pacific Telephone & Telegraph Co.

6300 HOLLYWOOD BLVD

Year	Uses	Source
2013	KATSUYA HOLLYWOOD	Cole Information Services
2000	XXXX	Haines & Company
1990	OLYMPIC ELECTRONICS	Pacific Bell
1986	OLYMPIC ELECTRONICS	Pacific Bell
1981	BERNARD A OD	Pacific Telephone
	BROADWAY DEPARTMENT STORES STORES	Pacific Telephone
	BROADWAY FASHION FORMAL WEAR	Pacific Telephone
	U C L A THIEVES MKT	Pacific Telephone
1975	BROADWAY DEPARTMENT STORES	Pacific Telephone
	BROADWAY DEPARTMENT STORES	Pacific Telephone
	The Broadway Driving School	Pacific Telephone
1965	BROADWAY DEPARTMENT STORES	Pacific Telephone
1962	BROADWAY DEPARTMENT STORES	Pacific Telephone
1958	BROADWAY DEPARTMENT STORES	Pacific Telephone
1954	BROADWAY DEPARTMENT STORE THE BROADWAY HOLLYWOOD	R. L. Polk & Co.
1951	Hollywd Hollywd Broadway	Pacific Telephone & Telegraph Co.
	Hollywd Bucher Lawrence D jr Chirpdst	Pacific Telephone & Telegraph Co.
	Hollywd Broadway Dept Store Inc The Broadway Southern California The Broadway Hollywood	Pacific Telephone & Telegraph Co.
1942	Wohl Shoe Co Irving Samuels mgr	Los Angeles Directory Co.

Hollywood Blvd

6301 Hollywood Blvd

Year	Uses	Source
2006	2010 CORPGCS	Haines Company, Inc.
	BLOODSHOT	Haines Company, Inc.

Year	Uses	Source
2006	TATTOO	Haines Company, Inc.
2000	REDLINE TATTOO & BODY PIERCING	Haines & Company
1986	HOWARD JOHNSON RESTAURANT	Pacific Bell
1981	HOLLYWOOD WILSHIRE FAIR HOUSING COUNCIL	Pacific Telephone
1951	Hollywd Melody Lane of Hollywd	Pacific Telephone & Telegraph Co.
	Hollywd Pign Whistle Candy & Pastry Shops	Pacific Telephone & Telegraph Co.
	Hollywd Pign Whistle Restaurant	Pacific Telephone & Telegraph Co.
	Hollywd PigN Whistle Restaurant	Pacific Telephone & Telegraph Co.
1937	Coco Tree Cafe Maurice Flekles Carl Laemmle	Los Angeles Directory Co.

HOLLYWOOD BLVD

6302 HOLLYWOOD BLVD

Year	Uses	Source
2000	XXXX	Haines & Company
1990	NEW YORK PIZZA EXPRESS	Pacific Bell
1986	NEW YORK PIZZA EXPRESS CORPORATE OFC	Pacific Bell
1942	Progressive Circulation Co Inc R R Hiestand mgr news dlrs	Los Angeles Directory Co.

6303 HOLLYWOOD BLVD

Year	Uses	Source
2008	HOLLYWOOD GIFT & FOOD MART	Cole Information Services
2006	STAR HOLLYWOOD	Haines Company, Inc.
	MARKET	Haines Company, Inc.
	STAR HOLLYWOOD	Haines Company, Inc.
	MARKET	Haines Company, Inc.
2000	STAR HOLLYWOOD MARKET	Haines & Company
1990	BRITISH IMPORTS INC	Pacific Bell
1986	BRITISH IMPORTS INC	Pacific Bell
1937	BYERS Simon L Anne dresses	Los Angeles Directory Co.
1929	KAHN Ivan emp agcy	Los Angeles Directory Co.

6304 HOLLYWOOD BLVD

Year	Uses	Source
2013	S BAR	Cole Information Services
2000	GOLDEN WEST BROADCASTERS RADIO	Haines & Company

Year	Uses	Source
1990	WILFRED BEAUTY ACADEMY	Pacific Bell
1986	WILFRED BEAUTY ACADEMY	Pacific Bell
1985	WILFRED BEAUTY ACADEMY	Pacific Bell
1924	NORTH AMERICAN ACCIDENT INSURANCE CO American Bond & Mortgage Co G R Dexter pres C R Stuart v pres G H Beesemyer pres C R Stuart v pres G H Beesemyer sec mgr O L Routt tr	Los Angeles Directory Co.

6305 HOLLYWOOD BLVD

Year	Uses	Source
1986	ATTIC THE CLOTHING STORE	Pacific Bell
1981	SECURITY PACIFIC NATIONAL BANK HOLLYWOOD OFFICES HOLLYWOOD & CAHUENGA	Pacific Telephone
1937	SOUTHWEST Prescription Pharmacy D C Norton C F Telgason	Los Angeles Directory Co.

6306 HOLLYWOOD BLVD

Year	Uses	Source
2008	EXOTIC HAIR	Cole Information Services
2006	EXOTIC HAIR	Haines Company, Inc.
2000	EXOTIC HAIR & NAIL SALON	Haines & Company
1991	WOFREDBEAUTYACADEMY	Pacific Bell
	WOfred Beauty Academy	Pacific Bell
1990	WILFRED BEAUTY ACADEMY	Pacific Bell
1986	AMERICAN BUSINESS INSTITUTE	Pacific Bell
1985	AMERICAN BUSINESS INSTITUTE	Pacific Bell
1924	HOFFMAN Fred r	Los Angeles Directory Co.
	Gravina Cessar photo player r	Los Angeles Directory Co.

6307 HOLLYWOOD BLVD

Year	Uses	Source
2008	TABU SMOKE SHOP	Cole Information Services
2006	TABU SMOKE SHOP	Haines Company, Inc.
2000	LAST MOVING PCTR CO	Haines & Company
1990	STREET FEET	Pacific Bell
1986	STREET FEET	Pacific Bell
1951	Hollywd Harris & Frank Inc clthng Hollywood Store	Pacific Telephone & Telegraph Co.
1937	Souere Jas ties	Los Angeles Directory Co.
	KIRSHNER Nathaniel M jwlr	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1933	Zorrea Marie Mrs clairovoyant	Los Angeles Directory Co.
1924	Hoover Frank S artist r	Los Angeles Directory Co.

6310 HOLLYWOOD BLVD

Year	Uses	Source
2000	LA CAMERA & PHOTO	Haines & Company
	LA CAMERA & PHOTO	Haines & Company
1937	Furcht Louis dresses	Los Angeles Directory Co.

6311 HOLLYWOOD BLVD

Year	Uses	Source
1990	HOLLYWOOD WIGS	Pacific Bell
1986	HOLLYWOOD WIGS	Pacific Bell

6312 HOLLYWOOD BLVD

Year	Uses	Source
1986	HOLLYWOOD GRAPHITEE	Pacific Bell
	DEV-TECH COMPUTER CENTER	Pacific Bell

6314 HOLLYWOOD BLVD

Year	Uses	Source
1990	DAV TECH COMPUTER CENTER	Pacific Bell

6315 HOLLYWOOD BLVD

Year	Uses	Source
1990	AMBER THEATRES INC	Pacific Bell
1986	AMBER THEATRES INC	Pacific Bell
1981	PALMER GAIL PLEASURE PRODUCTS	Pacific Telephone
	CAVE THEATRE THE	Pacific Telephone
	AMBER THEATRES INC	Pacific Telephone

6317 HOLLYWOOD BLVD

Year	Uses	Source
1990	HOLLYWOOD TATTOO STUDIO	Pacific Bell
1986	HOLLYWOOD TATTOO STUDIO	Pacific Bell
1981	HOLLYWOOD TATTOO STUDIO	Pacific Telephone

6319 HOLLYWOOD BLVD

Year	Uses	Source
1990	SANDY BURGER	Pacific Bell
1986	SANDY BURGER	Pacific Bell

Year	Uses	Source
1981	HOT DOG SHOP	Pacific Telephone

6321 HOLLYWOOD BLVD

Year	Uses	Source
1990	VINE THEATRE	Pacific Bell
1986	VINE THEATRE	Pacific Bell
1981	VINE THEATRE	Pacific Telephone

HOLLYWOOD DR

6274 HOLLYWOOD DR

Year	Uses	Source
1967	Hasty Tasty Sandwich Shop	Pacific Telephone

HOLLYWOOD WAY

6256 HOLLYWOOD WAY

Year	Uses	Source
1971	Barber Of Seville	Pacific Telephone
	Barber Of Seville	Pacific Telephone
	Equitable Building Barber Shop	Pacific Telephone
1958	Barber of Seville	Pacific Telephone
	Barber of Seville	Pacific Telephone

6258 HOLLYWOOD WAY

Year	Uses	Source
1971	Universal Books	Pacific Telephone
	Universal Books bookstore	Pacific Telephone
1958	Margas Beauty Salon	Pacific Telephone
	Margas Beauty Salon	Pacific Telephone

6260 HOLLYWOOD WAY

Year	Uses	Source
1971	Jimmies	Pacific Telephone
1958	Jimmies Cafe	Pacific Telephone

6270 HOLLYWOOD WAY

Year	Uses	Source
1971	SLOANS DRY CLEANERS & LAUNDRY	Pacific Telephone
1958	Crown Office Supply Corp	Pacific Telephone

FINDINGS

6274 HOLLYWOOD WAY

Year	Uses	Source
1971	Hasty Tasty Sandwich Shop	Pacific Telephone
	Chief Crazy Horse Saloon	Pacific Telephone
1958	Jolly Good Restaurant	Pacific Telephone
	Jolly Good Restaurant	Pacific Telephone

6278 HOLLYWOOD WAY

Year	Uses	Source
1971	Astrological And Occult Book Center Of Hollywood	Pacific Telephone
	GILBERTS BOOK SHOP	Pacific Telephone
	Satyr Book Shop See Gilberts Book Shop	Pacific Telephone
1958	Gordons Satyr Book Shop Inc	Pacific Telephone

6290 HOLLYWOOD WAY

Year	Uses	Source
1971	DRUG KING INC Drug King Stores	Pacific Telephone
	Rexall Drug & Chemical Co Retail Division	Pacific Telephone
	Drug King Inc General Ofcs	Pacific Telephone
	Drug King Drug Stores Hollywood & Vine	Pacific Telephone
	Rexall Drug & Chemical Co Retail Division	Pacific Telephone
	DRUG KING INC Genl Offices	Pacific Telephone
1958	SOUTHRN CALIF AUCTIONEERS ASSN ING	Pacific Telephone
	Schwartz Morey Hollywood Income Tax Serv	Pacific Telephone
	Pice & Westwd	Pacific Telephone
	Hollywood & Vine	Pacific Telephone
	Hollywood Income Tax Serv	Pacific Telephone

6300 HOLLYWOOD WAY

Year	Uses	Source
1971	Carr Wm B optometrists	Pacific Telephone
	Bucher Lawrence D Jr chirpdst	Pacific Telephone
	Broadway Driving School	Pacific Telephone
	Broadway Driving School	Pacific Telephone
	BROADWAY DEPARTMENT STORES	Pacific Telephone
	The Broadway Hollywood	Pacific Telephone
1958	BROADWAY DEPARTMENT STORES	Pacific Telephone
	Hollywood Broadway	Pacific Telephone

Year	Uses	Source
1958	Carr Wm B	Pacific Telephone
	Bucher Lawrence D Jr chirpdst	Pacific Telephone
	The Broadway Hollywood	Pacific Telephone

6307 HOLLYWOOD WAY

Year	Uses	Source
1971	Hollywood Store	Pacific Telephone
1958	Hollywood Store	Pacific Telephone

6313 HOLLYWOOD WAY

Year	Uses	Source
1958	Tetef Norman Dr optmtrst	Pacific Telephone

6315 HOLLYWOOD WAY

Year	Uses	Source
1971	CAVE THEATER	Pacific Telephone
1958	Hollywood & Vine	Pacific Telephone
	MURRAY ARTHUR SCHOOLS OF DANCING	Pacific Telephone
	Los Angeles	Pacific Telephone

6317 HOLLYWOOD WAY

Year	Uses	Source
1971	Krause Jewelers	Pacific Telephone
1958	Krause Jewlrs	Pacific Telephone

6319 HOLLYWOOD WAY

Year	Uses	Source
1971	Orange Julius Of America Orange Julius Stores	Pacific Telephone

6320 HOLLYWOOD WAY

Year	Uses	Source
1971	Lerner Shops Los Angeles Stores	Pacific Telephone
1958	Lerner Shops Stores	Pacific Telephone

6321 HOLLYWOOD WAY

Year	Uses	Source
1971	Vine Theatre	Pacific Telephone

FINDINGS

N VINE ST

1717 N VINE ST

Year	Uses	Source
1937	Hollywood College Elizabeth Smith Mgr	Los Angeles Directory Co.

North Vine Street

1704 North Vine Street

Year	Uses	Source
2000	VINE MEDICAL SUPPLIES	Haines & Company
1976	Hollywood	Pacific Telephone
	Opti Cal Inc	Pacific Telephone
1970	HUTTON E F & COMPANY INC BRKRS	Pacific Telephone
	HUTTON E F & COMPANY INC BRKRS	Pacific Telephone
1962	HUTTON E F & COMPANY BRKRS MAIN OFC	Pacific Telephone
1958	Hollywood	Pacific Telephone
1956	HUTTON E F & CO BRKRS	Pacific Telephone

1708 North Vine Street

Year	Uses	Source
2006	VINESTREET	Haines Company, Inc.
	LOUNGE	Haines Company, Inc.
2000	XXXX	Haines & Company
1976	Lums Family Restaurant	Pacific Telephone
1971	Lums Restaurants Hollywood	Pacific Telephone
1951	N Vine Belascos Restaurant	Pacific Telephone & Telegraph Co.

1717 North Vine Street

Year	Uses	Source
2000	XXXX	Haines & Company
1976	Immediate Dental Lab	Pacific Telephone
	Ramodis	Pacific Telephone
	Alexander David	Pacific Telephone
	Centaurus Productions	Pacific Telephone
	Rankin Richard L Goodphoto	Pacific Telephone
	Krolak Ronald rlty	Pacific Telephone
	Sage Brush Enterprises Inc	Pacific Telephone
	Barbour & Co realtors	Pacific Telephone
	Goodphoto	Pacific Telephone

FINDINGS

Year	Uses	Source
1976	Golden Arrow Music Publishers	Pacific Telephone
	Zeiger Hal	Pacific Telephone
	Silver Arrow Music Publishers	Pacific Telephone
	World Wide Attractions	Pacific Telephone
	Berle Milton Sage Brush Enterprises Inc	Pacific Telephone
	Eldorado Recording Studio	Pacific Telephone
	Sellon Robt C	Pacific Telephone
	Eldo Records Corp	Pacific Telephone
	Eldorado Music Co	Pacific Telephone
	Embassy Records	Pacific Telephone
	Herman Properties Ofc	Pacific Telephone
	Mammoth Productions Corp	Pacific Telephone
1971	Immediate Dental Lab	Pacific Telephone
	Raikes Glenn O	Pacific Telephone
	Prachasaisoradej Kiat	Pacific Telephone
	Chotirmal C Johnny	Pacific Telephone
	Chotirmal Johnny	Pacific Telephone
	Chotirmal Khanchand	Pacific Telephone
	Centaurus Productions	Pacific Telephone
	Ramodis	Pacific Telephone
	Barbour D N & Associates	Pacific Telephone
	Barbour Raymond N	Pacific Telephone
	Golden Arrow Music Publishers	Pacific Telephone
	Zeiger Hal	Pacific Telephone
	Berle Milton Sage Brush Enterprises Inc	Pacific Telephone
	Sage Brush Enterprises Inc	Pacific Telephone
	Wells Charles N DDS	Pacific Telephone
	Ache Dental Registry	Pacific Telephone
	World Wide Attractions	Pacific Telephone
	Eldo Records Corp	Pacific Telephone
	Herman Properties Ofc	Pacific Telephone
	Sellon Robert C	Pacific Telephone
	Browning Communications Corp	Pacific Telephone
	Embassy Records	Pacific Telephone
	Eldorado Music Co	Pacific Telephone
	Eldorado Recording Studio	Pacific Telephone
	C R I rlty	Pacific Telephone
	Byram Gene Studio voice	Pacific Telephone

Year	Uses	Source
1971	Mammoth Productions Corp	Pacific Telephone
	Silver Arrow Music Publishers	Pacific Telephone
1962	LIFE EMPLOYMENT ANCY	Pacific Telephone
1958	Barry Theatrical Agcy	Pacific Telephone
	Barry Agcy The	Pacific Telephone
	Herman Properties Inc ofc	Pacific Telephone
	Metheny Roofing Co	Pacific Telephone
	Byram Gene Studio voice	Pacific Telephone
1951	Vy Barry Personnel Agency	Pacific Telephone & Telegraph Co.
	N Vine	Pacific Telephone & Telegraph Co.
	Hollywd Analytical Lab	Pacific Telephone & Telegraph Co.
	Van Schaack C bacteriologist	Pacific Telephone & Telegraph Co.
	Equitable Credit Inc	Pacific Telephone & Telegraph Co.
	Lhevinne Mischa pianist	Pacific Telephone & Telegraph Co.
	Byram Gene Studio voice	Pacific Telephone & Telegraph Co.
	Calif Air College	Pacific Telephone & Telegraph Co.
	Crowder Radio Productions	Pacific Telephone & Telegraph Co.
	Herman Properties Inc financng	Pacific Telephone & Telegraph Co.
	Barry Vy Employment Agcy	Pacific Telephone & Telegraph Co.
	Barry Vy Personnel Agcy	Pacific Telephone & Telegraph Co.
	N Vine Seymours Jewlry Co	Pacific Telephone & Telegraph Co.
1937	Hollywood College Elizabeth Smith Mgr	Los Angeles Directory Co.

1720 North Vine Street

Year	Uses	Source
2000	XXXX	Haines & Company
1976	Kruschen Morris jwlr	Pacific Telephone
1971	Kruschen Morris jwlr	Pacific Telephone
1951	N Vine Kruschen Morris jwlr	Pacific Telephone & Telegraph Co.

1722 North Vine Street

Year	Uses	Source
2000	NICKS PLACE	Haines & Company
1971	Nicks Place	Pacific Telephone
1951	N Vine Nicks Place	Pacific Telephone & Telegraph Co.

1724 North Vine Street

Year	Uses	Source
2000	GRANT PARKINGS	Haines & Company

Year	Uses	Source
2000	HOLLYWD MIKIS FLRST	Haines & Company
1976	H L K Auto Parks	Pacific Telephone
1971	Rosys Key Shop	Pacific Telephone
1958	D H K Auto Parks	Pacific Telephone
1951	N Vine Bill Grant U Drive System	Pacific Telephone & Telegraph Co.
	N Vine Grant Auto Prks	Pacific Telephone & Telegraph Co.
	N Vine Grant Bill Grant U Drive System	Pacific Telephone & Telegraph Co.
	N Vine Grant U Drive System	Pacific Telephone & Telegraph Co.
	N Vine Grants U Drive System	Pacific Telephone & Telegraph Co.
	N Vine U Drive Grant System	Pacific Telephone & Telegraph Co.

VINE

1685 VINE

Year	Uses	Source
1937	BEYER Mac Arthur Chas Beyer Arth Mac Arthur booking agts	Los Angeles Directory Co.

1700 VINE

Year	Uses	Source
1937	Ennis Wm mach	Los Angeles Directory Co.

1701 VINE

Year	Uses	Source
1929	REECE Jos beverages	Los Angeles Directory Co.

1702 VINE

Year	Uses	Source
1990	VILSHANSKY GARY DNTST	Pacific Bell
	HOLLYWOOD VINE DENTAL OFFICE	Pacific Bell
1986	HOLLYWOOD-VINE DENTAL OFFICE	Pacific Bell
	VILSHANSKY GARY DNTST	Pacific Bell

1703 VINE

Year	Uses	Source
1933	DAY June womens clo	Los Angeles Directory Co.
1929	VANCE Jos O Louise beverages	Los Angeles Directory Co.

1704 VINE

Year	Uses	Source
1990	GOLD VIDEO STORE	Pacific Bell

Year	Uses	Source
1986	SPANISH VIDEO SOUND INC	Pacific Bell
	GOLD COLLECTION	Pacific Bell
1981	HOUSEHOLD FINANCE COPRORATION AND SUBSIDIARY COMPANIES	Pacific Telephone
	AMERICAN VISION CO	Pacific Telephone
1976	Eckert Stanley M Dr	Pacific Telephone
	Oppenheimer Stephen M Dr	Pacific Telephone
1975	Hollywood	Pacific Telephone
1967	Hollywood	Pacific Telephone

1705 VINE

Year	Uses	Source
1933	Chudnofsky & Jaffe Sam Chudnofsky Chaiem Jaffe fruits	Los Angeles Directory Co.
1929	SPICER Wm M popcorn	Los Angeles Directory Co.

1707 VINE

Year	Uses	Source
1933	Goodwin Homer shoe shiner	Los Angeles Directory Co.

1708 VINE

Year	Uses	Source
1990	COLLECTORS BOOK STORE	Pacific Bell
	CARTOONS AND COMICS	Pacific Bell
1986	COLLECTORS BOOK STORE	Pacific Bell
1981	LUCKY LOUIE S RESTAURANTS	Pacific Telephone
1962	VIA VIGNA INN	Pacific Telephone
1942	Ungar Arth publr	Los Angeles Directory Co.
1937	DAILEY VARIETY AND VARIETY Arthur Unger Editor Theatrioal Newspaper Daily Variety Published Daily Except Sunday and Holidays by Daily Variety Ltd	Los Angeles Directory Co.
	DAILEY Variety Ltd publrs Daily Varitty	Los Angeles Directory Co.

1709 VINE

Year	Uses	Source
1937	Matuzoff Batrisha mlnr	Los Angeles Directory Co.
1933	Usaten Walter Henrietta locksmith	Los Angeles Directory Co.
1929	KIRKPATRICK Leroy shoe shiner	Los Angeles Directory Co.

FINDINGS

1710 VINE

Year	Uses	Source
1929	Blackburn Geraldine	Los Angeles Directory Co.
	Tupper Frank W acct	Los Angeles Directory Co.
	Clerbois Dyna singer	Los Angeles Directory Co.
	Farrow Edw D	Los Angeles Directory Co.
	FARROW Mary E Mrs	Los Angeles Directory Co.
	La Playa Apartments	Los Angeles Directory Co.
	Paache P designer	Los Angeles Directory Co.
	r	Los Angeles Directory Co.
	Camm Margt F clk	Los Angeles Directory Co.
	PAYNE Bruce actor	Los Angeles Directory Co.
1924	ANDERSON D Ralph slsmn B E Harrison h	Los Angeles Directory Co.
	La Playa Apartments	Los Angeles Directory Co.

1711 VINE

Year	Uses	Source
1929	Usaten Walter Henrietta locksmth	Los Angeles Directory Co.

1713 VINE

Year	Uses	Source
1990	DAN DEE SHOE REPAIR	Pacific Bell
	DANDEE SHOE REPAIR	Pacific Bell
1986	DANDEE SHOE REPAIR	Pacific Bell
	DAN-DEE SHOE REPAIR	Pacific Bell
1981	SHOE REPAIR	Pacific Telephone
	DANDEE SHOE REPAIR	Pacific Telephone
1942	Berro Leon Rachel tailor	Los Angeles Directory Co.
1937	Berro Leon Rachel clo clnr	Los Angeles Directory Co.

1714 VINE

Year	Uses	Source
1937	Wray Wm restrwkr	Los Angeles Directory Co.

1715 VINE

Year	Uses	Source
1990	CHAU-HAIR VINE	Pacific Bell
	ANN S BEAUTY SALON	Pacific Bell
	CHAU S BEAUTY SALON	Pacific Bell
1986	ANN S BEAUTY SALON	Pacific Bell

FINDINGS

Year	Uses	Source
1986	CHAU S BEAUTY SALON	Pacific Bell
	CHAU-HAIR VINE	Pacific Bell
1981	CHAU S BEAURY SALON	Pacific Telephone
	CHAU HAIR VINE	Pacific Telephone
1967	JOSEF OF Hollywood SALON OF	Pacific Telephone
	Joseph of Hollywood Salon of Beauty	Pacific Telephone
1962	Josef of Hollywood Salon of Beauty	Pacific Telephone
1942	LEVIN Isadore mens clo	Los Angeles Directory Co.
1937	LEVIN Isadore sportswear	Los Angeles Directory Co.

1716 VINE

Year	Uses	Source
1962	PACIFIC FINANCE Other Offices	Pacific Telephone
	Hollywood	Pacific Telephone
1942	Dautoff David restr	Los Angeles Directory Co.

1717 VINE

Year	Uses	Source
1990	HERMAN PROPERTIES OFC	Pacific Bell
1986	BARBOUR & CO REALTORS	Pacific Bell
	BRUCE KARISH ARCHITECTS	Pacific Bell
	CASSIDY WATSON & ASSOCIATES PUBLCTY	Pacific Bell
	ELDORADO MUSIC CO	Pacific Bell
	ELDORADO RECORDING STUDIO	Pacific Bell
	HANAUER MARK PHOTOGRAPHY	Pacific Bell
	HERMAN PROPERTIES OFC	Pacific Bell
	KARISH ASSOCIATES ARCHITECTS	Pacific Bell
	RAMODI S	Pacific Bell
	RANKIN RICHARD PHOTOGRAPHY	Pacific Bell
1981	HERMAN PROPERTIES OFC	Pacific Telephone
	HOLLYWOOD DENTAL CENTER	Pacific Telephone
	HOLLYWOOD DENTAL CENTER	Pacific Telephone
	IMMEDIATE DENTAL LAB	Pacific Telephone
	JAMES MAC DESIGN S ILLUSTRATION	Pacific Telephone
	RAMODI S	Pacific Telephone
	RANKIN RICHARD L GOODPHOTO	Pacific Telephone
	VIDEMO	Pacific Telephone
	ZEIGER HAL	Pacific Telephone

FINDINGS

Year	Uses	Source
1981	ACHE DENTAL REGISTRY	Pacific Telephone
	ACHE DENTAL REGISTRY	Pacific Telephone
	BARBOUR & CO REALTORS	Pacific Telephone
	BERLE MILTON	Pacific Telephone
	ELDO RECORDS CORP	Pacific Telephone
	EL DORADA MUSIC	Pacific Telephone
	ELDORADO MUSIC CO	Pacific Telephone
	ELDORADO RECORDING STUDIO	Pacific Telephone
	EPSTEIN MERVIN B DDS	Pacific Telephone
	EPSTEIN MERVIN B DDS	Pacific Telephone
	FAWCETT JOHN R DDS	Pacific Telephone
	GOODPHOTO	Pacific Telephone
	HANAUER MARK PHOTOGRAPHY	Pacific Telephone
1967	Byram Gene Studio voice	Pacific Telephone
	Centaurus Productions	Pacific Telephone
	Civic Assn of America	Pacific Telephone
	Dobritch Al	Pacific Telephone
	Eldo Records Corp	Pacific Telephone
	Eldorado Music Co	Pacific Telephone
	Eldorado Recording Studio	Pacific Telephone
	Herman Properties Inc ofc	Pacific Telephone
	IMMEDIATE DENTAL LAB	Pacific Telephone
	LAURINO CHAS P DDS	Pacific Telephone
	Project Prayer	Pacific Telephone
	Raikes Glenn O	Pacific Telephone
	Sage Brush Enterprises Inc	Pacific Telephone
	Whiteman Geo	Pacific Telephone
	World Wide Attractions	Pacific Telephone
	Zeiger Hal	Pacific Telephone
	Berle Milton Sage Brush Enterprises Inc	Pacific Telephone
1962	Barry Vy Personnel Agcy	Pacific Telephone
	Byram Gene Studio voice L	Pacific Telephone
	Eldo Records Corp	Pacific Telephone
	Eldorado Music Co	Pacific Telephone
	Globe Records	Pacific Telephone
	Herman Properties Inc ofc	Pacific Telephone
	Landegger Finance Co	Pacific Telephone
	Landegger Robt C	Pacific Telephone

FINDINGS

Year	Uses	Source
1962	LIFE EMPLOYMENT AGCY	Pacific Telephone
	Ralph Thos Vocal Studios Thomas Ralph Vocal Studios	Pacific Telephone
	Thomas Ralph Vocal Studios	Pacific Telephone
	Vy Barry Personnel Agcy	Pacific Telephone
	World Wide Attractions	Pacific Telephone
	Zeiger Hal	Pacific Telephone
1942	BURGESS Everett B writer	Los Angeles Directory Co.
	FEDERAL Union Sou Cal Committee	Los Angeles Directory Co.
	HERMAN Properties Inc finance	Los Angeles Directory Co.
	LEACH Florence H pub sten	Los Angeles Directory Co.
	League of American Writers	Los Angeles Directory Co.
	Nathan Roberta vocal tchr	Los Angeles Directory Co.
1933	HOLLYWOOD SECRETARIAL SCHOOL A L Lewis Pres The Better Business School	Los Angeles Directory Co.
1924	Webb Frances D slswmn r	Los Angeles Directory Co.

1719 VINE

Year	Uses	Source
1942	Ontra Cafeteria Corp U G James pres Mrs M J Webb v pres Mrs H M Laing sec treas	Los Angeles Directory Co.
1937	Meeker Carlton L cosmetics	Los Angeles Directory Co.
1929	Collenbaugh Leonard Kath real est	Los Angeles Directory Co.

1720 VINE

Year	Uses	Source
1981	KRUSCHEN MORRIS JWLR	Pacific Telephone

1721 VINE

Year	Uses	Source
1933	Chaconas Constantine N restr	Los Angeles Directory Co.
1929	HOLLY Vine Cafe E L Wertheim C S Kraus mgr	Los Angeles Directory Co.

1722 VINE

Year	Uses	Source
1990	NICK S PLACE	Pacific Bell
1986	NICK S PLACE	Pacific Bell
1981	NICK S PLACE	Pacific Telephone
1976	Nicks Place	Pacific Telephone
1942	Poe Ida M Mrs sausage	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1929	Marr Aileen Mrs bkpr Mrs N A Stevens	Los Angeles Directory Co.
	STEVENS Henry A phys	Los Angeles Directory Co.
	STEVENS Nina A Mrs phys	Los Angeles Directory Co.

1723 VINE

Year	Uses	Source
1924	WORTHINGTON Thos I h	Los Angeles Directory Co.

1724 VINE

Year	Uses	Source
1990	H L K AUTO PARKS	Pacific Bell
	MOMMY BEAR	Pacific Bell
1986	HLK AUTO PARKS	Pacific Bell
1981	H L K AUTO PARKS	Pacific Telephone
1967	Rosys Key Shop	Pacific Telephone
1962	Rosys Key Shop	Pacific Telephone
	D H K Auto Parks	Pacific Telephone
1937	ROBINSON Albt auto park	Los Angeles Directory Co.
1929	Serur Lenora Mrs housekpr h	Los Angeles Directory Co.
	Beaman Gail Mrs	Los Angeles Directory Co.
	Beaman Ronald F	Los Angeles Directory Co.
	Griego Peter Nellie carp	Los Angeles Directory Co.
1924	BEECHER Victoria r	Los Angeles Directory Co.

1725 VINE

Year	Uses	Source
1942	Pantell Chas Sophie locksmith	Los Angeles Directory Co.
1937	Pantell Chas locksmith	Los Angeles Directory Co.
1933	CARMICHAEL Stuart K Audrey confr	Los Angeles Directory Co.

1726 VINE

Year	Uses	Source
1929	ROE Jos B Winifred h	Los Angeles Directory Co.
	Devene Jas M chiropractor	Los Angeles Directory Co.
	Wynkoop Inez E Mrs h	Los Angeles Directory Co.
1924	Wynkoop Inez E Mrs nurse	Los Angeles Directory Co.
	Tandy Chas W acct G M Thompson r	Los Angeles Directory Co.

FINDINGS

1727 VINE

Year	Uses	Source
1933	SYSTEM Auto Parks Ltd Jack Hazard pres Office	Los Angeles Directory Co.

1728 VINE

Year	Uses	Source
1937	Mc Kenna Bert cook Bronsonia Pharm	Los Angeles Directory Co.
1929	Kelcher Wm J Margt auto mech	Los Angeles Directory Co.
	PEARSON Albt W Ella mech	Los Angeles Directory Co.

1730 VINE

Year	Uses	Source
1929	NEUMAN Kurt film editor	Los Angeles Directory Co.
	LANGLEY Rachel G Mrs	Los Angeles Directory Co.
	JAY Lyda Mrs	Los Angeles Directory Co.
	JAY Howard F E Marie slsmgr	Los Angeles Directory Co.
	JAY E Marie Mrs restr	Los Angeles Directory Co.
	Corbin Virgil slsmn	Los Angeles Directory Co.
1924	THOMAS Faye tchr r	Los Angeles Directory Co.

1731 VINE

Year	Uses	Source
1962	Roma Restaurant	Pacific Telephone
1937	REYNOLDS Sheris restr	Los Angeles Directory Co.
1933	Danelian Bros Hagop and Lewis oriental rugs	Los Angeles Directory Co.
1929	Tourneur Andre womens clo r	Los Angeles Directory Co.
1924	Mc Moran C E auto mech r	Los Angeles Directory Co.
	BYERS Elizabeth wid A A h	Los Angeles Directory Co.

1733 VINE

Year	Uses	Source
1962	Daves Barber Shop	Pacific Telephone
1942	ROTH Ada M beauty shop	Los Angeles Directory Co.
1937	ROSE Beauty Salon Mary J Coffin Mrs F E Lee	Los Angeles Directory Co.
1933	ROSE Beauty Salon Mrs M J Coffin Furen Lee	Los Angeles Directory Co.
1929	ROSE Beauty Salon Furen Turnipseed Marie Coffin	Los Angeles Directory Co.

FINDINGS

1735 VINE

Year	Uses	Source
1990	FAN CLUB THE	Pacific Bell
	PALACE THE	Pacific Bell
1986	FAN CLUB THE	Pacific Bell
	PALACE THE	Pacific Bell
1981	PALACE DISCO THEATRE	Pacific Telephone
1967	Hollywood Palace The	Pacific Telephone
	Wimberley Corp The	Pacific Telephone
1962	El Capitan Theatre	Pacific Telephone
	Millyon Productions	Pacific Telephone
1942	Gillette Mickey music tchr	Los Angeles Directory Co.
	HOLLYWOOD Playhouse Building	Los Angeles Directory Co.
	HOLLYWOOD Playhouse Theater	Los Angeles Directory Co.
	Screen Office Employees Guild	Los Angeles Directory Co.
	Screen Publicists Guild	Los Angeles Directory Co.
1937	HOLLYWOOD Playhouse Leo Taub mgr	Los Angeles Directory Co.
1933	HOLLYWOOD Playhouse Basil Bannon mgr	Los Angeles Directory Co.
	KELLY Kath theatrical producer	Los Angeles Directory Co.
	Mehring Ernest Caroline l slsmn	Los Angeles Directory Co.
1929	HOLLYWOOD Playhouse Realty Co F T Parker sec	Los Angeles Directory Co.
	HOLLYWOOD Playhouse O L Routt mgr theater	Los Angeles Directory Co.

1736 VINE

Year	Uses	Source
1929	WELLS Abbie buyer Robertson Co h	Los Angeles Directory Co.
	ROWE Caroline M mgr Marjorie Apts h	Los Angeles Directory Co.
	BEACH May A	Los Angeles Directory Co.
	Bowler Muriel liburn LA Pub Library	Los Angeles Directory Co.
	Bowler Roberta sttdt LA Pub Library	Los Angeles Directory Co.
	ELDRIDGE Eva instr Hollywood Sectarial Sch	Los Angeles Directory Co.
	Elkoff Eug	Los Angeles Directory Co.
	Feavel Ida wid Henry	Los Angeles Directory Co.
	Floete Anna	Los Angeles Directory Co.
	Gilkey Ethel slsldy	Los Angeles Directory Co.
	HADLEY Elva A instr Hollywood Secretarial Sch	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1929	HOPKINS Josephine office sec Hollywood Secretarial Sch	Los Angeles Directory Co.
	Laughton Eva G libr	Los Angeles Directory Co.
	Marjorie Apartments	Los Angeles Directory Co.
	MURPHY Thos Dorohty waiter	Los Angeles Directory Co.
	Zacearria Julio dramatic instr h	Los Angeles Directory Co.
1924	BEACH Mary A r	Los Angeles Directory Co.
	BEACH Sarah J wid T S h	Los Angeles Directory Co.
	BROWN Ada L slswmn r	Los Angeles Directory Co.
	HOFFMAN Gladys M cashr Sun Drug Co r	Los Angeles Directory Co.
	HOFFMAN Norman flmn A Hamburgers & Sons h	Los Angeles Directory Co.
	HOFFMAN N Mrs r	Los Angeles Directory Co.
	Sternberg Henry F Jr clk r	Los Angeles Directory Co.
	WELLS Abbie slswmn r	Los Angeles Directory Co.

1737 VINE

Year	Uses	Source
1937	Mandelay Leo L Mollie mens furngs	Los Angeles Directory Co.
1933	Radin Alice D Mrs antiques	Los Angeles Directory Co.

1738 VINE

Year	Uses	Source
1937	BROWN Beatrice Mrs	Los Angeles Directory Co.
1933	ANGER ARTHUR Elsie M Chiropractor Hours by Appointment Lady Attendant	Los Angeles Directory Co.
1929	BULLARD Melvina D wid J B	Los Angeles Directory Co.
	Abbe Juanita B Mrs	Los Angeles Directory Co.

1739 VINE

Year	Uses	Source
1962	Sali Sport Fashions	Pacific Telephone
1942	Feinliey Irving Dorothy tailor	Los Angeles Directory Co.
1937	Feinlieb Irving Dorothy tailor	Los Angeles Directory Co.
1933	Blovett Barney Rebecca tailor	Los Angeles Directory Co.
1929	TAFT Land & Development Co A Z Taft Nogales Ariz pres M T Tenkham sec treas	Los Angeles Directory Co.

1740 VINE

Year	Uses	Source
1976	Photo Place The	Pacific Telephone

FINDINGS

Year	Uses	Source
1937	Abbey Juanita B Mrs	Los Angeles Directory Co.
	Bullard Josephine D wid J B	Los Angeles Directory Co.
1933	Abbe Juanita B Mrs	Los Angeles Directory Co.
	BULLARD Josephine D wid J B	Los Angeles Directory Co.
1929	EMERSON Geo H lawyer	Los Angeles Directory Co.
1924	STEVENSON Roy M slsmn Polaski Cigar Co h	Los Angeles Directory Co.

1742 VINE

Year	Uses	Source
1937	Anger Elsie M wid Arth	Los Angeles Directory Co.
1933	Ecknardt Ella A	Los Angeles Directory Co.
	Ecknardt Bertha sten	Los Angeles Directory Co.
1929	WARDELL Donald artist r	Los Angeles Directory Co.

1744 VINE

Year	Uses	Source
1937	Habich Frank radio repr	Los Angeles Directory Co.
1933	SCHWARTZ & Joelson Kittie Schwartz Anna Joelson restr	Los Angeles Directory Co.
1929	Shockley Clarence Mary A real est	Los Angeles Directory Co.
1924	BULLARD Jacob B h	Los Angeles Directory Co.

1745 VINE

Year	Uses	Source
1990	HOLLYWOOD HORIZON PARKING LOT	Pacific Bell
1933	Pansini Andw office auto parks and garages	Los Angeles Directory Co.

1746 VINE

Year	Uses	Source
1937	WRIGHT Austin L Jessie auto park	Los Angeles Directory Co.

1748 VINE

Year	Uses	Source
1929	Dolloff Helen M bkpr B H Dyas Co	Los Angeles Directory Co.
	JONES Arth Charlotte mach	Los Angeles Directory Co.
	TAYLOR Myrtle Mrs h	Los Angeles Directory Co.
1924	h	Los Angeles Directory Co.
	Mooney Herbt S r	Los Angeles Directory Co.

FINDINGS

1750 VINE

Year	*Uses*	*Source*
1995	Capitol Industries Inc Executive Office	Pacific Bell
	Capitol Records Inc	Pacific Bell
	Geni Executive Ofc	Pacific Bell
	Recording Studias	Pacific Bell
	Angel Records	Pacific Bell
	Capitol E MI Music	Pacific Bell
	Capitol Internatl Productions	Pacific Bell
	Gen Executive Ofc	Pacific Bell
	Capitol Internatl Productions	Pacific Bell
	Recording Studios	Pacific Bell
	E MI RE CORDS GROUP N A	Pacific Bell
	Capitol Micrographics	Pacific Bell
1991	AN GE L RE CORDS	Pacific Bell
	CAPITOL E MI MUS IC	Pacific Bell
	Gent Executive Ofc	Pacific Bell
	Recording Studios	Pacific Bell
	Capitol Supply Co	Pacific Bell
	Capitol Window	Pacific Bell
1990	ANGEL RECORDS	Pacific Bell
	CAPITOL-EMI MUSIC INC	Pacific Bell
	CAPITOL RECORDS INC GENL EXECUTIVE OFC	Pacific Bell
	CAPITOL RECORDS INC GENL EXECUTIVE OFC	Pacific Bell
1986	ANGEL RECORDS	Pacific Bell
	BOTNICK BRUCE PRODUCTIONS	Pacific Bell
	CAPITOL INDUSTRIES INC EXECUTIVE OFFICE	Pacific Bell
	CAPITOL RECORDS INC	Pacific Bell
	CAPITOL RECORDS INC	Pacific Bell
	CAPITOL SPECIAL MARKETS	Pacific Bell
	DIGITAL MAGNETICS INC	Pacific Bell
	PICTURE MUSIC INTERNATIONAL	Pacific Bell
1985	AN GE L RE CORDS	Pacific Bell
	Executive Office	Pacific Bell
	CAPJTOL IN DUS TRIE S IN C E XE CUTIVE OICE	Pacific Bell
	Gonl Executive OQc	Pacific Bell
	Recording Studios	Pacific Bell

Year	Uses	Source
1981	ANGEL RECORDS	Pacific Telephone
	APPLE RECORDS INC OFFICE	Pacific Telephone
	CAPITOL INDUSTRIES INC EXECUTIVE OFFICE	Pacific Telephone
	CAPITOL PRODUCTIONS MUSIC	Pacific Telephone
	CAPITOL RECORDS INC	Pacific Telephone
	CAPITOL SPECIAL MARKETS	Pacific Telephone
	CAPITOL RECORDS INC	Pacific Telephone
1975	ANGEL RECORDS	Pacific Telephone
	Executive Office	Pacific Telephone
	CAPITOL INDUSTRIES INC EXECUTIVE OFFICE	Pacific Telephone
	CAPITOL PHONOGRAPHS	Pacific Telephone
	Genl Executive Ofc	Pacific Telephone
	Recording Studios	Pacific Telephone
	Glenwood Music	Pacific Telephone
1967	BEECHollywood MUSIC	Pacific Telephone
	Criley Bradley K atty	Pacific Telephone
	Electric & Musical Industries U S	Pacific Telephone
	Gould Morton H atty	Pacific Telephone
	Myers Robt P atty	Pacific Telephone
	TOWER RECORDS	Pacific Telephone
1962	Ardmore Music Corp	Pacific Telephone
	Beec Hollywood Music Corp	Pacific Telephone
	Community Records Sent	Pacific Telephone
1929	Ferenz Francis K art dir	Los Angeles Directory Co.

1751 VINE

Year	Uses	Source
1942	Ellinghusen Henry C auto pk	Los Angeles Directory Co.

1752 VINE

Year	Uses	Source
1942	SNELL Wm Melinda mtrmn	Los Angeles Directory Co.
	Cote Valmore Marie jwlr	Los Angeles Directory Co.
1937	Minter Evelyn wid W M mgr Delco Apts	Los Angeles Directory Co.
1933	Minter Evelyn wid Wm	Los Angeles Directory Co.
1929	Minter Wm M Evelyn	Los Angeles Directory Co.

FINDINGS

1753 VINE

Year	Uses	Source
1942	De Haven Geo W	Los Angeles Directory Co.

1754 VINE

Year	Uses	Source
1942	OLIVER Marie sec Dept of Educ W PA Educational Program	Los Angeles Directory Co.
	Mooney Edw J Marlene slsmn	Los Angeles Directory Co.
1937	Mc LEOD Lois office east M M Loveland	Los Angeles Directory Co.
	Mc Neill Florence G	Los Angeles Directory Co.
	Mendes Hercules A	Los Angeles Directory Co.
	MORGAN Roy H	Los Angeles Directory Co.
	PRICE Ruth H Mrs	Los Angeles Directory Co.
1933	COATES Thelma Mrs waiter	Los Angeles Directory Co.
	Byron Arth S actor	Los Angeles Directory Co.
1929	Harris Anna wid Ellis cook	Los Angeles Directory Co.

1755 VINE

Year	Uses	Source
1942	BAILEY Alice waiter	Los Angeles Directory Co.
	BAILEY Betty restrwkr	Los Angeles Directory Co.
	Baumgartel Thos W Virginia	Los Angeles Directory Co.
	BORLAND Floyd M Frances	Los Angeles Directory Co.
	BORLAND Frances Mrs mgr Delco Apts	Los Angeles Directory Co.
	BROWN Fredk K clk	Los Angeles Directory Co.
	Delco Apartments	Los Angeles Directory Co.
	Dezanco John	Los Angeles Directory Co.
	Hightower Edna clk	Los Angeles Directory Co.
	HILL F W	Los Angeles Directory Co.
	Humarichhouse Virgil	Los Angeles Directory Co.
	HUNTINGTON M C	Los Angeles Directory Co.
	JENSEN Christine waiter	Los Angeles Directory Co.
	Lipsett Andw G restrwkr	Los Angeles Directory Co.
	Maloney Bernice Mrs	Los Angeles Directory Co.
	Mc QUEEN Louise Mrs	Los Angeles Directory Co.
	MILLS Martin	Los Angeles Directory Co.
	Minter Leo	Los Angeles Directory Co.
	Mowray H C	Los Angeles Directory Co.
	MUNSON Laura	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1942	Pritchett Alf sta atdt	Los Angeles Directory Co.
	RICHARDSON Edw sign writer	Los Angeles Directory Co.
	RICHARDSON Maude S wid C I	Los Angeles Directory Co.
	Rogers E A	Los Angeles Directory Co.
	Simmons Peggy usher	Los Angeles Directory Co.
	Yancer Larry	Los Angeles Directory Co.
1937	Delco Apartments	Los Angeles Directory Co.
	Delp Mahlon M clk	Los Angeles Directory Co.
	Hauden Herman clk	Los Angeles Directory Co.
	LANE Estes M masseur	Los Angeles Directory Co.
	Legler Peggie sten Hollywood Mutigraphing Service	Los Angeles Directory Co.
	Mc MAHON John T restr	Los Angeles Directory Co.
	MILLS Martin L Emily slsmn	Los Angeles Directory Co.
	PETIT Louis F dermatologist	Los Angeles Directory Co.
	Schalk Mary Mrs	Los Angeles Directory Co.
	Strachan Billy studiowkr	Los Angeles Directory Co.
	Strachan Peggy clk	Los Angeles Directory Co.
	THOMAS Gladys E dancer	Los Angeles Directory Co.
	THOMSON Fred slsmn	Los Angeles Directory Co.
	THOMSON Margt S Mrs drsmkr	Los Angeles Directory Co.
	Turk Chas studiowkr	Los Angeles Directory Co.
	Von Gerloff Eric instr Griffith Park Riding Academy	Los Angeles Directory Co.
	Von Gerloff Valda E	Los Angeles Directory Co.
	Wallace Myrtle A dancer	Los Angeles Directory Co.
	Weeks Mildred editor childrens page LA Down Town Shopping News Corp	Los Angeles Directory Co.
	WOODS Mabel E dancer	Los Angeles Directory Co.
	Beadles Louis slsmn	Los Angeles Directory Co.
	COHEN Celia D clk	Los Angeles Directory Co.
	De Haven Geo W	Los Angeles Directory Co.
1933	Chaconas Constantine N restr	Los Angeles Directory Co.
	CRIST Edw W Opal auto mech	Los Angeles Directory Co.
	Delco Apartments	Los Angeles Directory Co.
	Firth Chas H pntr	Los Angeles Directory Co.
	KELLY John Jessie electn	Los Angeles Directory Co.
	Maloney Frances Mrs mgr Delco Apts	Los Angeles Directory Co.
	Maloney Paul Frances br mgr Savoy Auto Park	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1933	MILLS Martin L Emily	Los Angeles Directory Co.
	Overmire Esther W Mrs	Los Angeles Directory Co.
	Overmire Dorothy F sten	Los Angeles Directory Co.
	Petitto Mary wid Tony	Los Angeles Directory Co.
	TOWNSEND Jas propmn Pantages Hollywood Theatre	Los Angeles Directory Co.
1929	Baxter Jane Mrs	Los Angeles Directory Co.
	Brantigan Frieda Mrs lunches	Los Angeles Directory Co.
	BURT Benj H writer	Los Angeles Directory Co.
	Darrow Chas W Agnes waiter	Los Angeles Directory Co.
	Delco Apartments	Los Angeles Directory Co.
	DYER Geo E Belle M cook	Los Angeles Directory Co.
	Forst Emile writer	Los Angeles Directory Co.
	Galburt Victor	Los Angeles Directory Co.
	LAIRD Ruth nurse	Los Angeles Directory Co.
	Molski Steph writer	Los Angeles Directory Co.
	Najera Victor V	Los Angeles Directory Co.
	PALMER Jean hairdrsr	Los Angeles Directory Co.
	Ratten John slsmn h	Los Angeles Directory Co.
	REGAN Frank M clk h	Los Angeles Directory Co.
	REGAN Mary Mrs	Los Angeles Directory Co.
	RICE Fred A waster h	Los Angeles Directory Co.
	ROWE Henry E window trmr h	Los Angeles Directory Co.
	SHELDON Jerome slsmn h	Los Angeles Directory Co.
	SOUTHERN Jessie waiter r	Los Angeles Directory Co.
	WHEELER Ruth J slsldy h	Los Angeles Directory Co.
1924	Deck Joan tchr r	Los Angeles Directory Co.
	LARSEN Lorrie L mgr H S Friend r	Los Angeles Directory Co.
	Wilkie Alfd D publicity mn Lasky Studio h	Los Angeles Directory Co.

1756 VINE

Year	Uses	Source
1937	LONG Myra waiter	Los Angeles Directory Co.
1933	Hanny Geo P	Los Angeles Directory Co.
1929	CROSBY Warner N cameramn	Los Angeles Directory Co.

1760 VINE

Year	Uses	Source
1937	Wadsworth Ray M Kath waiter	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1933	FRANCES Apartments	Los Angeles Directory Co.
	KELLAM Dorothy clk	Los Angeles Directory Co.
	KELLAM Nina wid Moses	Los Angeles Directory Co.
	WARD Dorothy L Mrs tel opr	Los Angeles Directory Co.
1929	CHANDLER Edwin Lucile bldr	Los Angeles Directory Co.
	Slanker Chas M mest ctr h	Los Angeles Directory Co.
	Slanker Caude Mrs clk r	Los Angeles Directory Co.
1924	NEIL Lester H pharm Sun Drug Co h	Los Angeles Directory Co.
	Trapp Harry M mgr Hollywood Popular Shoe Store r	Los Angeles Directory Co.

1762 VINE

Year	Uses	Source
1942	Arnone Lela Mrs	Los Angeles Directory Co.
	De Lulla Carmela Mrs	Los Angeles Directory Co.
1933	SCHWARTZ Kath Schwaitz & Joelson	Los Angeles Directory Co.
	Joelson Rose sten	Los Angeles Directory Co.
	Joelson Anna Schwartz & Joelson	Los Angeles Directory Co.
1929	SMITH R Victor sec West Coast Glass & Tile Co r	Los Angeles Directory Co.
	SMITH Mayme wid Edmond h	Los Angeles Directory Co.
	OCONNOR Doris S Mrs sten	Los Angeles Directory Co.

1764 VINE

Year	Uses	Source
1942	Bernsohn Theo Dora	Los Angeles Directory Co.
1937	WORDEN Walter actor	Los Angeles Directory Co.
	HOLDEN Harry actor	Los Angeles Directory Co.
1924	Proctor Jack asst mot pict dir r	Los Angeles Directory Co.

1765 VINE

Year	Uses	Source
1942	SIGNAL Oil Co gas sta	Los Angeles Directory Co.
1937	SIGNAL Oil Co bulk plant	Los Angeles Directory Co.
1933	GEE John M Cora batteries	Los Angeles Directory Co.
1929	Wirth Mary N Mrs English Inn r	Los Angeles Directory Co.
	Wirth Hubert C Mary slsmn h	Los Angeles Directory Co.
	ENGLISH Inn Nell Long Mrs M N Worth	Los Angeles Directory Co.
1924	Ewing Howard M mgr Standard Automotive & Machine Works and Minerva Pictures Corporation h	Los Angeles Directory Co.

FINDINGS

1766 VINE

Year	Uses	Source
1942	ROOT Stanley E Alice chiropractor	Los Angeles Directory Co.
1937	Von Nordheim Wm E Gladys M vet surg	Los Angeles Directory Co.
	KELLY Claude pntr	Los Angeles Directory Co.
	KELLY Minor H Rita pntr	Los Angeles Directory Co.
	Von Nordheim Naomi clk	Los Angeles Directory Co.
1933	HUBER Wallace	Los Angeles Directory Co.
1929	Boradge Fernand Cecile importer	Los Angeles Directory Co.

1768 VINE

Year	Uses	Source
1929	Wones Lynn C class adv editor Hollywood News r	Los Angeles Directory Co.
1924	Scully Fred L h	Los Angeles Directory Co.

1770 VINE

Year	Uses	Source
1990	ROSENBERG LEVY PHOTOGRAPHY	Pacific Bell
	ROSENBERG BUDDY PHOTOGRAPHY	Pacific Bell
1986	ROSENBERG BUDDY PHOTOGRAPHY	Pacific Bell
	ROSENBERG-LEVY PHOTOGRAPHY	Pacific Bell
1981	ROSENBERG BUDDY PHOTOGRAPHY	Pacific Telephone
	ROSENBERG LEVY PHOTOGRAPHY	Pacific Telephone
1962	Upchurch Fern	Pacific Telephone
	BROWN MOTEL INVESTMENTS INC	Pacific Telephone
	Brown David A Brown Motel Investments Inc	Pacific Telephone
1942	FISCHER Sophie Mrs clo clnr	Los Angeles Directory Co.
1937	Master Life Insurance Co M D King pres G H King sec	Los Angeles Directory Co.
1929	Mc Neer Norton clk	Los Angeles Directory Co.
	Mc Neer Edw A Lola P slsmn	Los Angeles Directory Co.
1924	Mac Meekin Wm H with Fred A Noah r	Los Angeles Directory Co.

1771 VINE

Year	Uses	Source
1929	KING Pauline	Los Angeles Directory Co.

1772 VINE

Year	Uses	Source
1929	MORGAN Mary	Los Angeles Directory Co.

FINDINGS

1773 VINE

Year	Uses	Source
1929	WARREN Bartholomew P Anna h	Los Angeles Directory Co.

VINE ALY

1720 VINE ALY

Year	Uses	Source
1967	Lohr Kate F	Pacific Telephone
1962	Lohr Kate F	Pacific Telephone

VINE AVE

1750 VINE AVE

Year	Uses	Source
1985	CAPITOL RECORDS INC	Pacific Bell
	ANGEL RECORDS	Pacific Bell
	CAPITOL INDUSTRIES INC	Pacific Bell
	CAPITOL RECORDS INC	Pacific Bell
1980	ANGEL RECORDS	Pacific Telephone
	CAPITOL INDUSTRIES INC	Pacific Telephone
	CAPITOL RECORDS INC	Pacific Telephone
	CAPITOL RECORDS INC	Pacific Telephone
1975	ANGEL RECORDS	Pacific Telephone
	CAPITOL INDUSTRIES INC	Pacific Telephone
	CAPITOL RECORDDS INC	Pacific Telephone
	CAPITOL RECORDDS INC	Pacific Telephone
	GLENWOOD MUSIC	Pacific Telephone
1970	ANGEL RECORDS	Pacific Telephone
	CAPITOL RECORDS INC	Pacific Telephone
	CAPITOL RECORDS INC	Pacific Telephone
	CAPITOL RECORDS INC	Pacific Telephone
	TOWER RECORDS	Pacific Telephone
	CAPITOL INDUSTRIES INC	Pacific Telephone

VINE ST

1686 VINE ST

Year	Uses	Source
1971	Seltzer Leon atty	Pacific Telephone

FINDINGS

1688 VINE ST

Year	Uses	Source
2000	STREETER DANIEL T JR ATTY	Haines & Company

1702 VINE ST

Year	Uses	Source
2000	VILSHANSKY GARY DDS	Haines & Company
	HOLLYWD VINE DENTAL	Haines & Company

1704 VINE ST

Year	Uses	Source
2000	VINE MEDICAL SUPPLIES	Haines & Company
1976	Opti Cal Inc	Pacific Telephone
	Hollywood	Pacific Telephone
1970	HUTTON E F & COMPANY INC BRKRS	Pacific Telephone
	HUTTON E F & COMPANY INC BRKRS	Pacific Telephone
1962	HUTTON E F & COMPANY BRKRS MAIN OFC	Pacific Telephone
1958	Hollywood	Pacific Telephone
1956	HUTTON E F & CO BRKRS	Pacific Telephone

1706 VINE ST

Year	Uses	Source
2000	XXXX	Haines & Company

1707 VINE ST

Year	Uses	Source
2008	BASQUE	Cole Information Services
2006	BASQUE	Haines Company, Inc.
2000	JACKS SUGAR SHACK	Haines & Company

1708 VINE ST

Year	Uses	Source
2008	VINE STREET LOUNGE	Cole Information Services
	VINE STREET LOUNGE	Cole Information Services
2006	VINESTREET	Haines Company, Inc.
	LOUNGE	Haines Company, Inc.
2000	XXXX	Haines & Company
1976	Lums Family Restaurant	Pacific Telephone
1971	Lums Restaurants Hollywood	Pacific Telephone
1951	N Vine Belascos Restaurant	Pacific Telephone & Telegraph Co.

FINDINGS

1710 VINE ST

Year	Uses	Source
1975	HELMER DAVID G ALHAMBRA	Pacific Telephone

1711 VINE ST

Year	Uses	Source
1951	Vine Oscars Monogram Gifts	Pacific Telephone & Telegraph Co.

1713 VINE ST

Year	Uses	Source
2008	DAN DEE SHOE REPAIR	Cole Information Services
2006	DANDEE SHOE	Haines Company, Inc.
	REPAIR	Haines Company, Inc.
2000	DAN DEE SHOE REPAIR	Haines & Company
	DANDEE SHOE REPAIR	Haines & Company
1976	Dan Dee Shoe Repair	Pacific Telephone
1971	Dan Dee Factory Shoe Repair	Pacific Telephone
1951	N Vine Dan Dee Factory Shoe Repair	Pacific Telephone & Telegraph Co.

1715 VINE ST

Year	Uses	Source
2008	CHAU HAIR VINE	Cole Information Services
2006	SANMIGUELSPA	Haines Company, Inc.
2000	CHAU HAIR VINE	Haines & Company
1976	Joseph Of Hollywood Salon Of Beauty	Pacific Telephone
	JOSEF OF HOLLYWOOD SALON OF BEAUTY	Pacific Telephone
1971	Joseph Of Hollywood Salon Of Beauty	Pacific Telephone
	JOSEF OF HOLLYWOOD SALON OF BEAUTY	Pacific Telephone
1951	N Vine Paddock Riding & Sports Shop	Pacific Telephone & Telegraph Co.

1716 VINE ST

Year	Uses	Source
2000	XXXX	Haines & Company
1962	PACIFIC FINANCE DEALERS SERVICE CENTERS	Pacific Telephone
1956	PACIFIC FINANCE	Pacific Telephone
1951	N Vine Tips Restaurants Hollywood	Pacific Telephone & Telegraph Co.

FINDINGS

1717 VINE ST

Year	*Uses*	*Source*
2013	CLEO	Cole Information Services
	THE REDBURY HOLLYWOOD & VINE RES	Cole Information Services
	REDBURY HOTEL	Cole Information Services
	CLEO	Cole Information Services
	THE REDBURY HOLLYWOOD & VINE RES	Cole Information Services
	REDBURY HOTEL	Cole Information Services
2000	XXXX	Haines & Company
1976	Ramodis	Pacific Telephone
	Rankin Richard L Goodphoto	Pacific Telephone
	Sage Brush Enterprises Inc	Pacific Telephone
	Sellon Robt C	Pacific Telephone
	Silver Arrow Music Publishers	Pacific Telephone
	World Wide Attractions	Pacific Telephone
	Zeiger Hal	Pacific Telephone
	Alexander David	Pacific Telephone
	Barbour & Co realtors	Pacific Telephone
	Berle Milton Sage Brush Enterprises Inc	Pacific Telephone
	Centaurus Productions	Pacific Telephone
	Eldo Records Corp	Pacific Telephone
	Eldorado Music Co	Pacific Telephone
	Eldorado Recording Studio	Pacific Telephone
	Embassy Records	Pacific Telephone
	Golden Arrow Music Publishers	Pacific Telephone
	Goodphoto	Pacific Telephone
	Herman Properties Ofc	Pacific Telephone
	Immediate Dental Lab	Pacific Telephone
	Krolak Ronald rlty	Pacific Telephone
	Mammoth Productions Corp	Pacific Telephone
1971	Centaurus Productions	Pacific Telephone
	Chotirmal C Johnny	Pacific Telephone
	Chotirmal Johnny	Pacific Telephone
	Chotirmal Khanchand	Pacific Telephone
	Eldo Records Corp	Pacific Telephone
	Eldorado Music Co	Pacific Telephone
	Eldorado Recording Studio	Pacific Telephone
	Embassy Records	Pacific Telephone

FINDINGS

Year	Uses	Source
1971	Golden Arrow Music Publishers	Pacific Telephone
	Herman Properties Ofc	Pacific Telephone
	Immediate Dental Lab	Pacific Telephone
	Mammoth Productions Corp	Pacific Telephone
	Prachasaisoradej Kiat	Pacific Telephone
	Raikes Glenn O	Pacific Telephone
	Ramodis	Pacific Telephone
	Sage Brush Enterprises Inc	Pacific Telephone
	Sellon Robert C	Pacific Telephone
	Silver Arrow Music Publishers	Pacific Telephone
	Wells Charles N DDS	Pacific Telephone
	World Wide Attractions	Pacific Telephone
	Zeiger Hal	Pacific Telephone
	Ache Dental Registry	Pacific Telephone
	Barbour D N & Associates	Pacific Telephone
	Barbour Raymond N	Pacific Telephone
	Berle Milton Sage Brush Enterprises Inc	Pacific Telephone
	Browning Communications Corp	Pacific Telephone
	Byram Gene Studio voice	Pacific Telephone
	C R I rlty	Pacific Telephone
1962	LIFE EMPLOYMENT ANCY	Pacific Telephone
1958	Barry Agcy The	Pacific Telephone
	Barry Theatrical Agcy	Pacific Telephone
	Byram Gene Studio voice	Pacific Telephone
	Herman Properties Inc ofc	Pacific Telephone
	Metheny Roofing Co	Pacific Telephone
1951	N Vine	Pacific Telephone & Telegraph Co.
	Hollywd Analytical Lab	Pacific Telephone & Telegraph Co.
	Van Schaack C bacteriologist	Pacific Telephone & Telegraph Co.
	Equitable Credit Inc	Pacific Telephone & Telegraph Co.
	Lhevinne Mischa pianist	Pacific Telephone & Telegraph Co.
	Byram Gene Studio voice	Pacific Telephone & Telegraph Co.
	Calif Air College	Pacific Telephone & Telegraph Co.
	Crowder Radio Productions	Pacific Telephone & Telegraph Co.
	Herman Properties Inc financng	Pacific Telephone & Telegraph Co.
	Barry Vy Employment Agcy	Pacific Telephone & Telegraph Co.
	Barry Vy Personnel Agcy	Pacific Telephone & Telegraph Co.
	Vy Barry Personnel Agency	Pacific Telephone & Telegraph Co.

Year	Uses	Source
1951	N Vine Seymours Jewlry Co	Pacific Telephone & Telegraph Co.

1719 VINE ST

Year	Uses	Source
2000	XXXX	Haines & Company
1976	Famous Cafeteria	Pacific Telephone
1971	ONTRA CAFETERIAS Genl Offices	Pacific Telephone
1951	N Vine Ontra Cafeteria Hollywd Dist	Pacific Telephone & Telegraph Co.

1720 VINE ST

Year	Uses	Source
2000	XXXX	Haines & Company
1976	Kruschen Morris jwlr	Pacific Telephone
1971	Kruschen Morris jwlr	Pacific Telephone
1951	N Vine Kruschen Morris jwlr	Pacific Telephone & Telegraph Co.

1721 VINE ST

Year	Uses	Source
1975	VASQUEZ SAL S	Pacific Telephone
	SHERLOCK M T ALHAMBRA	Pacific Telephone

1722 VINE ST

Year	Uses	Source
2000	NICKS PLACE	Haines & Company
1971	Nicks Place	Pacific Telephone
1951	N Vine Nicks Place	Pacific Telephone & Telegraph Co.

1724 VINE ST

Year	Uses	Source
2000	HOLLYWD MIKIS FLRST	Haines & Company
	GRANT PARKINGS	Haines & Company
1976	H L K Auto Parks	Pacific Telephone
1971	Rosys Key Shop	Pacific Telephone
1958	D H K Auto Parks	Pacific Telephone
1951	N Vine U Drive Grant System	Pacific Telephone & Telegraph Co.
	N Vine Grants U Drive System	Pacific Telephone & Telegraph Co.
	N Vine Grant Bill Grant U Drive System	Pacific Telephone & Telegraph Co.
	N Vine Grant Auto Prks	Pacific Telephone & Telegraph Co.
	N Vine Bill Grant U Drive System	Pacific Telephone & Telegraph Co.
	N Vine Grant U Drive System	Pacific Telephone & Telegraph Co.

FINDINGS

1727 VINE ST

Year	Uses	Source
1976	Hollywood	Pacific Telephone
	SAF T PARK CORPORATION Parking Stations Downtown Los Angeles	Pacific Telephone

1731 VINE ST

Year	Uses	Source
1951	N Vine Howard Arthur optmtrst	Pacific Telephone & Telegraph Co.
	N Vine Wetzel Arthur U optmtrst	Pacific Telephone & Telegraph Co.

1733 VINE ST

Year	Uses	Source
1951	Vine Holly Vine Salon of Beauty	Pacific Telephone & Telegraph Co.

1735 VINE ST

Year	Uses	Source
2013	AVALON HOLLYWOOD	Cole Information Services
	PALACE HOLDINGS INC	Cole Information Services
2008	AVALON HOLLYWOOD	Cole Information Services
	AVALON	Cole Information Services
	HOLLYWOOD ENTERTAINMENT PARTNERS LL	Cole Information Services
2006	AVALON HOLLYWD	Haines Company, Inc.
	PALACE HOLDINGS	Haines Company, Inc.
	PALACEHOLDINGS	Haines Company, Inc.
2000	NELSON William	Haines & Company
	HOLLYWD PALACE THE	Haines & Company
	PALACE THE	Haines & Company
1976	Hollywood Palace	Pacific Telephone

1737 VINE ST

Year	Uses	Source
2013	BARDOT	Cole Information Services
	WATER DAMAGE RESTORATION	Cole Information Services

1738 VINE ST

Year	Uses	Source
2013	007 LOCKSMITH SERVICES	Cole Information Services

FINDINGS

1739 VINE ST

Year	Uses	Source
1958	Wester Jacques tlr	Pacific Telephone
1951	N Vine Irvings Clothes	Pacific Telephone & Telegraph Co.

1740 VINE ST

Year	Uses	Source
2000	XXXX	Haines & Company

1745 VINE ST

Year	Uses	Source
2000	HOLLYWD HORIZON PARKING LOT	Haines & Company
1976	Grant Parking Inc	Pacific Telephone
1971	SAF T PARK CORPORATION Executive & Personnel Office Los Angeles	Pacific Telephone
	Hollywood Div Office	Pacific Telephone
1951	N Vine Walts Auto Prks & Garages	Pacific Telephone & Telegraph Co.

1749 VINE ST

Year	Uses	Source
2008	HOLLYWOOD HORIZON PARKING LOT	Cole Information Services
2006	HOLLYWD HORIZON	Haines Company, Inc.
	PARKING LOT	Haines Company, Inc.
2000	XXXX	Haines & Company

1750 VINE ST

Year	Uses	Source
2013	CEMA SPECIAL MARKETS	Cole Information Services
	CAPITOL RECORDS INC	Cole Information Services
	CAPITOL RECORDS INCORPORATED	Cole Information Services
2008	WORLD TRAVEL PARTNERS	Cole Information Services
	CAPITOL STUDIOS	Cole Information Services
	EMI MUSIC MARKETING	Cole Information Services
	EMI CAFE	Cole Information Services
2006	ANGEL RECORDS	Haines Company, Inc.
	CAPITOL INDSTRS	Haines Company, Inc.
	INC EXEC OFC	Haines Company, Inc.
	CAPITOL RCRDS INC	Haines Company, Inc.
	GENLEXEC	Haines Company, Inc.
	CAPITOL RECORDS	Haines Company, Inc.
	CEMA SPECIAL	Haines Company, Inc.

FINDINGS

Year	Uses	Source
2006	MARKETS	Haines Company, Inc.
	EMI RECORDS	Haines Company, Inc.
	GROUP NA	Haines Company, Inc.
	EMI RECORDS	Haines Company, Inc.
	GROUP NA	Haines Company, Inc.
	GENLEXECUTIVE	Haines Company, Inc.
	WORLD TRAVEL	Haines Company, Inc.
	PARTNERS	Haines Company, Inc.
2000	C E M A SPCL MARKET	Haines & Company
	CAPITOL RECORDS INC	Haines & Company
	E M I RECORDS GROUP	Haines & Company
1985	ANGEL RECORDS	Pacific Bell
	APPLE RECORDS INC EXECUTIVE OFFICE	Pacific Bell
	CAPITOL INDUSTRIES INC EXECUTIVE OFFICE	Pacific Bell
	CAPITOL RECORDS INC	Pacific Bell
	CAPITOL RECORDS INC	Pacific Bell
	CAPITOL RECORDS INC	Pacific Bell
1980	ANGEL RECORDS VINE ST LOS ANGELES	Pacific Telephone
	APPLE RECORDS INC	Pacific Telephone
	CAPITOL INDUSTRIES INC EXECUTIVE OFFICE VINE ST LOS ANGELES	Pacific Telephone
	CAPITOL RECORDS INC VINE ST LOS ANGELES	Pacific Telephone
	CAPITOL RECORDS INC VINE ST LOS ANGELES	Pacific Telephone
	CAPITOL RECORDS INC VINE ST LOS ANGELES	Pacific Telephone
	ANGEL RECORDS	Pacific Telephone
	APPLE RECORDS INC	Pacific Telephone
1976	ANGEL RECORDS	Pacific Telephone
	General Executive Office	Pacific Telephone
	Apple Records Inc	Pacific Telephone
	Executive Office	Pacific Telephone
	AUDIO DEVICES INTERNATIONAL	Pacific Telephone
	BEECHWOOD MUSIC	Pacific Telephone
	CAPITOL INDUSTRIES INC EXECUTIVE OFFICE	Pacific Telephone
	Capitol Productions Music	Pacific Telephone

FINDINGS

Year	Uses	Source
1976	CAPITOL RECORDS INC	Pacific Telephone
	CAPITOL RECORDS INC	Pacific Telephone
	Recording Studios	Pacific Telephone
	Capitol Special Markets	Pacific Telephone
	CENTRAL SONGS	Pacific Telephone
	Freeway Music	Pacific Telephone
	GLENWOOD MUSIC	Pacific Telephone
	NINTH FLOOR ADVERTISING	Pacific Telephone
	Snyder Music	Pacific Telephone
	VANGUARD SONGS	Pacific Telephone
	Genl Executive Ofc	Pacific Telephone
1975	ANGEL RECORDS	Pacific Telephone
	APPLE RECORDS INC	Pacific Telephone
	CAPITOL INDUSTRIES INC EXECUTIVE OFFICE	Pacific Telephone
	CAPITOL PHONOGRAPHS	Pacific Telephone
	CAPITOL RECORDS INC	Pacific Telephone
	CAPITOL RECORDS INC	Pacific Telephone
	CAPITOL RECORDS INC	Pacific Telephone
	GLENWOOD MUSIC	Pacific Telephone
	CAPITOL PHONOGRAPHS	Pacific Telephone
	APPLE RECORDS INC	Pacific Telephone
	CAPITOL RECORDS INC	Pacific Telephone
	GLENWOOD MUSIC	Pacific Telephone
1971	ANGEL RECORDS	Pacific Telephone
	General Executive Office	Pacific Telephone
	Executive Office	Pacific Telephone
	Apple Records Inc	Pacific Telephone
	BEECHollywood MUSIC	Pacific Telephone
	CAPITOL INDUSTRIES INC EXECUTIVE OFFICE	Pacific Telephone
	General Executive Office	Pacific Telephone
	CAPITOL PHONOGRAPHS	Pacific Telephone
	CAPITOL RECORDS DISTRIBUTING CORP	Pacific Telephone
	Genl Ofc	Pacific Telephone
	CAPITOL RECORDS INC	Pacific Telephone
	Genl Executive Ofc	Pacific Telephone
	Recording Studios	Pacific Telephone
	CAPITOL RECORDS INC	Pacific Telephone

FINDINGS

Year	Uses	Source
1971	ELECTRIC & MUSICAL INDUSTRIES U S	Pacific Telephone
	Glenwood Music	Pacific Telephone
	JOHNSTONE MONTEL INC music publshrs	Pacific Telephone
	Tower Records	Pacific Telephone
	VANGUARD SONGS	Pacific Telephone
1970	ANGEL RECORDS	Pacific Telephone
	APPLE RECORDS INC-	Pacific Telephone
	CAPITOL PHONOGRAPHS	Pacific Telephone
	CAPITOL RECORDS DISTRIBUTING CORP	Pacific Telephone
	CAPITOL RECORDS INC	Pacific Telephone
	CAPITOL RECORDS INC	Pacific Telephone
	TOWER RECORDS	Pacific Telephone
	CAPITOL INDUSTRIES INC EXECUTIVE OFFICE	Pacific Telephone
	APPLE RECORDS INC-	Pacific Telephone
	CAPITOL INDUSTRIES INC EXECUTIVE OFFICE	Pacific Telephone
	CAPITOL PHONOGRAPHS	Pacific Telephone
	CAPITOL RECORDS DISTRIBUTING CORP	Pacific Telephone
	CAPITOL RECORDS INC	Pacific Telephone
	CAPITOL RECORDS INC	Pacific Telephone
	TOWER RECORDS	Pacific Telephone
	CAPITOL PHONOGRAPHS	Pacific Telephone
	CAPITOL RECORDS INC	Pacific Telephone
	CAPITOL RECORDS INC	Pacific Telephone
	TOWER RECORDS	Pacific Telephone
	ANGEL RECORDS	Pacific Telephone
1958	Herrick K E Boisvert Hubert Co rltrs	Pacific Telephone
	Johnson Don I Lillick Geary Mc Hose Roethke & Myers attys	Pacific Telephone
	Kirkpatrick Henry K atty	Pacific Telephone
	Klein Conrad Lee atty	Pacific Telephone
	Knill Herb Boisvert Hubsrt Co rltrs	Pacific Telephone
	Libby Fred oil prodcr	Pacific Telephone
	Hollywood Ofc	Pacific Telephone
	Lillick Geary Mc Hose Roethke & Myers attys	Pacific Telephone
	Lubin Alfred atty	Pacific Telephone

FINDINGS

Year	Uses	Source
1958	Lubin & Kirkpatrick attys	Pacific Telephone
	Miller Music Corp	Pacific Telephone
	Myers Robt P Lillick Geary Mc Hose Roethke & Myers attys	Pacific Telephone
	Nowak Edw F atty	Pacific Telephone
	Peters Griffin Woodward Inc	Pacific Telephone
	Ram Michael atty	Pacific Telephone
	Robbins Feist & Miller	Pacific Telephone
	Robbins Music Corp	Pacific Telephone
	Rothman Danl L atty	Pacific Telephone
	Bates Ted & Co advg	Pacific Telephone
	BOISVERT HUBERT CO rltrs	Pacific Telephone
	Buck Ronald L Lillick Geary Mc Hose Roethke & Myers attys	Pacific Telephone
	Campbell Ewald Co	Pacific Telephone
	Hollywood Ofc	Pacific Telephone
	Cooper Harvey G atty	Pacific Telephone
	Eastland Richard L Campbell Ewald Co	Pacific Telephone
	Ewald Campbell Co	Pacific Telephone
	Feist Leo Inc	Pacific Telephone
	Grey Advertising Agcy Inc	Pacific Telephone
	Grosenbaugh Downey A	Pacific Telephone
	GUILD BASCOM & BONFIGLI INC ADVERTISING	Pacific Telephone
	Hanes Willard Campbell Ewald Co	Pacific Telephone
	KATHLEEN PECK STUDIOS	Pacific Telephone

1753 VINE ST

Year	Uses	Source
1951	N Vine Professional Clning Dyeing & Laundry Serv	Pacific Telephone & Telegraph Co.

1754 VINE ST

Year	Uses	Source
1951	Vine Carlson Louise r	Pacific Telephone & Telegraph Co.
	Mascagno Stefano r	Pacific Telephone & Telegraph Co.
	Vine	Pacific Telephone & Telegraph Co.
	Vine Berry V E r	Pacific Telephone & Telegraph Co.
	Vine Pepin Ruth Mrs r	Pacific Telephone & Telegraph Co.

1761 VINE ST

Year	Uses	Source
2000	XXXX	Haines & Company

1765 VINE ST

Year	Uses	Source
1958	Signal Oil Serv Stns Fountain & Vermont	Pacific Telephone
	Kenworthy Harold A Signal Serv	Pacific Telephone
1951	Vine Kenworthy Harold A Signal Serv	Pacific Telephone & Telegraph Co.

1770 VINE ST

Year	Uses	Source
2000	XXXX	Haines & Company
1976	Rosenberg Levy Photography	Pacific Telephone
1962	BROWN DAVID A BROWN MOTEL INVESTMENTS INC	Pacific Telephone
1958	New Cal Investment Ltd	Pacific Telephone
	Brown David A Brown Motel Investments Inc	Pacific Telephone
1956	BROWN DAVID A BROWN MOTEL INVESTMENTS	Pacific Telephone

1771 VINE ST

Year	Uses	Source
2000	TOY Marsha	Haines & Company

VINE WAY

1704 VINE WAY

Year	Uses	Source
1970	HUTTON E F & COMPANY INC BRKRS	Pacific Telephone

1750 VINE WAY

Year	Uses	Source
1995	ANGEL RECORDS	Pacific Bell
1991	ANGEL RECORDS	Pacific Bell
	CAPITOLRECORDSINC	Pacific Bell
	Angel Robin L 4545137	Pacific Bell
	ANGEL RECORDS	Pacific Bell
	CAPITOLRECORDSINC	Pacific Bell
	Angel S PLAYA DEL REY 3060984	Pacific Bell
	Angel S WESTWOOD 4754571	Pacific Bell

FINDINGS

Year	Uses	Source
1991	Ger Executuve Ofc	Pacific Bell
	Recordg Studios	Pacific Bell
1970	ANGEL RECORDS	Pacific Telephone
	APPLE RECORDS INC	Pacific Telephone
	CAPITOL INDUSTRIES INC EXECUTIVE OFFICE	Pacific Telephone
	CAPITOL RECORDS DISTRIBUTING CORP GENI OFC	Pacific Telephone
	CAPITOL RECORDS INC	Pacific Telephone
	TOWER RECORDS	Pacific Telephone

FINDINGS

TARGET PROPERTY: ADDRESS NOT IDENTIFIED IN RESEARCH SOURCE

The following Target Property addresses were researched for this report, and the addresses were not identified in the research source.

Address Researched	Address Not Identified in Research Source
1718 North Vine Street	2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1975, 1972, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920

ADJOINING PROPERTY: ADDRESSES NOT IDENTIFIED IN RESEARCH SOURCE

The following Adjoining Property addresses were researched for this report, and the addresses were not identified in research source.

Address Researched	Address Not Identified in Research Source
1685 VINE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1686 VINE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1688 VINE ST	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1700 VINE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1701 VINE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1702 VINE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1702 VINE ST	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
1703 VINE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1704 North Vine Street	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1704 VINE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1704 VINE ST	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1704 VINE WAY	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1705 VINE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1706 VINE ST	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1707 VINE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1707 VINE ST	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1707 VINE ST	2013, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1708 North Vine Street	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
1708 VINE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1708 VINE ST	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1708 VINE ST	2013, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1708 VINE ST	2013, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1709 VINE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1710 VINE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1710 VINE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1711 VINE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1711 VINE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1713 VINE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1713 VINE ST	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
1713 VINE ST	2013, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1714 VINE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1715 VINE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1715 VINE ST	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1715 VINE ST	2013, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1716 VINE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1716 VINE ST	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1717 N VINE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1717 North Vine Street	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1717 VINE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1717 VINE ST	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
1717 VINE ST	2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1717 VINE ST	2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1719 VINE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1719 VINE ST	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1720 North Vine Street	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1720 VINE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1720 VINE ALY	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1720 VINE ST	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1721 VINE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1721 VINE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1722 North Vine Street	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
1722 VINE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1722 VINE ST	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1723 VINE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1724 North Vine Street	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1724 VINE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1724 VINE ST	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1725 VINE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1726 VINE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1727 VINE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1727 VINE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1728 VINE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
1730 VINE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1731 VINE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1731 VINE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1733 VINE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1733 VINE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1735 VINE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1735 VINE ST	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1735 VINE ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1736 VINE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1737 VINE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1737 VINE ST	2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
1738 VINE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1738 VINE ST	2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1739 VINE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1739 VINE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1740 VINE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1740 VINE ST	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1742 VINE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1744 VINE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1745 VINE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1745 VINE ST	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1746 VINE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
1748 VINE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1749 VINE ST	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1749 VINE ST	2013, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1750 ARGYLE AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1750 VINE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1992, 1980, 1976, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1750 VINE AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1976, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1750 VINE ST	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1972, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1750 VINE ST	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1750 VINE WAY	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1992, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1751 VINE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1752 VINE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
1753 VINE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1753 VINE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1754 VINE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1754 VINE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1755 VINE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1756 ARGYLE AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1756 VINE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1760 ARGYLE AVE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1760 VINE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1761 VINE ST	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1762 VINE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
1764 VINE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1765 VINE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1765 VINE ST	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1766 VINE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1768 VINE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1770 VINE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
1770 VINE ST	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1771 VINE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1771 VINE ST	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1772 VINE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1773 VINE	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
6231 HOLLYWOOD BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6233 Hollywood Blvd	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1976, 1972, 1971, 1969, 1966, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6233 HOLLYWOOD BLVD	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6233 HOLLYWOOD BLVD	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6235 HOLLYWOOD BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6239 HOLLYWOOD BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6241 Hollywood Blvd	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6243 Hollywood Blvd	2013, 2008, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6243 HOLLYWOOD BLVD	2013, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6243 HOLLYWOOD BLVD	2013, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6245 HOLLYWOOD BLVD	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
6245 HOLLYWOOD BLVD	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6247 HOLLYWOOD BLVD	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6247 HOLLYWOOD BLVD	2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6249 HOLLYWOOD BLVD	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6251 Hollywood Blvd	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
6252 HOLLYWOOD BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6253 Hollywood Blvd	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1992, 1980, 1975, 1972, 1971, 1970, 1969, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
6253 HOLLYWOOD BLVD	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6253 HOLLYWOOD BLVD	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6254 HOLLYWOOD BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6255 HOLLYWOOD BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
6256 HOLLYWOOD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6256 HOLLYWOOD BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6256 HOLLYWOOD WAY	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6257 HOLLYWOOD BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
6258 HOLLYWOOD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6258 HOLLYWOOD BLVD	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1986, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6258 HOLLYWOOD WAY	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6259 HOLLYWOOD BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
6260 HOLLYWOOD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6260 HOLLYWOOD BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6260 HOLLYWOOD WAY	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
6261 HOLLYWOOD BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6262 HOLLYWOOD BLVD	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
6263 Hollywood Blvd	2013, 2008, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6263 HOLLYWOOD BLVD	2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6263 HOLLYWOOD BLVD	2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6264 HOLLYWOOD BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6266 HOLLYWOOD BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
6268 HOLLYWOOD BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6270 HOLLYWOOD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6270 HOLLYWOOD BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
6270 HOLLYWOOD WAY	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
6272 HOLLYWOOD BLVD	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
6274 HOLLYWOOD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6274 HOLLYWOOD BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
6274 HOLLYWOOD DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6274 HOLLYWOOD WAY	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6276 HOLLYWOOD BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
6277 HOLLYWOOD BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6278 HOLLYWOOD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6278 HOLLYWOOD BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
6278 HOLLYWOOD WAY	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6280 HOLLYWOOD BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
6281 HOLLYWOOD BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
6282 HOLLYWOOD BLVD	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6282 HOLLYWOOD BLVD	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6283 HOLLYWOOD BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6284 HOLLYWOOD BLVD	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6286 HOLLYWOOD BLVD	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6288 HOLLYWOOD BLVD	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6290 HOLLYWOOD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6290 HOLLYWOOD BLVD	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6290 HOLLYWOOD BLVD	2013, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6290 HOLLYWOOD WAY	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
6300 HOLLYWOOD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6300 HOLLYWOOD BLVD	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6300 HOLLYWOOD BLVD	2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6300 HOLLYWOOD WAY	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6301 Hollywood Blvd	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6302 HOLLYWOOD BLVD	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6303 HOLLYWOOD BLVD	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6303 HOLLYWOOD BLVD	2013, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6304 HOLLYWOOD BLVD	2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6304 HOLLYWOOD BLVD	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
6305 HOLLYWOOD BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
6306 HOLLYWOOD BLVD	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
6306 HOLLYWOOD BLVD	2013, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6307 HOLLYWOOD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6307 HOLLYWOOD BLVD	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920
6307 HOLLYWOOD BLVD	2013, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6307 HOLLYWOOD WAY	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6310 HOLLYWOOD BLVD	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6311 HOLLYWOOD BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6312 HOLLYWOOD BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6313 HOLLYWOOD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6313 HOLLYWOOD WAY	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
6314 HOLLYWOOD BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6315 HOLLYWOOD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6315 HOLLYWOOD BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6315 HOLLYWOOD WAY	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6317 HOLLYWOOD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6317 HOLLYWOOD BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6317 HOLLYWOOD WAY	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6318 HOLLYWOOD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6319 HOLLYWOOD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6319 HOLLYWOOD BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6319 HOLLYWOOD WAY	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
6320 HOLLYWOOD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6320 HOLLYWOOD WAY	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6321 HOLLYWOOD BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
6321 HOLLYWOOD WAY	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

APPENDIX D: QUALIFICATIONS

PARTNER

Mark E. Smith, REA
Partner Associate

Education
BS-Environmental Science, University of California, Riverside

Registrations
California Registered Environmental Assessor (REA I – 07785)
Certified AHERA Asbestos Building Inspector
40-Hour OSHA HAZWOPER Training
Certified Technical Writer

Summary of Professional Experience
Mr. Smith has 15 years of experience in the environmental service industry. He has significant experience in due diligence assessments for a variety of property types and the needs and requirements of varied number of reporting standards, including ASTM standards, EPA's All Appropriate Inquiry (AAI), and customized client formats. Specifically, Mr. Smith is a certified AHERA Asbestos Building Inspector with experience developing and implementing asbestos, lead-based paint, PCB, and radon Operations & Maintenance (O&M) Programs.

Project experience for Mr. Smith includes:

- Provided daily client support and management of environmental, engineering and associated projects in the due diligence process.
- Client management duties have included assessment of current and potential collateral properties for applicable due diligence requirements, with "cradle to grave" client support of projects through loan closing (including addressing client concerns, comments and revisions).
- Performed daily Quality Assurance/Quality Control (QA/QC) and technical reviews of Phase I Environmental Site Assessment reports performed throughout the continental United States, Hawaii, Alaska, Mexico and Europe.
- Performed Phase I ESAs, Phase II Subsurface Investigations, Property Condition Assessments, and Regulatory Compliance Assessments on numerous multi-acre, multi-tenant industrial, multi-family residential, commercial office, retail and multi-regional retail mall complexes.
- Performed subsurface evaluation, including but not limited to, evaluation of current and historical dry cleaning operations, current and historical industrial operations, and gasoline service operations at commercial and industrial properties.
- Completed Phase I ESAs on several properties valued at over $500 million.
- Developed and implemented asbestos, lead-based paint, PCB and radon Operations and Maintenance (O&M) Programs.

Lauren E. Gannon
Staff Professional II

Education
B.S. Environmental Engineering, University of Southern California, Los Angeles, California

Registrations
Engineer-in-Training, Certificate No. EIT 128365
OSHA 40-Hour HAZWOPER Training and Annual 8-Hour Refresher
CPR Certified

Summary of Professional Experience
Ms. Lauren Gannon has nine years of experience in the environmental due diligence and remediation engineering service industries. She has significant experience in due diligence assessments for a variety of property types and the needs and requirements of varied number of reporting standards, including ASTM standards, EPA's All Appropriate Inquiry (AAI), and customized client formats. Specifically, Ms. Gannon has performed Phase I Environmental Site Assessments, Remediation System Design/Installation/Operation/Maintenance, Regulatory Compliance Assessments, Asbestos Surveys, Lead-based Paint Surveys, and Mold Assessments.

Ms. Gannon's responsibilities include performing Phase I Environmental Site Assessments, Transaction Screen Assessments, Records Search with Risk Assessments (RSRAs) and other desktop environmental reports for residential, industrial, municipal, and commercial properties.

Ms. Gannon has been involved with feasibility studies, pilot testing, system design and installation, and operation and maintenance activities associated with several remediation projects including soil and groundwater treatment projects for the aerospace, industrial, and oil and gas industries. Her experience has included soil vapor extraction, dual phase extraction, and air sparging technologies.

Finally, Ms. Gannon's diversity across residential, industrial, municipal, and commercial environments is a major contribution to Partner Engineering and Science's team in the West region of the United States.

Relevant Project Experience

- ***Project Manager, Phase I Environmental Site Assessments, Various Sites in California and Hawaii***: Ms. Gannon conducted multiple Phase I ESAs in California and Hawaii in accordance with ASTM methods. She has completed ESAs for commercial office buildings, shopping centers, residential properties, and gas stations.

- ***Project Engineer, Retail Site Assessment and Remediation, Shell Oil Company, Los Angeles, California***: Ms. Gannon performed dual phase extraction testing, soil vapor

extraction/air sparge testing, soil and soil vapor sampling, well installations, and reporting.

- ***Project Engineer, Soil Vapor Extraction System, Confidential Aerospace Company, Southern California***: Ms. Gannon contributed to operating an SVE system to remediate VOC-impacted soil. Soil vapor was initially treated with a catalytic oxidizer, and subsequently with VPGAC. Ms. Gannon conducted quarterly soil vapor sampling, reviewed analytical data to calculate VOC mass removal rates and evaluate system performance, coordinated field technicians and subcontractors, and managed the quarterly O&M activities and reporting.

- ***Project Engineer, Groundwater Treatment System, Confidential Aerospace Company, Southern California***: The client was named as a responsible party in the remediation of a superfund site, and designed two operating units to capture a VOC plume in groundwater using pump and treat technology. Ms. Gannon conducted quarterly groundwater monitoring and reviewed analytical data to calculate VOC mass removal rates and evaluate system performance. Additionally, she contributed to quarterly and semiannual reporting requirements.

- ***Project Engineer, Soil Vapor Extraction and Air Sparge System, CBS Outdoor, Inc., Los Angeles, CA***: Ms. Gannon was involved with the installation of a soil vapor extraction and air sparge remediation system that utilized a thermal oxidizer. Ms. Gannon conducted operation and maintenance, oversight of construction and installation, and contributed to reporting.

- ***Project Manager, Soil Stockpile Sampling and Reuse/Disposal, Los Angeles Unified School District, Los Angeles, California***: Ms. Gannon managed several projects involving soil sampling at several LAUSD school sites to determine options for soil reuse or disposal. Ms. Gannon devised investigation strategies, wrote sampling work plans, and finalized investigative reports. She was responsible for staffing and scheduling field work, coordination of subcontractors and property managers, direction of staff employees, and oversight of field activities, data analyses, and report preparation.

- ***Task Manager, Consultant Services for Organic Conversion, City of San Jose Environmental Services Department, San Jose, CA***: Ms. Gannon was the economic feasibility task manager for a feasibility study that evaluated conversion technologies for processing hard-to-recycle material currently going to landfill. The conversion facility(ies) will process biomass and organic waste, increase landfill diversion, generate renewable energy, and reduce carbon impact.

- ***Staff Engineer, Feasibility Study for Alternatives to Contaminant and Water Discharge, Western States Petroleum Association, Southern California***: Ms. Gannon participated in a feasibility study that evaluated the economic, environmental, social, and technological feasibility of implementing industry-accepted alternatives to the permitted discharge of drilling fluids (muds and cuttings) and produced water to the Pacific Ocean.

Jenny Redlin, REPA
Principal

Education
B.S. in Biological Sciences, University of California Santa Barbara, Distinction in Major

Registrations
Registered Environmental Assessor (REA)
OSHA 40-Hour Health and Safety Training

Affiliations
Member, Environmental Bankers Association
Member, Mortgage Banker's Association
Member, All Star Group, Income Property Lending

Summary of Professional Experience
Ms. Redlin has more than 11 years of experience in the environmental consulting industry. Her background in environmental science, in addition to her knowledge of current environmental regulations, allows her to offer the most efficient and cost-effective means of regulatory compliance. Ms. Redlin has extensive experience managing all aspects of due diligence, specializing in environmental due diligence, for nationwide and local clients such as:

- Residential Developers
- Commercial Developers
- Mortgage Brokers
- Real Estate Brokers
- Individual Property Owners and Buyers
- Financial Institutions including:
  - Portfolio Lenders
  - SBA Lenders
  - HUD Lenders
  - Fannie Mae Lenders
  - Freddie Mac Lenders
  - Private Equity Funds
  - Insurance Lenders

Ms. Redlin has gained valuable knowledge and know-how from having been personally involved in the details of thousands of real estate transactions for various client types, and therefore understands the specific needs and scopes of work required for all parties involved in a transaction.

Ms. Redlin has served as an environmental scientist, project manager, or executive senior author on over 5,000 real estate transactions. Ms. Redlin's due diligence resume includes experience at all levels, advising lenders and real estate investors through the following product types:

- Phase I Environmental Site Assessments
- Phase II Subsurface Investigations
- Phase III Site Characterizations
- Remedial Cost Estimates
- Remediation Design and Implementation
- Environmental Transaction Screens
- Property Condition Assessments
- Probable Maximum Loss Assessments
- Property Condition Evaluations

Ms. Redlin has extensive experience in testing soil, soil gas, and groundwater in the context of a real estate transaction, as well as under the supervision of state and federal regulators. Among her specialties is guiding landowners and prospective purchasers through the process of selling or acquiring an environmentally challenged site.

Ms. Redlin has participated in the characterization of groundwater and soil contamination; quarterly groundwater monitoring; implementation of various systems such as soil vapor extraction systems, dual phase extraction systems, ozone sparging, air sparging, pump and treat; and soil excavation projects such as tank removals at several clean-up sites in Los Angeles and Orange County.

Real estate investors, redevelopment agencies, financial institutions, insurance lenders, and real estate equity funds have come to rely on her advice and judgment to help them with their real estate business decisions.

Ms. Redlin also has extensive experience in environmental compliance monitoring and biological consulting. She has extensive experience working as an independent contractor for and in conjunction with state and local agencies such as Santa Barbara County Parks, California Department of Fish and Game, California Public Utilities Commission, Los Angeles Water and Sanitation and others. This included monitoring construction activities near sensitive biological receptors; containing, quantifying and reporting any hazardous material spills that occurred; working with construction crews to ensure compliance with environmental permit regulations as well as reporting to interested parties on the progress and compliance of the project.

Ms. Redlin is a dedicated professional who takes pride and pleasure in meeting her client's needs.

Distinctions

Ms. Redlin was named Real Estate Southern California Woman of Influence in 2008 for her role in the area's commercial real estate transactions.

Ms. Redlin has been designated a 2009 California Mortgage Bankers Association (CMBA) Future Leader.

Ms. Redlin was one of only two consultants asked to sit on the Risk Managers Association (RMA) Credit Committee roundtable which discussed the effects of the new Federal All Appropriate Inquiries (AAI) standard on Phase I Environmental Site Assessments.

Distinction in Brownfield Profile

Publications

Granite Distributor Sponsors Radon Granite Testing Project, Stone World, December 2008

Presenter

Income Property Lending Conferences- Regular Presenter

Appendix IS-3

Water Resources Technical Report

6080 Center Dr, Suite 700 Los Angeles, CA 90045 310.665.2800 kpff.com

1718 VINE STREET PROJECT
WATER RESOURCES TECHNICAL REPORT
AUGUST 10, 2016

PREPARED BY:

KPFF Consulting Engineers
6080 Center Drive, Suite 700
Los Angeles, CA 90045
(310) 665-2800

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Appendix

1. INTRODUCTION

1.1. PROJECT DESCRIPTION

citizenM LA Hollywood Properties, LLC (Applicant) proposes to develop a mixed-use project that would include approximately 73,440 square feet of hotel, restaurant/bar, and guest amenity uses in a 14-story, 183-foot tall high-rise building, with 75 required parking spaces in three subterranean levels, and 128 bicycle parking spaces (Project) on a 0.28-acre site located at 1718 Vine Street (Project Site) in the Hollywood Community of the City of Los Angeles (City). These improvements would replace an existing 6,393 square foot brick/stucco building currently occupied by restaurant, bar, and nightclub uses, as well as the paved surface parking lot on the Project Site.

1.2. SCOPE OF WORK

This report provides a description of the existing surface water hydrology, surface water quality, groundwater level, and groundwater quality at the Project Site. It also analyzes the Project's potential impacts related to surface water hydrology, surface water quality, groundwater level, and groundwater quality.

2. REGULATORY FRAMEWORK

2.1. SURFACE WATER HYDROLOGY

County of Los Angeles Hydrology Manual

Per the City of Los Angeles (City) Special Order No. 007-1299, December 3, 1999, the City has adopted the Los Angeles County (County) Department of Public Works Hydrology Manual as its basis of design for storm drainage facilities. The Hydrology Manual requires that a storm drain conveyance system be designed for a 25-year storm event and that the combined capacity of a storm drain and street flow system accommodate flow from a 50-year storm event. Areas with sump conditions are required to have a storm drain conveyance system capable of conveying flow from a 50-year storm event.[1] The County also limits the allowable discharge into existing storm drain facilities based on the municipal separate storm sewer systems (MS4) Permit, which is enforced on all new developments that discharge directly into the County's storm drain system. Any proposed drainage improvements of County owned storm drain facilities such as catch basins and storm drain lines require approval/review from the County Flood Control District department.

Los Angeles Municipal Code

Any proposed drainage improvements within the street right of way or any other property owned by, to be owned by, or under the control of the City requires the approval of a B-permit (Section 62.105, Los Angeles Municipal Code (LAMC)). Under the B-permit

[1] Los Angeles County Department of Public Works Hydrology Manual, January 2006, http://ladpw.org/wrd/publication/index.cfm, accessed May 13, 2016.

process, storm drain installation plans are subject to review and approval by the City of Los Angeles Department of Public Works, Bureau of Engineering. Additionally, any connections to the City's storm drain system from a property line to a catch basin or a storm drain pipe requires a storm drain permit from the City of Los Angeles Department of Public Works, Bureau of Engineering.

2.2. SURFACE WATER QUALITY

Clean Water Act

The Clean Water Act was first introduced in 1948 as the Water Pollution Control Act. The Clean Water Act authorizes Federal, state, and local entities to cooperatively create comprehensive programs for eliminating or reducing the pollution of state waters and tributaries. The primary goals of the Clean Water Act are to restore and maintain the chemical, physical, and biological integrity of the nation's waters and to make all surface waters fishable and swimmable. As such, the Clean Water Act forms the basic national framework for the management of water quality and the control of pollutant discharges. The Clean Water Act also sets forth a number of objectives in order to achieve the above-mentioned goals. These objectives include regulating pollutant and toxic pollutant discharges; providing for water quality that protects and fosters the propagation of fish, shellfish and wildlife; developing waste treatment management plans; and developing and implementing programs for the control of non-point sources of pollution.[2]

Since its introduction, major amendments to the Clean Water Act have been enacted (e.g., 1961, 1966, 1970, 1972, 1977, and 1987). Amendments enacted in 1970 created the U.S. Environmental Protection Agency (USEPA), while amendments enacted in 1972 deemed the discharge of pollutants into waters of the United States from any point source unlawful unless authorized by a USEPA National Pollutant Discharge Elimination System (NPDES) permit. Amendments enacted in 1977 mandated development of a "Best Management Practices" Program at the state level and provided the Water Pollution Control Act with the common name of "Clean Water Act," which is universally used today. Amendments enacted in 1987 required the USEPA to create specific requirements for discharges.

In response to the 1987 amendments to the Clean Water Act and as part of Phase I of its NPDES permit program, the USEPA began requiring NPDES permits for: (1) municipal separate storm sewer systems (MS4) generally serving, or located in, incorporated cities with 100,000 or more people (referred to as municipal permits); (2) 11 specific categories of industrial activity (including landfills); and (3) construction activity that disturbs five acres or more of land. Phase II of the USEPA's NPDES permit program, which went into effect in early 2003, extended the requirements for NPDES permits to: (1) numerous

[2] Non-point sources of pollution are carried through the environment via elements such as wind, rain, or stormwater and are generated by diffuse land use activities (such as runoff from streets and sidewalks or agricultural activities) rather than from an identifiable or discrete facility.

small municipal separate storm sewer systems,[3] (2) construction sites of one to five acres, and (3) industrial facilities owned or operated by small municipal separate storm sewer systems. The NPDES permit program is typically administered by individual authorized states.

In 2008, the USEPA published draft Effluent Limitation Guidelines (ELGs) for the construction and development industry. On December 1, 2009 the EPA finalized its 2008 Effluent Guidelines Program Plan.

In California, the NPDES stormwater permitting program is administered by the State Water Resources Control Board (SWRCB). The SWRCB was created by the Legislature in 1967. The joint authority of water distribution and water quality protection allows the Board to provide protection for the State's waters, through its nine Regional Water Quality Control Boards (RWQCBs). The RWQCBs develop and enforce water quality objectives and implement plans that will best protect California's waters, acknowledging areas of different climate, topography, geology, and hydrology. The RWQCBs develop "basin plans" for their hydrologic areas, issue waste discharge requirements, enforce action against stormwater discharge violators, and monitor water quality.[4]

Federal Anti-Degradation Policy

The Federal Anti-degradation Policy (40 Code of Federal Regulations 131.12) requires states to develop statewide anti-degradation policies and identify methods for implementing them. Pursuant to the Code of Federal Regulations (CFR), state anti-degradation policies and implementation methods shall, at a minimum, protect and maintain (1) existing in-stream water uses; (2) existing water quality, where the quality of the waters exceeds levels necessary to support existing beneficial uses, unless the state finds that allowing lower water quality is necessary to accommodate economic and social development in the area; and (3) water quality in waters considered an outstanding national resource.

California Porter-Cologne Act

The Porter-Cologne Water Quality Control Act established the legal and regulatory framework for California's water quality control. The California Water Code authorizes the SWRCB to implement the provisions of the CWA, including the authority to regulate

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[3] A small municipal separate storm sewer system (MS4) is any MS4 not already covered by the Phase I program as a medium or large MS4. The Phase II Rule automatically covers on a nationwide basis all small MS4s located in "urbanized areas" as defined by the Bureau of the Census (unless waived by the NPDES permitting authority), and on a case-by-case basis those small MS4s located outside of urbanized areas that the NPDES permitting authority designates.

[4] USEPA. U.S. Environmental Protection Agency - Clean Water Act. July 2011. <http://www.epa.gov/lawsregs/laws/cwa.html>.

waste disposal and require cleanup of discharges of hazardous materials and other pollutants.

As discussed above, under the California Water Code (CWC), the State of California is divided into nine RWQCBs, governing the implementation and enforcement of the CWC and CWA. The Project Site is located within Region 4, also known as the Los Angeles Region. Each RWQCB is required to formulate and adopt a Basin Plan for its region. This Plan must adhere to the policies set forth in the CWC and established by the SWRCB. The RWQCB is also given authority to include within its regional plan water discharge prohibitions applicable to particular conditions, areas, or types of waste.

California Anti-Degradation Policy

The California Anti-degradation Policy, otherwise known as the *Statement of Policy with Respect to Maintaining High Quality Water in California* was adopted by the SWRCB (State Board Resolution No. 68-16) in 1968. Unlike the Federal Anti-degradation Policy, the California Anti-degradation Policy applies to all waters of the State, not just surface waters. The policy states that whenever the existing quality of a water body is better than the quality established in individual Basin Plans, such high quality shall be maintained and discharges to that water body shall not unreasonably affect present or anticipated beneficial use of such water resource.

California Toxic Rule

In 2000, the EPA promulgated the California Toxic Rule, which establishes water quality criteria for certain toxic substances to be applied to waters in the State. The EPA promulgated this rule based on the EPA's determination that the numeric criteria are necessary in the State to protect human health and the environment. The California Toxic Rule establishes acute (i.e., short-term) and chronic (i.e., long-term) standards for bodies of water such as inland surface waters and enclosed bays and estuaries that are designated by the Los Angeles RWQCB (LARWQCB) as having beneficial uses protective of aquatic life or human health.

Board Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties

As required by the California Water Code, the LARWQCB has adopted a plan entitled "Water Quality Control Plan, Los Angeles Region: Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties" (Basin Plan). Specifically, the Basin Plan designates beneficial uses for surface and groundwaters, sets narrative and numerical objectives that must be attained or maintained to protect the designated beneficial uses and conform to the State's anti-degradation policy, and describes implementation programs to protect all waters in the Los Angeles Region. In addition, the Basin Plan incorporates (by reference) all applicable State and Regional Board plans and

policies and other pertinent water quality policies and regulations. Those of other agencies are referenced in appropriate sections throughout the Basin Plan.[5]

The Basin Plan is a resource for the LARWQCB and others who use water and/or discharge wastewater in the Los Angeles Region. Other agencies and organizations involved in environmental permitting and resource management activities also use the Basin Plan. Finally, the Basin Plan provides valuable information to the public about local water quality issues.

NPDES Permit Program

The NPDES permit program was first established under authority of the CWA to control the discharge of pollutants from any point source into the waters of the United States. As indicated above, in California, the NPDES stormwater permitting program is administered by the SWRCB through its nine RWQCBs.

The General Permit

SWRCB Order No. 2012-0006-DWQ known as "The General Permit" was adopted on July 17, 2012. This NPDES permit establishes a risk-based approach to stormwater control requirements for construction projects by identifying three project risk levels. The main objectives of the General Permit are to:

1. Reduce erosion
2. Minimize or eliminate sediment in stormwater discharges
3. Prevent materials used at a construction site from contacting stormwater
4. Implement a sampling and analysis program
5. Eliminate unauthorized non-stormwater discharges from construction sites
6. Implement appropriate measures to reduce potential impacts on waterways both during and after construction of projects
7. Establish maintenance commitments on post-construction pollution control measures

California mandates requirements for all construction activities disturbing more than one acre of land to develop and implement Stormwater Pollution Prevention Plans (SWPPP). The SWPPP documents the selection and implementation of Best Management Practices (BMPs) for a specific construction project, charging owners with stormwater quality

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[5] Los Angeles Regional Water Quality Control Board. LARWQCB Basin Plan. <http://www.waterboards.ca.gov/losangeles/water_issues/programs/basin_plan/> accessed May 13, 2016.

management responsibilities. A construction site subject to the General Permit must prepare and implement a SWPPP that meets the requirements of the General Permit.[6, 7]

Los Angeles County Municipal Storm Water System (MS4) Permit

As described above, USEPA regulations require that MS4 permittees implement a program to monitor and control pollutants being discharged to the municipal system from both industrial and commercial projects that contribute a substantial pollutant load to the MS4.

On November 8, 2012, the LARWQCB adopted Order No. R4-2012-0175 under the CWA and the Porter-Cologne Act. This Order is the NPDES permit or MS4 permit for municipal stormwater and urban runoff discharges within Los Angeles County. The requirements of this Order (the "Permit") cover 84 cities and most of the unincorporated areas of Los Angeles County. Under the Permit, the Los Angeles County Flood Control District (LACFCD) is designated as the Principal Permittee. The Permittees are the 84 Los Angeles County cities (including the City of Los Angeles) and Los Angeles County. Collectively, these are the "Co-Permittees". The Principal Permittee helps to facilitate activities necessary to comply with the requirements outlined in the Permit but is not responsible for ensuring compliance of any of the Permittees.

Stormwater Quality Management Program (SQMP)

In compliance with the Permit, the Co-Permittees are required to implement a stormwater quality management program (SQMP) with the goal of accomplishing the requirements of the Permit and reducing the amount of pollutants in stormwater runoff. The SWMP requires the County of Los Angeles and the 84 incorporated cities to:

- Implement a public information and participation program to conduct outreach on storm water pollution;
- Control discharges at commercial/industrial facilities through tracking, inspecting, and ensuring compliance at facilities that are critical sources of pollutants;
- Implement a development planning program for specified development projects;
- Implement a program to control construction runoff from construction activity at all construction sites within the relevant jurisdictions;

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[6] State Water Resources Control Board. State Water Resources Control Board. July 2012, http://www.swrcb.ca.gov/water_issues/programs/npdes/.

[7] USEPA. U.S. Environmental Protection Agency - NPDES. July 2012, https://www.epa.gov/npdes.

- Implement a public agency activities program to minimize storm water pollution impacts from public agency activities; and

- Implement a program to document, track, and report illicit connections and discharges to the storm drain system.

The Permit contains the following provisions for implementation of the SQMP by the Co-Permittees:

1. General Requirements:

    - Each permittee is required to implement the SQMP in order to comply with applicable stormwater program requirements.

    - The SQMP shall be implemented and each permittee shall implement additional controls so that discharge of pollutants is reduced.

2. Best Management Practice Implementation:

    - Permittees are required to implement the most effective combination of BMPs for stormwater/urban runoff pollution control. This should result in the reduction of storm water runoff.

3. Revision of the SQMP:

    - Permittees are required to revise the SQMP in order to comply with requirements of the RWQCB while complying with regional watershed requirements and/or waste load allocations for implementation of Total Maximum Daily Loads (TMDLs) for impaired waterbodies.

4. Designation and Responsibilities of the Principal Permittee:

    The Los Angeles County Flood Control District is designated as the Principal Permittee who is responsible for:

    - Coordinating activities that comply with requirements outlined in the NPDES Permit;

    - Coordinating activities among Permittees;

    - Providing personnel and fiscal resources for necessary updates to the SQMP;

    - Providing technical support for committees required to implement the SQMP; and

- Implementing the Countywide Monitoring Program required under this Order and assessing the results of the monitoring program.

5. Responsibilities of Co-Permittees:

   Each Co-Permittee is required to comply with the requirements of the SQMP as applicable to the discharges within its geographical boundaries. These requirements include:

   - Coordinating among internal departments to facilitate the implementation of the SQMP requirements in an efficient way;

   - Participating in coordination with other internal agencies as necessary to successfully implement the requirements of the SQMP; and

   - Preparing an annual Budget Summary of expenditures for the storm water management program by providing an estimated breakdown of expenditures for different areas of concern, including budget projections for the following year.

6. Watershed Management Committees (WMCs):

   - Each WMC shall be comprised of a voting representative from each Permittee in the Watershed Management Area (WMA).

   - Each WMC is required to facilitate exchange of information between co-permittees, establish goals and deadlines for WMAs, prioritize pollution control measures, develop and update adequate information, and recommend appropriate revisions to the SQMP.

7. Legal Authority:

   - Co-Permittees are granted the legal authority to prohibit non-storm water discharges to the storm drain system including discharge to the MS4 from various development types.

City of Los Angeles Water Quality Compliance Master Plan for Urban Runoff

On March 2, 2007, City Council Motion 07-0663 was introduced by the City of Los Angeles City Council to develop a water quality master plan with strategic directions for planning, budgeting and funding to reduce pollution from urban runoff in the City of Los Angeles. The Water Quality Compliance Master Plan for Urban Runoff was developed by the Bureau of Sanitation, Watershed Protection Division in collaboration with stakeholders to address the requirements of this Council Motion. The primary goal of the Water Quality Compliance Master Plan for Urban Runoff is to help meet water quality regulations. Implementation of the Water Quality Compliance Master Plan for Urban Runoff is intended over the next 20 to 30 years to result in cleaner neighborhoods, rivers,

lakes and bays, augmented local water supply, reduced flood risk, more open space, and beaches that are safe for swimming. The Water Quality Compliance Master Plan for Urban Runoff also supports the Mayor and Council's efforts to make Los Angeles the greenest major city in the nation.

- The Water Quality Compliance Master Plan for Urban Runoff identifies and describes the various watersheds in the City, summarizes the water quality conditions of the City's waters, identifies known sources of pollutants, describes the governing regulations for water quality, describes the BMPs that are being implemented by the City, discusses existing TMDL Implementation Plans and Watershed Management Plans. Additionally, the Water Quality Compliance Master Plan for Urban Runoff provides an implementation strategy that includes the following three initiatives to achieve water quality goals:

- Water Quality Management Initiative, which describes how Water Quality Management Plans for each of the City's watershed and TMDL-specific Implementation Plans will be developed to ensure compliance with water quality regulations.

- The Citywide Collaboration Initiative, which recognizes that urban runoff management and urban (re)development are closely linked, requiring collaborations of many City agencies. This initiative requires the development of City policies, guidelines, and ordinances for green and sustainable approaches for urban runoff management.

- The Outreach Initiative, which promotes public education and community engagement with a focus on preventing urban runoff pollution.

- The Water Quality Compliance Master Plan for Urban Runoff includes a financial plan that provides a review of current sources of revenue, estimates costs for water quality compliance, and identifies new potential sources of revenue.

City of Los Angeles Stormwater Program

The City of Los Angeles supports the policies of the Construction General Permit and the Los Angeles County NPDES permit through the *Development Best Management Practices Handbook. Part A Construction Activities,* 3rd Edition, and associated ordinances were adopted in September 2004. *Part B Planning Activities*, 4th Edition was adopted in June 2011. The Handbook provides guidance for developers in complying with the requirements of the Development Planning Program regulations of the City's Stormwater Program. Compliance with the requirements of this manual is required by City of Los Angeles Ordinance No. 173,494. The handbook and ordinances also have specific minimum BMP requirements for all construction activities and require dischargers whose construction projects disturb one acre or more of soil to prepare a SWPPP and file a Notice of Intent (NOI) with the SWRCB. The NOI informs the

SWRCB of a particular project and results in the issuance of a Waste Discharger Identification (WDID) number, which is needed to demonstrate compliance with the General Permit.

The City of Los Angeles implements the requirement to incorporate stormwater BMPs through the City's plan review and approval process. During the review process, project plans are reviewed for compliance with the City's General Plan, zoning ordinances, and other applicable local ordinances and codes, including storm water requirements. Plans and specifications are reviewed to ensure that the appropriate BMPs are incorporated to address storm water pollution prevention goals. The Standard Urban Stormwater Mitigation Plan (SUSMP) provisions that are applicable to new residential and commercial developments include, but are not limited to, the following:[8]

- Peak Storm Water Runoff Discharge Rate: Post-development peak storm water runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increased peak storm water discharge rate will result in increased potential for downstream erosion;

- Provide storm drain system Stenciling and Signage (only applicable if a catch basin is built on-site);

- Properly design outdoor material storage areas to provide secondary containment to prevent spills;

- Properly design trash storage areas to prevent off-site transport of trash;

- Provide proof of ongoing BMP Maintenance of any structural BMPs installed;

Design Standards for Structural or Treatment control BMPs:

- Conserve natural and landscaped areas;

- Provide planter boxes and/or landscaped areas in yard/courtyard spaces;

- Properly design trash storage areas to provide screens or walls to prevent off-site transport of trash;

- Provide proof on ongoing BMP maintenance of any structural BMPs installed;

Design Standards for Structural or Treatment Control BMPs:

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[8] City of Los Angeles Stormwater Program website, http://www.lastormwater.org/green-la/standard-urban-stormwater-mitigation-plan/; accessed May 13, 2016.

- Post-construction treatment control BMPs are required to incorporate, at minimum, either a volumetric or flow based treatment control design or both, to mitigate (infiltrate, filter or treat) storm water runoff.

In addition, project applicants subject to the SUSMP requirements must select source control and, in most cases, treatment control BMPs from the list approved by the RWQCB. The BMPs must control peak flow discharge to provide stream channel and over bank flood protection, based on flow design criteria selected by the local agency. Further, the source and treatment control BMPs must be sufficiently designed and constructed to collectively treat, infiltrate, or filter stormwater runoff from one of the following:

- The 85th percentile 24-hour runoff event determined as the maximized capture stormwater volume for the area, from the formula recommended in *Urban Runoff Quality Management, WEF Manual of Practice No. 23/ASCE Manual of Practice No. 87, (1998)*;

- The volume of annual runoff based on unit basin storage water quality volume, to achieve 80 percent or more volume treatment by the method recommended in *California Stormwater Best Management Practices Handbook—Industrial/ Commercial, (1993)*;

- The volume of runoff produced from a 0.75-inch storm event, prior to its discharge to a stormwater conveyance system; or

- The volume of runoff produced from a historical-record based reference 24-hour rainfall criterion for "treatment" (0.75-inch average for the Los Angeles County area) that achieves approximately the same reduction in pollutant loads achieved by the 85th percentile 24-hour runoff event.

Los Angeles Municipal Code

Section 64.70 of the LAMC sets forth the City's Stormwater and Urban Runoff Pollution Control Ordinance. The ordinance prohibits the discharge of the following into any storm drain system:

- Any liquids, solids, or gases which by reason of their nature or quantity are flammable, reactive, explosive, corrosive, or radioactive, or by interaction with other materials could result in fire, explosion or injury.

- Any solid or viscous materials, which could cause obstruction to the flow or operation of the storm drain system.

- Any pollutant that injures or constitutes a hazard to human, animal, plant, or fish life, or creates a public nuisance.

- Any noxious or malodorous liquid, gas, or solid in sufficient quantity, either singly or by interaction with other materials, which creates a public nuisance, hazard to life, or inhibits authorized entry of any person into the storm drain system.

- Any medical, infectious, toxic or hazardous material or waste.

Additionally, unless otherwise permitted by a NPDES permit, the ordinance prohibits industrial and commercial developments from discharging untreated wastewater or untreated runoff into the storm drain system. Furthermore, the ordinance prohibits trash or any other abandoned objects/materials from being deposited such that they could be carried into the storm drains. Lastly, the ordinance not only makes it a crime to discharge pollutants into the storm drain system and imposes fines on violators, but also gives City public officers the authority to issue citations or arrest business owners or residents who deliberately and knowingly dump or discharge hazardous chemicals or debris into the storm drain system.

Earthwork activities, including grading, are governed by the Los Angeles Building Code, which is contained in LAMC, Chapter IX, Article 1. Specifically, Section 91.7013 includes regulations pertaining to erosion control and drainage devices, and Section 91.7014 includes general construction requirements, as well as requirements regarding flood and mudflow protection.

Low Impact Development (LID)

In October 2011, the City of Los Angeles passed an ordinance (Ordinance No. 181899) amending LAMC Chapter VI, Article 4.4, Sections 64.70.01 and 64.72 to expand the applicability of the existing SUSMP requirements by imposing rainwater Low Impact Development (LID) strategies on projects that require building permits. The LID ordinance became effective on May 12, 2012.

LID is a stormwater management strategy with goals to mitigate the impacts of increased runoff and stormwater pollution as close to its source as possible. LID promotes the use of natural infiltration systems, evapotranspiration, and the reuse of stormwater. The goal of these LID practices is to remove nutrients, bacteria, and metals from stormwater while also reducing the quantity and intensity of stormwater flows. Through the use of various infiltration strategies, LID is aimed at minimizing impervious surface area. Where infiltration is not feasible, the use of bioretention, rain gardens, green roofs, and rain barrels that will store, evaporate, detain, and/or treat runoff may be used. [9]

The intent of the City of Los Angeles LID standards is to:

[9] City of Los Angeles. "Development Best Management Practices Handbook." June, 2011

- Require the use of LID practices in future developments and redevelopments to encourage the beneficial use of rainwater and urban runoff;
- Reduce stormwater/urban runoff while improving water quality;
- Promote rainwater harvesting;
- Reduce offsite runoff and provide increased groundwater recharge;
- Reduce erosion and hydrologic impacts downstream; and
- Enhance the recreational and aesthetic values in our communities.

The City of Los Angeles Bureau of Sanitation, Watershed Protection Division will adopt the LID standards as issued by the LARWQCB and the City of Los Angeles Department of Public Works. The LID Ordinance will conform to the regulations outlined in the NPDES Permit and SUSMP.

2.3. GROUNDWATER

Board Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties

As required by the California Water Code, the LARWQCB has adopted the Basin Plan. Specifically, the Basin Plan designates beneficial uses for surface and groundwaters, sets narrative and numerical objectives that must be attained or maintained to protect the designated beneficial uses and conform to the State's anti-degradation policy, and describes implementation programs to protect all waters in the Los Angeles Region. In addition, the Basin Plan incorporates (by reference) all applicable State and Regional Board plans and policies and other pertinent water quality policies and regulations. Those of other agencies are referenced in appropriate sections throughout the Basin Plan.

The Basin Plan is a resource for the Regional Board and others who use water and/or discharge wastewater in the Los Angeles Region. Other agencies and organizations involved in environmental permitting and resource management activities also use the Basin Plan. Finally, the Basin Plan provides valuable information to the public about local water quality issues.

Safe Drinking Water Act (SDWA)

The Federal Safe Drinking Act, established in 1974, sets drinking water standards throughout the country and is administered by the USEPA. The drinking water standards established in the SDWA, as set forth in the Code of Federal Regulations (CFR), are referred to as the National Primary Drinking Water Regulations (Primary Standards, Title 40, CFR Part 141) and the National Secondary Drinking Water Regulations (Second Standards, 40 CFR Part 143). California passed its own Safe Drinking Water Act in 1986 that authorizes the State's Department of Health Services (DHS) to protect the public from contaminants in drinking water by establishing maximum contaminants levels

(MCLs), as set forth in the CCR, Title 22, Division 4, Chapter 15, that are at least as stringent as those developed by the USEPA, as required by the federal Safe Drinking Water Act.

California Water Plan

The California Water Plan (the Plan) provides a framework for water managers, legislators, and the public to consider options and make decisions regarding California's water future. The Plan, which is updated every five years, presents basic data and information on California's water resources including water supply evaluations and assessments of agricultural, urban, and environmental water uses to quantify the gap between water supplies and uses. The Plan also identifies and evaluates existing and proposed statewide demand management and water supply augmentation programs and projects to address the State's water needs.

The goal for the California Water Plan Update is to meet Water Code requirements, receive broad support among those participating in California's water planning, and be a useful document for the public, water planners throughout the state, legislators and other decision-makers.

3. ENVIRONMENTAL SETTING

3.1. SURFACE WATER HYDROLOGY

3.1.1. REGIONAL

The Project Site is located within the Ballona Creek Watershed (Watershed) in the Los Angeles Basin. The Watershed encompasses an area of approximately 130 square miles extending from the Santa Monica Mountains and the Ventura-Los Angeles County line on the north, to the Harbor Freeway (110) on the east, and to the Baldwin Hills on the south. Ballona Creek is a 9-mile-long flood protection channel that drains the Watershed to the Pacific Ocean. The major tributaries to Ballona Creek include Centinela Creek, Sepulveda Canyon Channel, Benedict Canyon Channel, and numerous storm drains. Refer to Figure 6 for Ballona Creek Watershed Map.

3.1.2. LOCAL

Underground storm drainage facilities are located offsite along Vine Street and are owned and maintained by the City of Los Angeles. Stormwater runoff from the Project Site is discharged into these offsite storm drainage catch basins and underground storm drainage pipes which convey stormwater through various underground pipe networks into Ballona Creek. Ballona Creek flows generally southwest, ultimately discharging into the Pacific Ocean at the Santa Monica Bay. Ballona Creek is designed to discharge to Santa Monica

Bay up to approximately 71,400 cubic feet of stormwater per second from a 50-year frequency storm event.[10]

3.1.3. ON SITE

The existing Project Site is currently occupied by a 6,393 sq. ft. two-story brick/stucco building and surrounding hardscape surfaces. The building's roof drainage collects internally and drains to a curb outlet along the Project Site's frontage on Vine Street. The hardscape surface drainage collects in a trench drain and drains to a curb outlet along the Project Site's frontage on Vine Street. This drainage flows south on Vine Street and enters a catch basin on the northeast corner of Vine Street and Hollywood Boulevard. Refer to Figure 1 for existing on-site drainage pattern.

Generally, the Project Site slopes downward from north to south approximately 2 feet, and east to west with a decrease in grade of approximately 5 feet from the eastern property line to the western property line, with the exception of the pedestrian easement at the south of the site, which slopes downward from west to east with a decrease in grade of approximately 5 feet from the western property line to the eastern property line. Drainage from this area is captured by a trench drain and directed offsite. Figure 1 illustrates the existing on-site drainage pattern.

Figure 3 shows all the input parameters used for analyzing the existing site. Table 1 shows the existing volumetric flow rate generated by a 50-year storm event.

Table 1- Existing Drainage Stormwater Runoff Calculations		
Drainage Area	Area (Acres)	Q50 (cfs) (volumetric flow rate measured in cubic feet per second)
Entire Site	0.28	0.9

3.2. SURFACE WATER QUALITY

3.2.1. REGIONAL

As stated above, the Project Site lies within the Ballona Creek Watershed. Constituents of concern listed for Ballona Creek under California's Clean Water Act Section 303(d) List include cadmium (sediment), chlordane (tissue & sediment), coliform bacteria, copper (dissolved), cyanide, DDT, lead, polycyclic aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs), selenium, sediment toxicity, Shellfish Harvesting

[10] http://www.ladpw.org/wmd/watershed/bc/; accessed July 11, 2016

Advisory, silver, toxicity, trash, viruses (Enteric), and zinc. No TMDL data have been recorded by EPA for this waterbody.[11]

3.2.2. LOCAL

In general, urban stormwater runoff occurs following precipitation events, with the volume of runoff flowing into the drainage system depending on the intensity and duration of the rain event. Contaminants that may be found in stormwater from developed areas include sediments, trash, bacteria, metals, nutrients, organics and pesticides. The source of contaminants includes surface areas where precipitation falls, as well as the air through which it falls. Contaminants on surfaces such as roads, maintenance areas, parking lots, and buildings, which are usually contained in dry weather conditions, may be carried by rainfall runoff into drainage systems. The City of Los Angeles typically installs catch basins with screens to capture debris before entering the storm drain system. In addition, the City conducts routine street cleaning operations, as well as periodic cleaning and maintenance of catch basins, to reduce stormwater pollution within the City.

3.2.3. ON SITE

Based on a site investigation, it appears the Project Site currently does not implement Best Management Practices (BMPs) and apparently has no means of treatment for stormwater runoff. As stated above, the building's roof drainage collects internally and drains directly to a curb outlet along the Project Site's frontage on Vine Street. The hardscape surface's drainage collects in a trench drain and drains directly to a curb outlet along the Project Site's frontage on Vine Street. This drainage flows south on Vine Street and enters a catch basin on the northeast corner of Vine Street and Hollywood Boulevard. Refer to Figure 1 for the existing on-site drainage pattern.

3.3. GROUNDWATER HYDROLOGY

3.3.1. REGIONAL

Groundwater use for domestic water supply is a major beneficial use of groundwater basins in Los Angeles County. The City of Los Angeles overlies the Los Angeles Coastal Plain Groundwater Basin (Basin). The Basin is comprised of the Hollywood, Santa Monica, Central, and West Coast Subbasins. Groundwater flow in the Basin is generally south-southwesterly and may be restricted by natural geological features. Replenishment of groundwater basins occurs mainly by percolation of precipitation throughout the region via permeable surfaces, spreading grounds, and groundwater migration from adjacent basins, as well as injection wells designed to pump freshwater along specific seawater barriers to prevent the intrusion of salt water.

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[11] https://iaspub.epa.gov/waters10/attains_waterbody.control?p_au_id=CAR4051300019980918142302&p_list_id=CAR4051300019980918142302&p_cycle=2012; accessed July 11, 2016.

3.3.2. LOCAL

Within the Basin, the Project Site specifically overlies the Hollywood Subbasin (Subbasin), which underlies the northeastern portion of the Basin. The Subbasin is bounded on the north by the Santa Monica Mountains and the Hollywood fault, on the east by the Elysian Hills, on the west by the Inglewood fault zone, and on the south by the La Brea high, formed by an anticline that brings impermeable rocks close to the surface.[12]

Groundwater in the Subbasin is replenished by percolation of precipitation and stream flow from the Santa Monica Mountains to the north. Urbanization in this area has decreased the amount of pervious surface area allowing direct percolation. Therefore, natural recharge is somewhat limited. The natural safe yield of the Subbasin is estimated to be approximately 3,000 acre-feet per year (AFY).

The primary producer from the Subbasin is the city of Beverly Hills, which currently owns and operates 4 groundwater production wells in the Subbasin. These wells have a combined capacity of 2,083 gallons per minute (gpm) and are treated by a reverse osmosis desalter.[13] Groundwater flow within the Subbasin generally flows east to west.

The Project Site is located toward the eastern portion of the Subbasin.

3.3.3. ON-SITE

The existing Project Site is improved with an existing building and paved surfaces, and therefore does not contribute to groundwater recharge. The below discussion is based upon a review of relevant previous investigations and on-site explorations conducted as part of the *Updated Geotechnical Feasibility Report* for the Project Site by Group Delta, dated June 24, 2016.

The site is located within the Hollywood Groundwater Basin of the Los Angeles County Coastal Plain Basins. The basin can be 660 feet in depth and contains three water bearing units, the Fernando Formation, Lakewood Formation, and upper alluvial soils. The main potable groundwater aquifer is sourced from the deep Fernando Formation; however, some groundwater can seasonally perch within the shallow alluvium. Soil borings were drilled to a maximum depth of 65 feet (about Elevation 320 feet) below the ground surface during Group Delta's field investigation and groundwater was not encountered to the depths explored. The California Geological Survey's Seismic Hazard Zone Report for the Hollywood Quadrangle (1999) indicates that the historically highest groundwater level in the site area is deeper than 50 feet and is below the Project's proposed subterranean bottom floor elevation, planned at a depth of 35 feet below ground surface.

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[12] http://www.water.ca.gov/groundwater/bulletin118/basindescriptions/4-11.02.pdf

[13] http://www.water.ca.gov/urbanwatermanagement/2010uwmps/Beverly%20Hills,%20City%20of/Beverly%20Hills%202010%20UWMP_August%202011.pdf; accessed July 12, 2016.

However, shallower perched groundwater may be present seasonally following rains and could be encountered during basement excavation.[14]

3.4. GROUNDWATER QUALITY

3.4.1. REGIONAL

As stated above, the City of Los Angeles overlies the Los Angeles Coastal Plain Groundwater Basin, which falls under the jurisdiction of the Los Angeles Regional Water Quality Control Board (LARWQCB). According to LARWQCB's Basin Plan, objectives applying to all ground waters of the region include bacteria, chemical constituents and radioactivity, mineral quality, nitrogen (nitrate, nitrite), and taste and odor.[15]

3.4.2. LOCAL

As stated above, the Project Site specifically overlies the Hollywood Subbasin. Based upon LARWQCB's Basin Plan, constituents of concern listed for the Hollywood Subbasin include boron, chloride, sulfate, Total Dissolved Solids (TDS), and nitrate.[16]

3.4.3. ON-SITE

The existing Project Site is fully improved with the existing building and paved hardscape surfaces, and therefore does not contribute to groundwater recharge. Therefore, the existing Project Site does not contribute to groundwater pollution or otherwise adversely impact groundwater quality.

Other types of risk such as underground storage tanks have a greater potential to impact groundwater. It appears no underground storage tanks are currently operated by the Project, and there is no record of underground storage tanks previously installed or utilized at the Project Site.[17]

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[14] Geotechnical report titled "Updated Geotechnical Feasibility Report: 1718 Vine Street, Los Angeles, CA", by Group Delta, dated June 24 2016.

[15] Los Angeles Regional Water Quality Control Board, Basin Plan, March 2013, http://www.waterboards.ca.gov/losangeles/water_issues/programs/basin_plan/electronics_documents/Final%20Chapter%203%20Text.pdf accessed August 10, 2016.

[16] Ibid.

[17] Phase I Environmental Site Assessment Report titled "1718 North Vine Street, Los Angeles, California 90028", by Partner Engineering, dated September 24, 2015.

4. SIGNIFICANCE THRESHOLDS

4.1. SURFACE WATER HYDROLOGY

Appendix G of the State of California's CEQA Guidelines provides a set of sample questions that address impacts with regard to surface water hydrology. These questions are as follows:

Would the project:

- Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site;

- Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in flooding on- or off-site;

- Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff

- Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map;

- Place within a 100-year flood hazard area structures which would impede or redirect flood flows;

- Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as result of the failure of levee or dam;

In the context of these questions from Appendix G of the CEQA Guidelines, the City of Los Angeles CEQA Thresholds Guide (*L.A. CEQA Thresholds Guide*) states that a project would normally have a significant impact on surface water hydrology if it would:

- Cause flooding during the projected 50-year developed storm event, which would have the potential to harm people or damage property or sensitive biological resources;

- Substantially reduce or increase the amount of surface water in a water body; or

- Result in a permanent, adverse change to the movement of surface water sufficient to produce a substantial change in the current or direction of water flow.

4.2. SURFACE WATER QUALITY

Appendix G of the CEQA Guidelines provides a set of sample questions that address impacts with regard to surface water quality. These questions are as follows:

Would the project:

- Violate any water quality standard or waste discharge requirements; or
- Otherwise substantially degrade water quality.

In the context of the above questions from Appendix G, the *L.A. CEQA Thresholds Guide* states that a project would normally have a significant impact on surface water quality if it would result in discharges that would create pollution, contamination or nuisance, as defined in Section 13050 of the California Water Code (CWC) or that cause regulatory standards to be violated, as defined in the applicable NPDES stormwater permit or Water Quality Control Plan for the receiving water body.

The CWC includes the following definitions:

- "Pollution" means an alteration of the quality of the waters of the state to a degree which unreasonably affects either of the following: 1) the waters for beneficial uses or 2) facilities which serve these beneficial uses. "Pollution" may include "Contamination".
- "Contamination" means an impairment of the quality of the waters of the state by waste to a degree, which creates a hazard to the public health through poisoning or though the spread of disease. "Contamination" includes any equivalent effect resulting from the disposal of waste, whether or not waters of the state are affected.
- "Nuisance" means anything which meets all of the following requirements: 1) is injurious to health, or is indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property; 2) affects at the same time an entire community or neighborhood, or any considerable number of persons, although the extent of the annoyance or damage inflicted upon individuals may be unequal; and 3) occurs during, or as a result of, the treatment or disposal of wastes.[18]

4.3. GROUNDWATER HYDROLOGY

Appendix G of the CEQA Guidelines provides a sample question that addresses impacts with regard to groundwater. This question is as follows:

Would the project:

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[18] City of Los Angeles.LA. CEQA Thresholds Guide. 2006 http://www.environmentla.org/programs/Thresholds/Complete%20Threshold%20Guide%202006.pdf

- Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or lowering of the local groundwater table;

In the context of the above question from Appendix G, the *L.A. CEQA Thresholds Guide* states that a project would normally have a significant impact on groundwater if it would:

- Change potable water levels sufficiently to:
    - Reduce the ability of a water utility to use the groundwater basin for public water supplies, conjunctive use purposes, storage of imported water, summer/winter peaking, or to respond to emergencies and drought;
    - Reduce yields of adjacent wells or well fields (public or private); or
    - Adversely change the rate or direction of flow of groundwater; or
- Result in demonstrable and sustained reduction of groundwater recharge capacity.

4.4. GROUNDWATER QUALITY

With respect to groundwater quality, and in the context of the above question from Appendix G pertaining to groundwater, the *L.A. CEQA Thresholds Guide* states that a project would normally have a significant impact on groundwater quality if it would:

- Affect the rate or change the direction of movement of existing contaminants;
- Expand the area affected by contaminants;
- Result in an increased level of groundwater contamination (including that from direct percolation, injection or salt water intrusion); or
- Cause regulatory water quality standards at an existing production well to be violated, as defined in the California Code of Regulations (CCR), Title 22, Division 4, and Chapter 15 and in the Safe Drinking Water Act.

5. METHODOLOGY

5.1. SURFACE WATER HYDROLOGY

The Project Site is located within the City of Los Angeles, and drainage collection, treatment and conveyance are regulated by the City. Per the City's Special Order No. 007-1299, December 3, 1999, the City has adopted the Los Angeles County Department of Public Works (LACDPW) Hydrology Manual as its basis of design for storm drainage facilities. The LACDPW Hydrology Manual requires projects to have drainage facilities that meet the Urban Flood level of protection. The Urban Flood is runoff from a 25-year frequency design storm falling on a saturated watershed. A 25-year frequency design

storm has a probability of 1/25 of being equaled or exceeded in any year. The *L.A. CEQA Thresholds Guide*, however, establishes the 50-year frequency design storm event as the threshold to analyze potential impacts on surface water hydrology as a result of development. To provide a more conservative analysis, this report analyzes the larger storm event threshold, i.e., the 50-year frequency design storm event.

The Modified Rational Method was used to calculate storm water runoff. The "peak" (maximum value) runoff for a drainage area is calculated using the formula, **Q = CIA**

Where,

Q = Volumetric flow rate (cfs)

C = Runoff coefficient (dimensionless)

I = Rainfall Intensity at a given point in time (in/hr)

A = Basin area (acres)

The Modified Rational Method assumes that a steady, uniform rainfall rate will produce maximum runoff when all parts of the basin area are contributing to outflow. This occurs when the storm event lasts longer than the time of concentration. The time of concentration (Tc) is the time it takes for rain in the most hydrologically remote part of the basin area to reach the outlet.

The method assumes that the runoff coefficient (C) remains constant during a storm. The runoff coefficient is a function of both the soil characteristics and the percentage of impervious surfaces in the drainage area.

LACDPW has developed a time of concentration calculator, Hydrocalc, to automate time of concentration calculations as well as the peak runoff rates and volumes using the Modified Rational Method design criteria as outlined in the Hydrology Manual. The data input requirements include: sub-area size, soil type, land use, flow path length, flow path slope and rainfall isohyet. The Hydrocalc Calculator was used to calculate the storm water peak runoff flow rate for the Project conditions by evaluating an individual sub-area independent of all adjacent subareas. See Figures 3 and 4 for the Hydrocalc Calculator results and Figure 5 for the Isohyet Map.

5.2. SURFACE WATER QUALITY

5.2.1. CONSTRUCTION

Construction BMPs will be designed and maintained as part of the implementation of the local SWPPP (Erosion Control Plan) in compliance with the General Permit. The Erosion Control Plan shall be implemented when construction commences and, before any site clearing or demolition activity. During construction, the Erosion Control Plan will be referred to regularly and amended as changes occur throughout the construction process.

5.2.2. OPERATION

The Project will meet the requirements of the City's LID standards.[19] Under section 3.1.3. of the LID Manual, post-construction stormwater runoff from a new development must be infiltrated, evapotranspirated, captured and used, and/or treated through high efficiency BMPs onsite for at least the volume of water produced by the greater of the 85th percentile storm or the 0.75 inch storm event. The LID Manual prioritized the selection of BMPs used to comply with stormwater mitigation requirement. The order of priority is:

1. Infiltration Systems
2. Stormwater Capture and Use
3. High Efficient Biofiltration/Bioretention Systems
4. Combination of Any of the Above

Feasibility screening delineated in the LID manual is applied to determine which BMP will best suit the Project. Based on the screening criteria, infiltration is not considered feasible at this Project Site due to the relatively high groundwater and the proximity of the existing and proposed structures to the groundwater. Specifically, LID guidelines require that infiltration systems maintain at least 10 feet of clearance to the groundwater, property line, and any building structure. As stated above, though groundwater was not encountered during Group Delta's soil boring analysis to a depth of 65 feet, the historic high groundwater level is approximately 50 feet below the ground surface. Thus, taking the historic high groundwater level as a conservative estimate for the groundwater level at the Project Site, and the Project's planned depth of 35 feet below the ground surface, infiltration is not considered feasible due to the LID required 10 feet of clearance above and below the infiltration systems.

In addition, there will not be a sufficient amount of proposed landscaping to justify the use of a stormwater capture system for irrigation reuse. As infiltration and capture and use are considered not to be feasible on this site, the Project will implement High Efficiency Biofiltration Systems (flow-through planters) as the proposed means of stormwater management.

5.3. GROUNDWATER

The significance of this Project as it relates to the level of the underlying groundwater table of the Hollywood Groundwater Basin included a review of the following considerations:

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[19] The Development Best Management Practices Handbook, Part B Planning Activities, 4th edition was adopted by the City of Los Angeles, Board of Public Works on July 1, 2011 to reflect Low Impact Development (LID) requirements that took effect May 12, 2012.

Analysis and Description of the Project's Existing Condition

- Identification of the Hollywood Subbasin as the underlying groundwater basin, and description of the level, quality, direction of flow, and existing uses for the water;

- Description of the location, existing uses, production capacity, quality, and other pertinent data for spreading grounds and potable water wells in the vicinity (usually within a one mile radius), and;

- Area and degree of permeability of soils on the Project Site, and;

Analysis of the Proposed Project Impact on Groundwater Level

- Description of the rate, duration, location and quantity of extraction, dewatering, spreading, injection, or other activities;

- The projected reduction in groundwater resources and any existing wells in the vicinity (usually within a one mile radius); and

- The projected change in local or regional groundwater flow patterns.

In addition, this report discusses the impact of both existing and proposed activities at the Project Site on the groundwater quality of the underlying Hollywood Subbasin.

Short-term groundwater quality impacts could potentially occur during construction of the Project as a result of soil or shallow groundwater being exposed to construction materials, wastes, and spilled materials. These potential impacts are qualitatively assessed.

6. PROJECT IMPACT ANALYSIS

6.1. CONSTRUCTION

6.1.1. SURFACE WATER HYDROLOGY

Construction activities for the Project would include demolition of existing building and hardscape, excavating down approximately 35 feet for subterranean parking, building the high-rise hotel building, and constructing hardscape and landscape around the building. It is anticipated that up to approximately 22,060 cubic yards of soil would be graded and exported to construct the Project. These activities have the potential to temporarily alter existing drainage patterns and flows on the Project Site by exposing the underlying soils, modifying flow direction, and making the Project Site temporarily more permeable. Also, exposed and stockpiled soils could be subject to erosion and conveyance into nearby storm drains during storm events. In addition, on-site watering activities to reduce airborne dust could contribute to pollutant loading in runoff.

As noted above, the Project would implement an Erosion Control Plan that specifies BMPs and erosion control measures to be used during construction to manage runoff flows and prevent pollution. BMPs would be designed to reduce runoff and pollutant levels in runoff during construction. The Erosion Control Plan measures are designed to (and would in fact) contain and treat, as necessary, stormwater or construction watering on the Project Site so runoff does not impact off-site drainage facilities or receiving waters. Construction activities are temporary and flow directions and runoff volumes during construction will be controlled.

In addition, the Project would be required to comply with all applicable City grading permit regulations that require necessary measures, plans, and inspections to reduce sedimentation and erosion. Thus, through compliance with all NPDES General Construction Permit requirements, implementation of BMPs, and compliance with applicable City grading regulations, the Project would not substantially alter the Project Site drainage patterns in a manner that would result in substantial erosion, siltation, or flooding on- or off-site. Similarly, adherence to standard compliance measurements in construction activities would ensure that construction of the Project would not cause flooding, substantially increase or decrease the amount of surface water flow from the Project Site into a water body, or result in a permanent, adverse change to the movement of surface water. Therefore, construction-related impacts to surface water hydrology would be less than significant.

6.1.2. SURFACE WATER QUALITY

Construction activities such as earth moving, maintenance/operation of construction equipment, potential dewatering, and handling/storage/disposal of materials could contribute to pollutant loading in stormwater runoff.

As discussed below, the Project is not expected to require dewatering during construction. Dewatering operations are practices that discharge non-stormwater, such as ground water, that must be removed from a work location to proceed with construction into the drainage system. Discharges from dewatering operations can contain high levels of fine sediments, which if not properly treated, could lead to exceedance of the NPDES requirements. If groundwater is encountered during construction, temporary pumps and filtration would be utilized in compliance with the NPDES permit. The temporary system would comply with all relevant NPDES requirements related to construction and discharges from dewatering operations.

With the implementation of site-specific BMPs included as part of the Erosion Control Plan, the Project would reduce or eliminate the discharge of potential pollutants from the stormwater runoff. In addition, the Project Applicant would be required to comply with City grading permit regulations, which require necessary measures, plans (including a wet weather erosion control plan if construction occurs during the rainy season), and inspection to reduce sedimentation and erosion. Therefore, with compliance with NPDES requirements and City grading regulations, construction of the Project would not result in discharge that would cause: (1) pollution which would alter the quality of the water of the

State (i.e., Ballona Creek) to a degree which unreasonably affects beneficial uses of the waters; (2) contamination of the quality of the water of the State by waste to a degree which creates a hazard to the public health through poisoning or through the spread of diseases; or (3) nuisance that would be injurious to health; affect an entire community or neighborhood, or any considerable number of persons; and occurs during or as a result of the treatment or disposal of wastes. Furthermore, construction of the Project would not result in discharges that would cause regulatory standards to be violated in Ballona Creek. Therefore, temporary construction-related impacts on surface water quality would be less than significant.

6.1.3. GROUNDWATER HYDROLOGY

As stated above, construction activities for the Project would include excavating down approximately 35 feet for subterranean parking, building up the structure, and hardscape and landscape around the structure. Dewatering operations are not expected. If groundwater is encountered during construction, temporary pumps and filtration would be utilized in compliance all applicable regulations and requirements, including with all relevant NPDES requirements related to construction and discharges from dewatering operations. Therefore, the Project would result in less than significant impacts related to groundwater and would not substantially deplete groundwater supplies in a manner that would result in a net deficit in aquifer volume or lowering of the local groundwater table.

6.1.4. GROUNDWATER QUALITY

As discussed above, the Project would include excavations to a maximum depth of approximately 35 feet below ground surface. The Project would also result in a net export of existing soil material. Although not anticipated at the Project Site, any contaminated soils found would be captured within that volume of excavated material, removed from the Project Site, and remediated at an approved disposal facility in accordance with regulatory requirements.

During on-site grading and building construction, hazardous materials, such as fuels, paints, solvents, and concrete additives, could be used and would therefore require proper management and, in some cases, disposal. The management of any resultant hazardous wastes could increase the opportunity for hazardous materials releases into groundwater. Compliance with all applicable federal, state, and local requirements concerning the handling, storage and disposal of hazardous waste, would reduce the potential for the construction of the Project to release contaminants into groundwater that could affect existing contaminants, expand the area or increase the level of groundwater contamination, or cause a violation of regulatory water quality standards at an existing production well. In addition, as there are no groundwater production wells or public water supply wells within one mile of the Project Site, construction activities would not be anticipated to affect existing wells. Therefore, the Project would not result in any substantial increase in groundwater contamination through hazardous materials releases and impacts on groundwater quality would be less than significant.

6.2. OPERATION

6.2.1. SURFACE WATER HYDROLOGY

The Project will maintain approximately the same percentage of impervious area as currently exists at the Project Site. Specifically, the Project Site is currently improved with an existing 6,393 square foot brick/stucco building and paved surface lot with approximately 100% impervious surface coverage. In the existing condition, based upon a site visit, it appears stormwater discharges from the Project Site without filtration. Considering the Project will develop a building and paved areas that cover virtually the entire surface area of the Project Site, the post-project condition will also be approximately 100% impervious. Though the proposed landscaping/planters will technically reduce the imperviousness of the Project Site, a more conservative analysis assumes 100% imperviousness in the proposed condition. Accordingly, there is virtually no incremental increase or decrease in the imperviousness of the Project Site that would substantially increase runoff volumes into the existing storm drain system. Therefore, peak flow rates would not change.

Table 2 shows the proposed 50-year frequency design storm event peak flow rate within the Project Site. A comparison of the pre- and post-peak flow rates indicates that there would be no increase in stormwater runoff.

Table 2 – Proposed Drainage Stormwater Runoff Calculations

Drainage Area	Project Site Area (Acres)	Pre-Project Q_{50} (cfs) (volumetric flow rate measured in cubic feet per second)	Post-Project Q_{50} (cfs) (volumetric flow rate measured in cubic feet per second)	Incremental Increase from Existing to Proposed Condition
Entire Site	0.28	0.9	0.9	0%

In addition, development of the Project would result in an improvement in stormwater flows, as compared to the existing condition. Specifically, in the existing condition, the existing building's roof drainage collects internally and drains to a curb outlet along the Project Site's frontage on Vine Street. The hardscape surface's drainage collects in a trench drain and drains to a curb outlet along the Project Site's frontage on Vine Street. The post-Project condition will manage stormwater flow to discharge points and existing catch basins located on the adjacent public streets. Therefore, the Project would not cause flooding during a 50-year storm event or result in an adverse change to the movement of surface water on the Project Site.

Likewise, the existing catch basin and stormwater infrastructure located in Vine Street and Hollywood Boulevard have sufficient capacity to accept the stormwater runoff from the existing conditions. As noted above, the Project would not increase the rate or volume of stormwater runoff. In other words, the Project would not substantially reduce or increase the amount of surface water discharged into the existing infrastructure or any waterbody. Therefore, impacts related to stormwater infrastructure improvements would be less than significant.

The LID requirements for the Project Site would outline the stormwater treatment post-construction BMPs required to control pollutants associated with storm events up to the 85th percentile storm event, per the City's Stormwater Program. The Project BMPs will control stormwater runoff with no increase in runoff resulting from the Project. Refer to Exhibit 2 for typical LID BMPs. The Project would not impact existing storm drain infrastructure serving the Project Site and runoff would continue to follow the same discharge paths and drain to the same stormwater systems.

Consequently, the Project would not cause flooding during the 50-year developed storm event, would not create runoff which would exceed the capacity of existing or planned drainage systems, would not require construction of new stormwater drainage facilities or expansion of existing facilities, would not substantially reduce or increase the amount of surface water in a water body, or result in a permanent adverse change to the movement of surface water. Therefore, potential operational impacts to site surface water hydrology would be less than significant.

In addition, the Project Site is not located within a 100-year flood plain or within an area that could be impacted by a seiche, tsunami or mudflow (Refer to Figure 7). Therefore, impacts related to those potential issues are less than significant. The Project Site is within the potential inundation area of the Hollywood Reservoir according to the City of Los Angeles General Plan Safety Element, Exhibit G: Inundation & Tsunami Hazard Areas (Refer to Figure 8). Dam safety regulations are the primary means of reducing damage or injury due to inundation occurring from dam failure. The California Division of Safety of Dams regulates the siting, design, construction, and periodic review of all dams in the State. In addition, the Los Angeles Department of Water and Power (LADWP) operates the dam and mitigates the potential for over flow and seiche hazard through control of water levels and dam wall height. These measures include seismic retrofits and other related dam improvements completed under the requirements of the 1972 State Dam Safety Act. The City's Local Hazard Mitigation Plan,[20] which was adopted in July 2011, provides a list of existing programs, proposed activities and specific projects that may assist the City of Los Angeles in reducing risk and preventing loss of life and property damage from natural and human-caused hazards, including dam failure. The Hazard Mitigation Plan evaluation of dam failure vulnerability classifies dam failure as a moderate risk rating. Further, in the event of a dam failure at the Hollywood Reservoir, existing urban development north of the Project Site, including the US 101

[20] City of Los Angeles Emergency Management Department, *Local Hazard Mitigation Plan,* July 1, 2011.

Freeway, would serve as a physical barrier between the upstream portion of the reservoirs/dams and the Project Site. Therefore, considering the above information and risk reduction projects, the risk of flooding from inundation by a seiche or dam failure is considered low and impacts are less than significant.

6.2.2. SURFACE WATER QUALITY

The Project Site will not increase concentrations of the items listed as constituents of concern for the Ballona Creek Watershed.

Under section 3.1.3. of the LID Manual, post-construction stormwater runoff from a new development must be infiltrated, evapotranspirated, captured and used, and/or treated through high efficiency BMPs onsite for at least the volume of water produced by the greater of the 85th percentile storm or the 0.75 inch storm event. In accordance with the feasibility discussion in Methodology Section 5.2. Surface Water Quality, the Project will implement High Efficiency Biofiltration (flow-through planters) BMPs for managing stormwater runoff in accordance with current LID requirements. Since it appears there are currently no existing onsite BMPs, stormwater run-off during post-Project conditions will result in improved surface water quality.

Due to the incorporation of the required LID BMP(s), operation of the Project would not result in discharges that would cause: (1) pollution which would alter the quality of the waters of the State (i.e., Ballona Creek) to a degree which unreasonably affects beneficial uses of the waters; (2) contamination of the quality of the waters of the State by waste to a degree which creates a hazard to the public health through poisoning or through the spread of diseases; or (3) nuisance that would be injurious to health; affect an entire community or neighborhood, or any considerable number of persons; and occurs during or as a result of the treatment or disposal of wastes.

As is typical of most urban developments, stormwater runoff from the Project Site has the potential to introduce pollutants into the stormwater system. Anticipated and potential pollutants generated by the Project are sediment, nutrients, pesticides, metals, pathogens, and oil and grease. The pollutants listed above are expected to, and would in fact, be mitigated through the implementation of approved LID BMPs.

Furthermore, operation of the Project would not result in discharges that would cause regulatory standards to be violated. The existing Project Site is approximately 100% impervious surfaces including an existing 6,393 square foot brick/stucco building and paved surface lot. The Project will maintain the same percentage of impervious surface. However, a portion of the Project Site will be allocated to the flow-through planters specifically intended to control and treat stormwater runoff in compliance with LID requirements. As stated above, it appears the existing site discharges without any means of treatment. However, the Project would include the installation of LID BMPs, which would mitigate at minimum the first flush or the equivalent of the greater between the 85th percentile storm and first 0.75-inch of rainfall for any storm event. The installed BMP systems will be designed with an internal bypass or overflow system to prevent

upstream flooding due to large storm events. The stormwater which bypasses the BMP systems would discharge to an approved discharge point in the public right-of-way.

As a result of the implementation of the local SWPPP and LID BMPs, there will be no operational impacts on surface water quality.

6.2.3. GROUNDWATER HYDROLOGY

Regarding groundwater recharge, the entire Project Site is virtually impervious in the existing condition, and there is minimal groundwater recharge potential. The Project will develop hardscape and structures that cover virtually the entire Project Site with impervious surfaces, and therefore the groundwater recharge potential will remain minimal. As stated above, the stormwater which bypasses the BMP systems would discharge to an approved discharge point in the public right-of-way and not result in infiltration of a large amount of rainfall that would affect groundwater hydrology, including the direction of groundwater flow. Therefore, the Project's potential impact on groundwater recharge is less than significant.

As discussed above, Project development would require excavations with a maximum depth of approximately 35 feet below grade. As described in the Updated Geotechnical Feasibility Report prepared by Group Delta for the Project Site, the historic high groundwater level in the vicinity of the Project site was on the order of 50 feet below grade. However, based on the absence of groundwater identified as part of the on-site borings drilled to depths of 65 feet below grade throughout the Project Site, it is not expected that groundwater would be encountered during construction that would require either temporary or permanent dewatering operations. However, if groundwater is encountered during construction, temporary pumps and filtration would be utilized in compliance with the NPDES permit. The temporary system would comply with all relevant NPDES requirements related to construction and discharges from dewatering operations. Furthermore, there are no existing wells or spreading grounds within one mile of the Project Site and the Project would not include new injection or supply wells.

Based on the above, operation of the Project would result in a less than significant impact on groundwater hydrology, including groundwater levels.

6.2.4. GROUNDWATER QUALITY

The Project does not include the installation or operation of water wells, or any extraction or recharge system that is in the vicinity of the coast, an area of known groundwater contamination or seawater intrusion, a municipal supply well or spreading ground facility.

Operational activities which could affect groundwater quality include spills of hazardous materials and leaking underground storage tanks. No underground storage tanks are currently operated or will be operated by the Project. In addition, while the development of new hotel building facilities would slightly increase the use of existing on-site hazardous materials as described above, compliance with all applicable existing

regulations at the Project Site regarding the handling and potentially required cleanup of hazardous materials would prevent the Project from affecting or expanding any potential areas of contamination, increasing the level of contamination, or causing regulatory water quality standards at an existing production well to be violated, as defined in the California Code of Regulations, Title 22, Division 4, Chapter 15 and the Safe Drinking Water Act. Furthermore, as described above, operation of the Project would not require extraction from the groundwater supply based on the depth of excavation for the proposed uses and the depth of groundwater below the Project Site.

The Project is not anticipated to result in releases or spills of contaminants that could reach a groundwater recharge area or spreading ground or otherwise reach groundwater through percolation. The Project does not involve drilling to or through a clean or contaminated aquifer. Therefore, the Project's potential impact on groundwater recharge is less than significant.

6.3. CUMULATIVE IMPACT ANALYSIS

6.3.1. SURFACE WATER HYDROLOGY

The geographic context for the cumulative impact analysis on surface water hydrology is the Ballona Creek Watershed. The Project in conjunction with forecasted growth in the Ballona Creek Watershed could cumulatively increase stormwater runoff flows. However, as noted above, the Project would have no net impact on stormwater flows. Also, in accordance with City requirements, related projects and other future development projects would be required to implement BMPs to manage stormwater in accordance with LID guidelines. Furthermore, the City of Los Angeles Department of Public Works would review each future development project on a case-by-case basis to ensure sufficient local and regional infrastructure is available to accommodate stormwater runoff. Therefore, potential cumulative impacts associated with the Project on surface water hydrology would be less than significant.

6.3.2. SURFACE WATER QUALITY

Future growth in the Ballona Creek Watershed would be subject to NPDES requirements relating to water quality for both construction and operation. In addition, since the Project Site is located in a highly urbanized area, future land use changes or development are not likely to cause substantial changes in regional surface water quality. As noted above, the Project does not have an adverse impact on water quality, and would in fact improve the quality of on-site flows due to the introduction of new BMPs that would collect, treat, and discharge flows from the Project Site (which are not being treated under existing conditions). Also, it is anticipated that the Project and other future development projects would also be subject to LID requirements and implementation of measures to comply with total maximum daily loads. Increases in regional controls associated with other elements of the MS4 Permit would improve regional water quality over time. Therefore, based on the fact that the Project would not have an adverse impact, and given

compliance with all applicable laws, rules and regulations, cumulative impacts to surface water quality would be less than significant.

6.3.3. GROUNDWATER HYDROLOGY

The geographic context for the cumulative impact analysis on groundwater level is the Hollywood Subbasin. The Project in conjunction with forecasted growth in the region above the Hollywood Subbasin could cumulatively increase groundwater demand. However, as noted above, no water supply wells, spreading grounds, or injection wells are located within a one mile radius of the Project Site and the Project would not have an adverse impact on groundwater level. Any calculation of the extent to which the related projects would extract or otherwise directly utilize groundwater would be speculative. Nevertheless, in accordance with the Beverly Hills Master Plan, groundwater levels within the Hollywood Subbasin are monitored and the City of Beverly Hills works closely with other agencies in the Hollywood Subbasin to prevent overdraft.[21] Therefore, potential cumulative impacts associated with the Project on groundwater hydrology would be less than significant.

Furthermore, as previously discussed, implementation of the Project would result in negligible change in impervious surface area. Development of the related projects could result in changes in impervious surface area within their respective project sites. While any calculation of the extent to which the related projects would increase or decrease impervious or pervious surfaces that might affect groundwater hydrology would be speculative, the development of such related projects would be subject to review and approval pursuant to all applicable regulatory requirements, including any required mitigation of potential groundwater hydrology impacts. In addition, as the related projects are located in a highly urbanized area, any potential reduction in groundwater recharge due to the overall net change in impervious area within the area encompassed by the related project sites would be minimal in the context of the regional groundwater basin, and would thus not result in a significant cumulative effect to groundwater hydrology.

Based on the above, cumulative impacts to groundwater hydrology would be less than significant.

6.3.4. GROUNDWATER QUALITY

Future growth in the Hollywood Subbasin would be subject to LARWQCB requirements relating to groundwater quality. In addition, since the Project Site is located in a highly urbanized area, future land use changes or development are not likely to cause substantial changes in regional groundwater quality. As noted above, the Project does not have an

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21 City of Beverly Hills, *2010 City of Beverly Hills Urban Water Management Plan*, August 2011, http://www.water.ca.gov/urbanwatermanagement/2010uwmps/Beverly%20Hills,%20City%20of/Beverly%20Hills%202010%20UWMP_August%202011.pdf; accessed July 12, 2016.

adverse impact on groundwater quality. Also, it is anticipated that, like the Project, other future development projects would also be subject to LARWQCB requirements and implementation of measures to comply with total maximum daily loads in addition to requirements of California Code of Regulations, Title 22, Division 4, Chapter 15 and the Safe Drinking Water Act. Therefore, based on the fact that the Project does not have an adverse impact on groundwater quality and through compliance with all applicable laws, rules and regulations, cumulative impacts to groundwater quality would be less than significant.

7. LEVEL OF SIGNIFICANCE

Based on the analysis contained in this report, no significant impacts have been identified for surface water hydrology, surface water quality, groundwater hydrology or groundwater quality for this Project.

APPENDIX

FIGURE 1

EXISTING ONSITE DRAINAGE

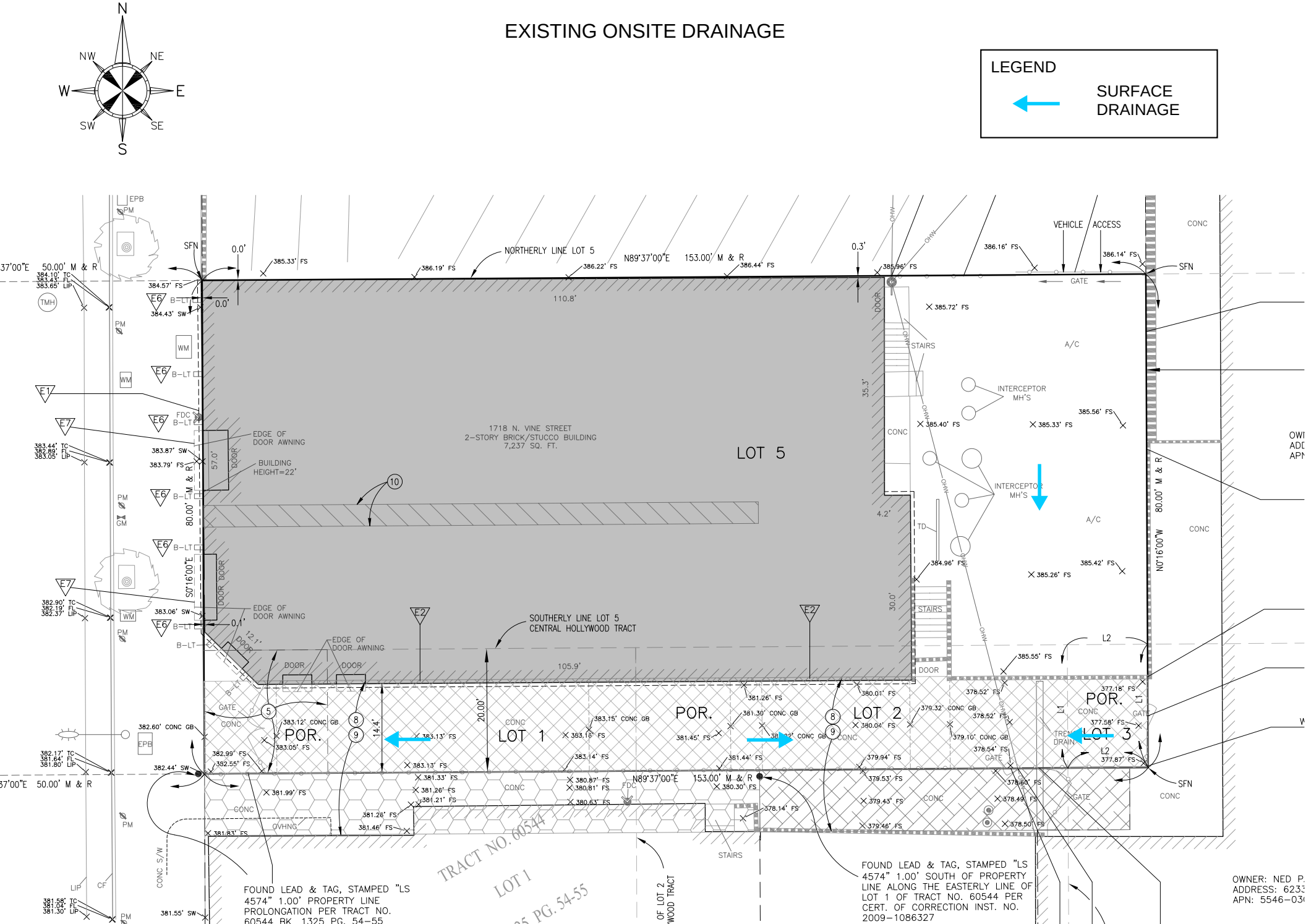

FIGURE 2

PROPOSED ONSITE DRAINAGE

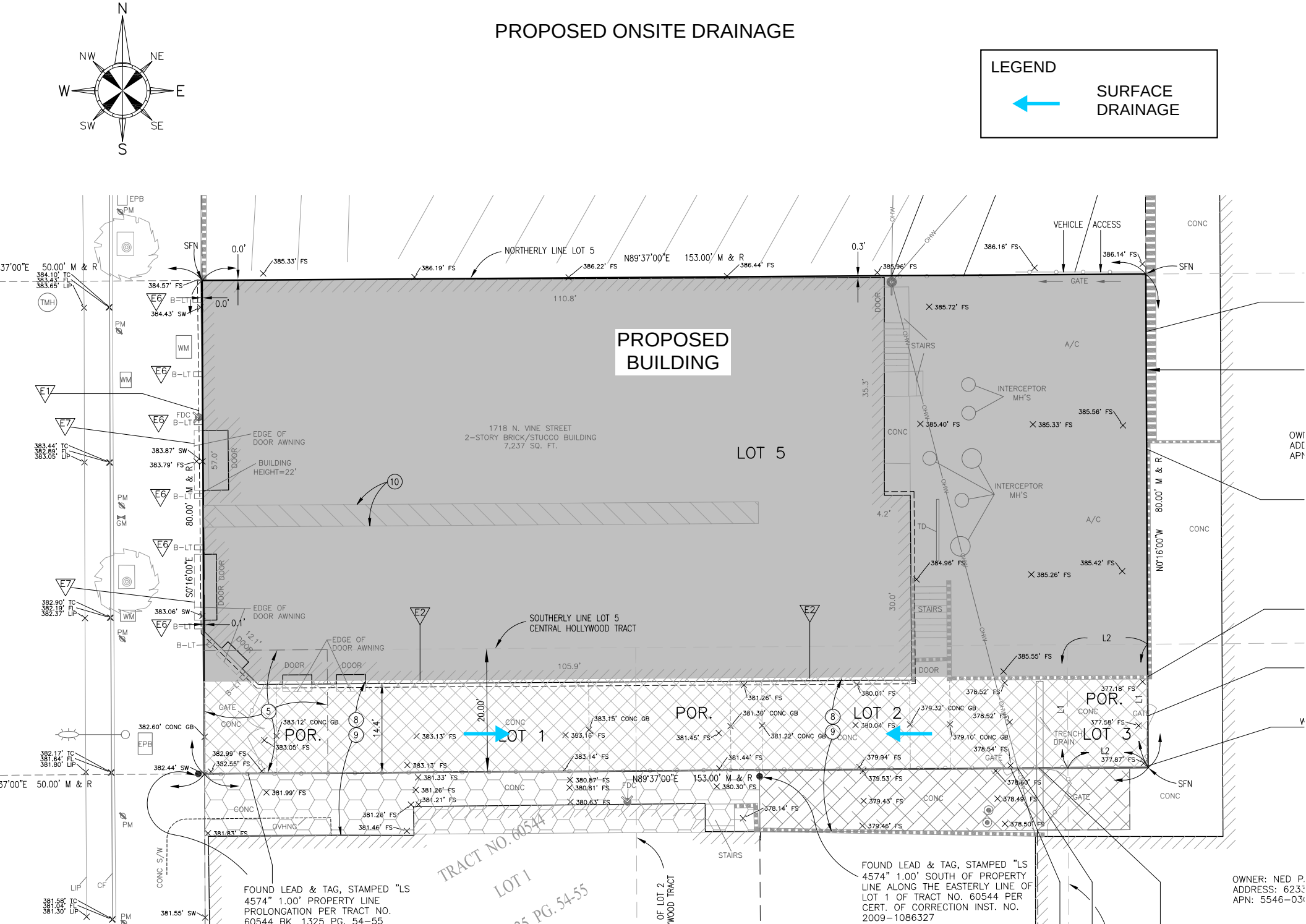

FIGURE 3

Peak Flow Hydrologic Analysis

File location: P:/2016/1600089 citizenM Hotel Hollywood/ENGR/EIR Support/1718 Vine Street - Existing Condition.pdf
Version: HydroCalc 1.0.2

Input Parameters

Project Name	1718 Vine Street
Subarea ID	Existing Condition
Area (ac)	0.28
Flow Path Length (ft)	100.0
Flow Path Slope (vft/hft)	0.01
50-yr Rainfall Depth (in)	6.0
Percent Impervious	1.0
Soil Type	6
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	6.0
Peak Intensity (in/hr)	3.5798
Undeveloped Runoff Coefficient (Cu)	0.8604
Developed Runoff Coefficient (Cd)	0.9
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	0.9021
Burned Peak Flow Rate (cfs)	0.9021
24-Hr Clear Runoff Volume (ac-ft)	0.125
24-Hr Clear Runoff Volume (cu-ft)	5443.2017

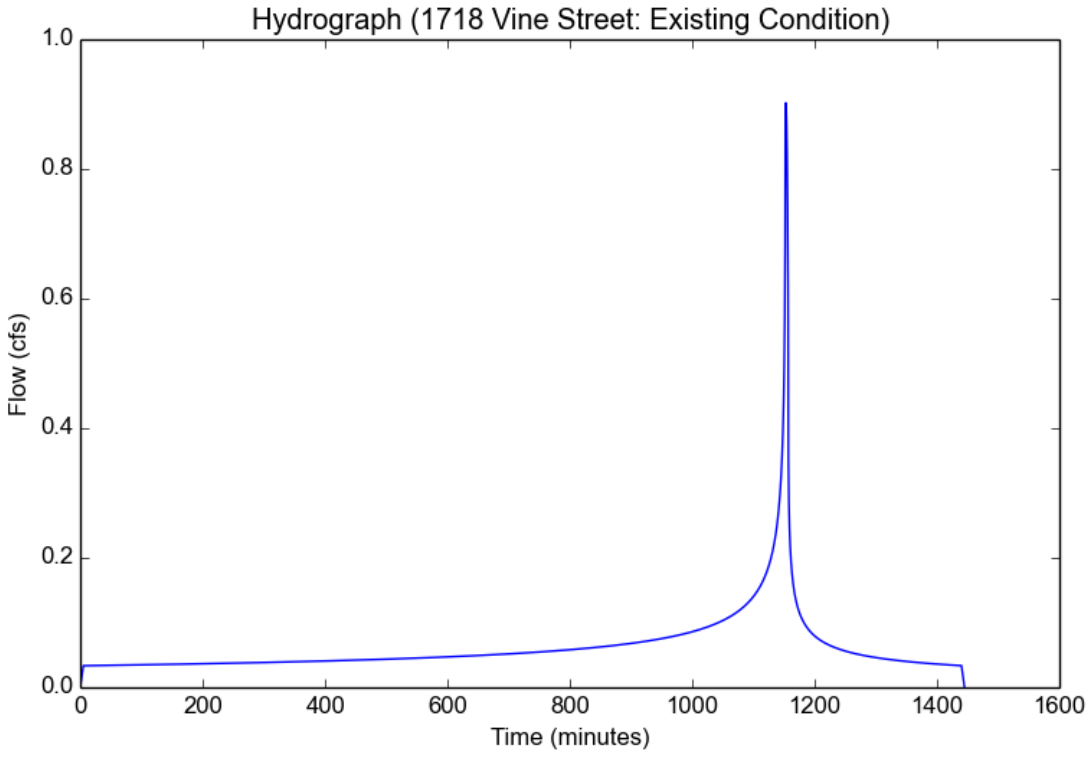

FIGURE 4

Peak Flow Hydrologic Analysis

File location: P:/2016/1600089 citizenM Hotel Hollywood/ENGR/EIR Support/1718 Vine Street - Hydrocalc PC.pdf
Version: HydroCalc 1.0.2

Input Parameters

Project Name	1718 Vine Street
Subarea ID	Proposed Condition
Area (ac)	0.28
Flow Path Length (ft)	100.0
Flow Path Slope (vft/hft)	0.01
50-yr Rainfall Depth (in)	6.0
Percent Impervious	1.0
Soil Type	6
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	6.0
Peak Intensity (in/hr)	3.5798
Undeveloped Runoff Coefficient (Cu)	0.8604
Developed Runoff Coefficient (Cd)	0.9
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Burned Peak Flow Rate (cfs)	0.9021
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24-Hr Clear Runoff Volume (cu-ft)	5443.2017

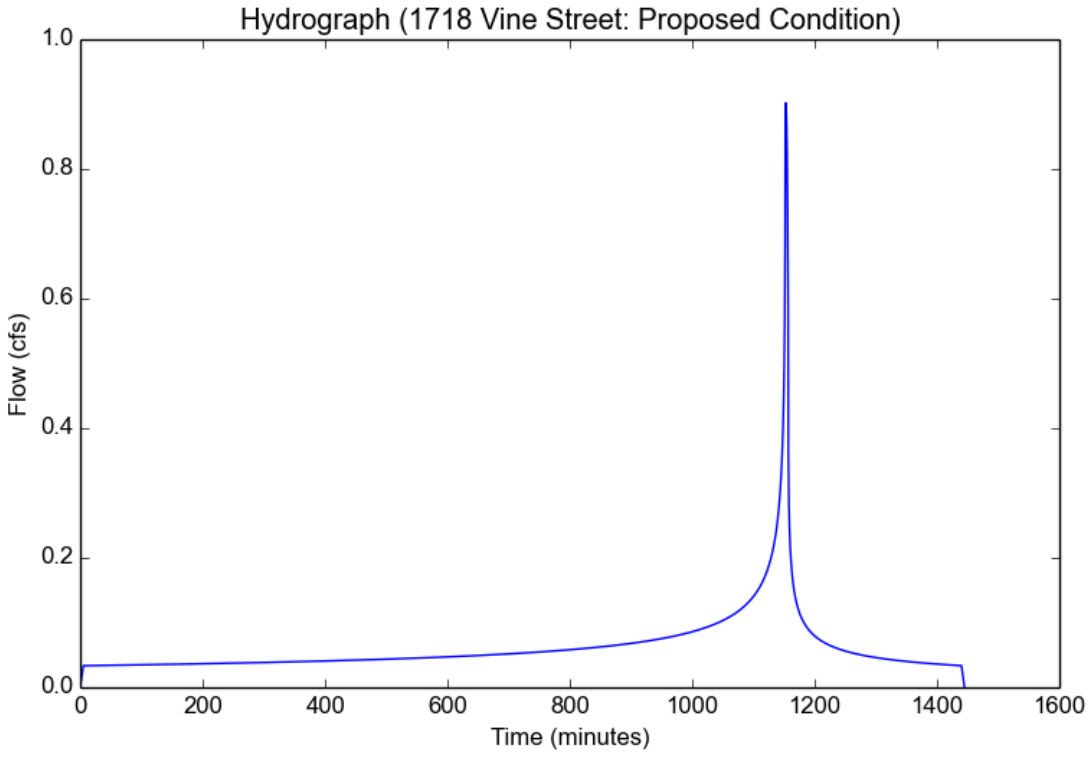
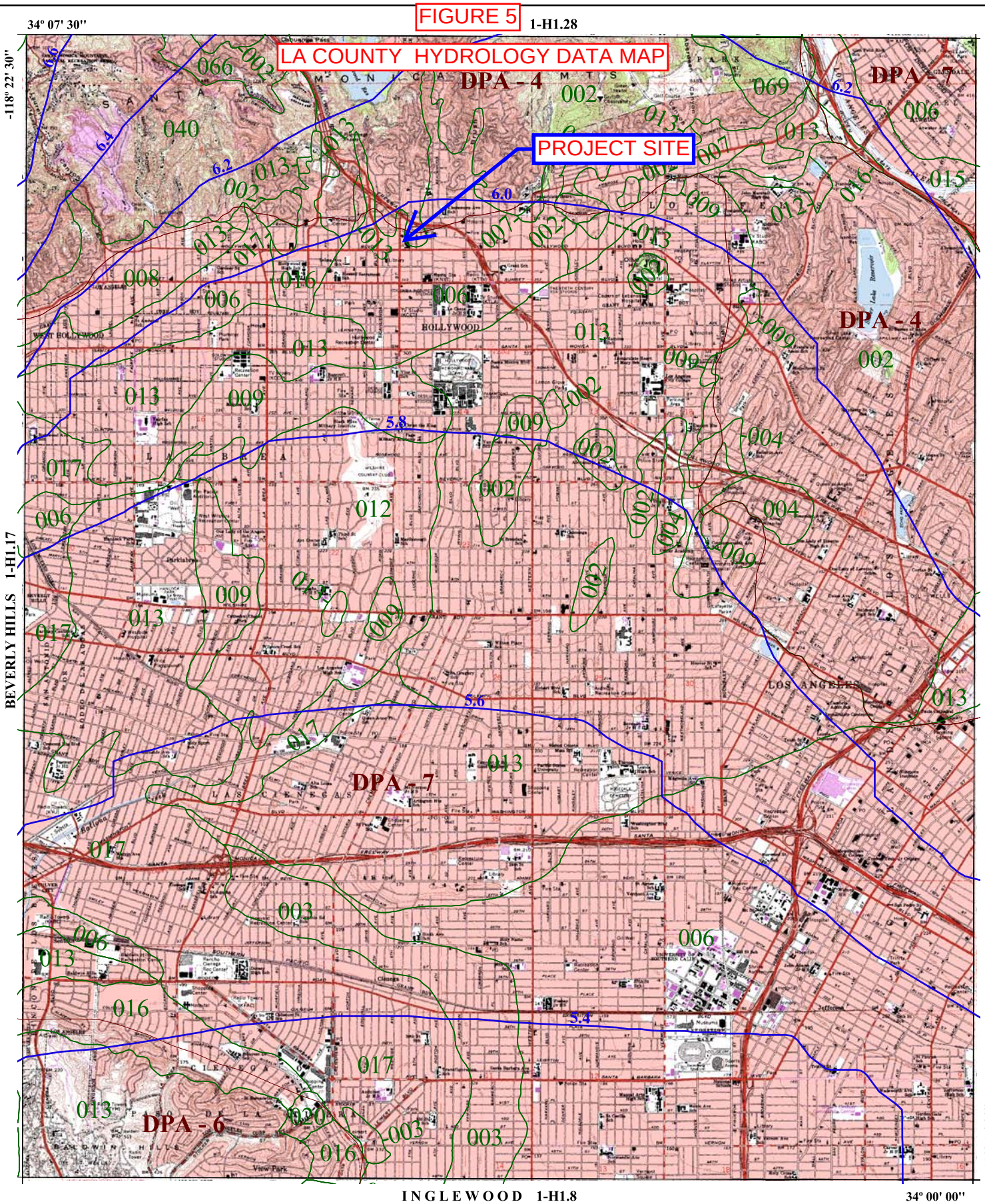


FIGURE 5



016 SOIL CLASSIFICATION AREA

7.2 INCHES OF RAINFALL

DPA - 6 DEBRIS POTENTIAL AREA

N W E S

1 0 1 2 Miles

25-YEAR 24-HOUR ISOHYET REDUCTION FACTOR: 0.878
10-YEAR 24-HOUR ISOHYET REDUCTION FACTOR: 0.714

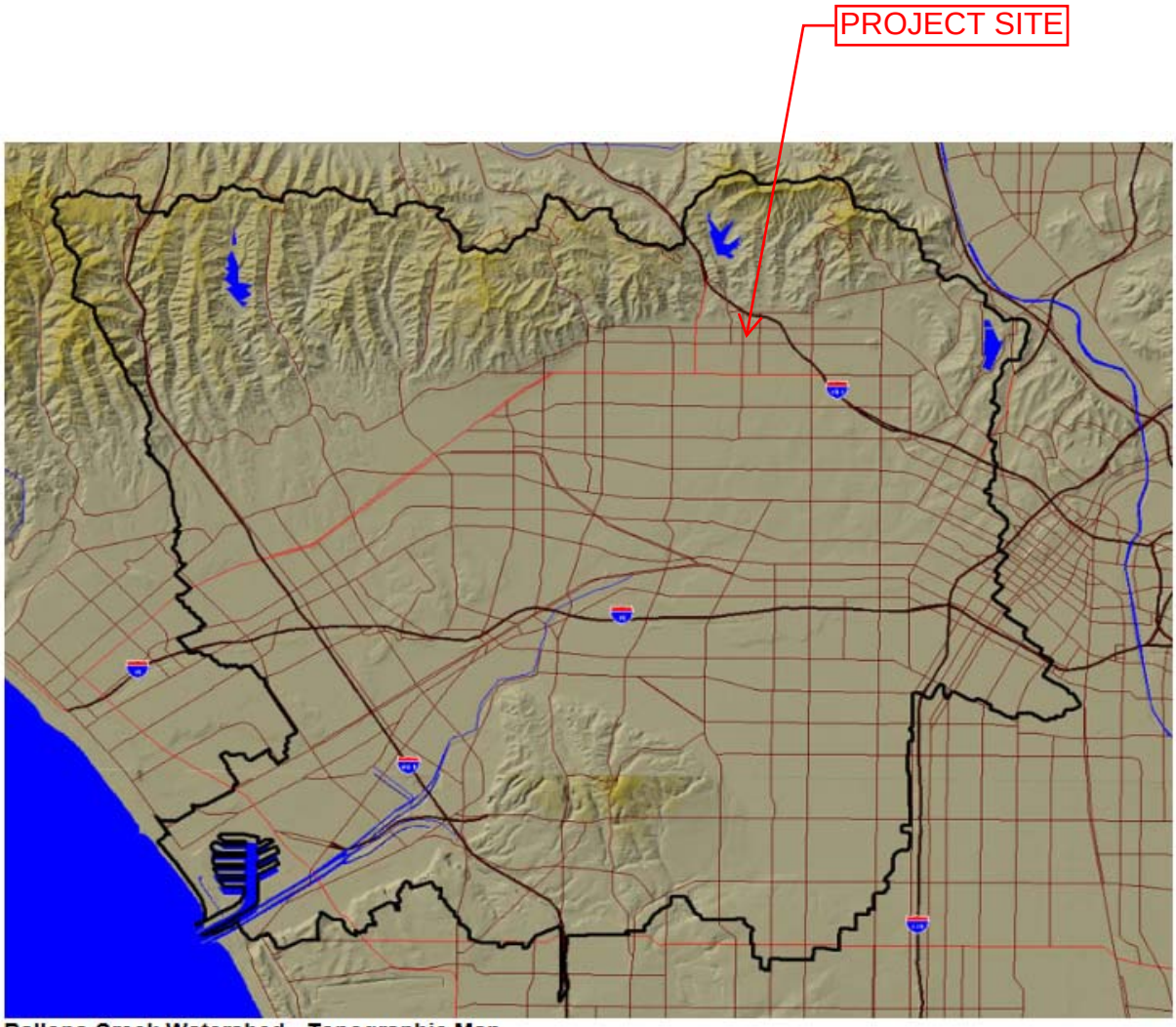
HOLLYWOOD
50-YEAR 24-HOUR ISOHYET

1-H1.18

LOS ANGELES COUNTY PUBLIC WORKS Public Service That Works

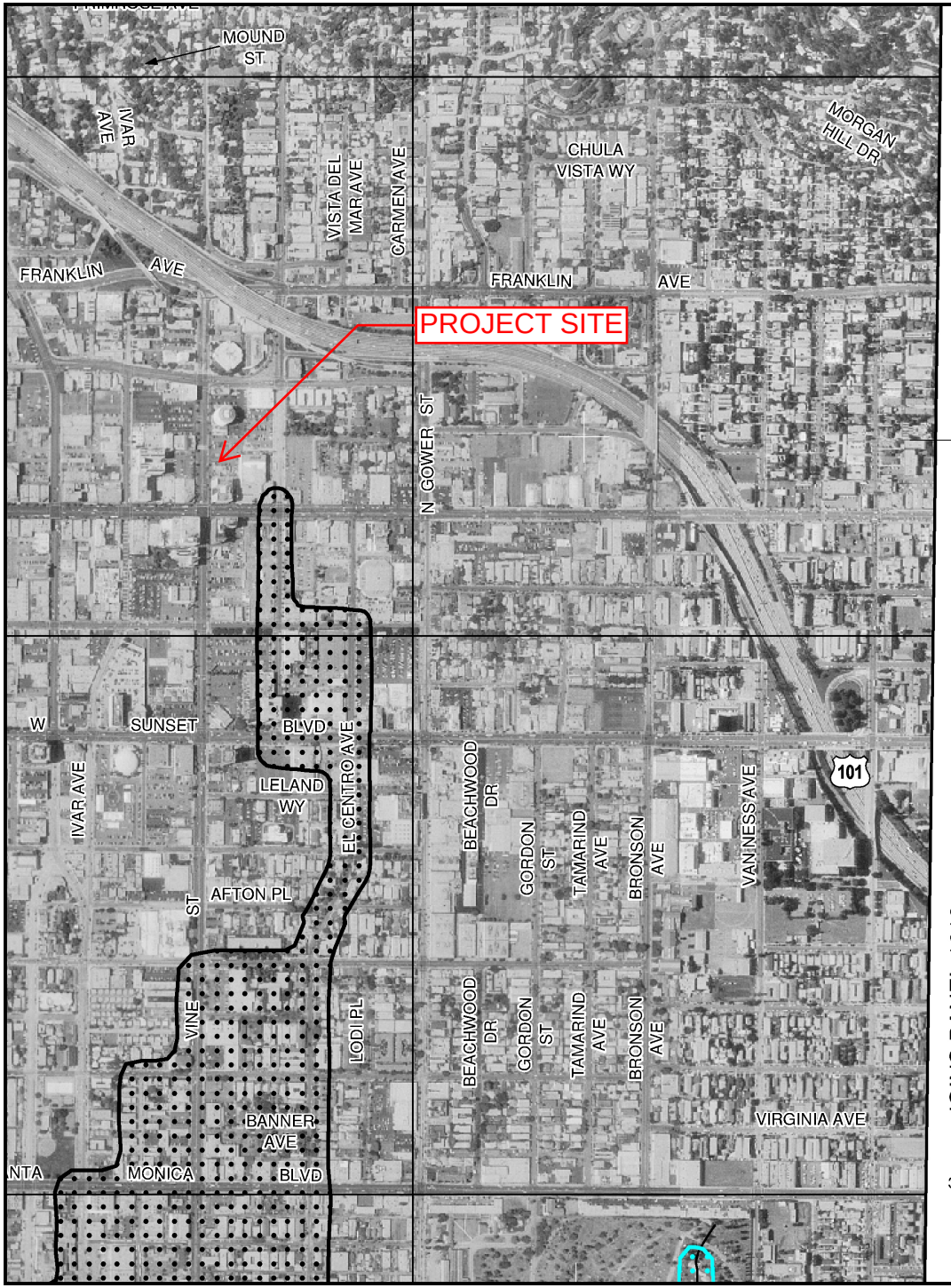
FIGURE 6

WATERSHED MAP



Ballona Creek Watershed - Topographic Map

FIGURE 7



d insurance is available in this community, contact your ional Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 1000'

500 0 1000 2000 FEET

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 1605F

FIRM

FLOOD INSURANCE RATE MAP

LOS ANGELES COUNTY, CALIFORNIA

AND INCORPORATED AREAS

PANEL 1605 OF 2350

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
LOS ANGELES COUNTY	065043	1605	F
BEVERLY HILLS, CITY OF	060655	1605	F
LOS ANGELES, CITY OF	060137	1605	F
WEST HOLLYWOOD, CITY OF	060720	1605	F

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

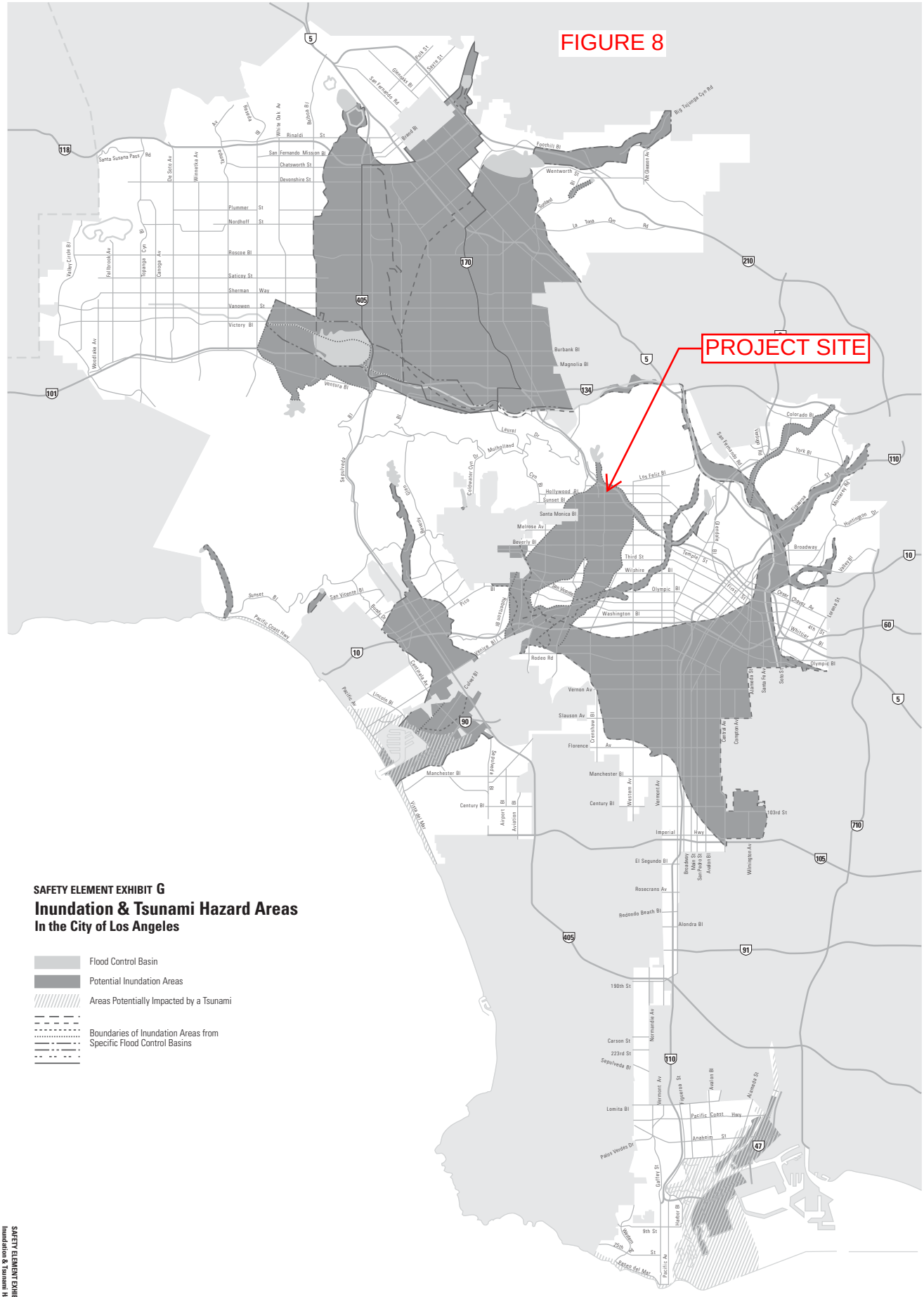
MAP NUMBER 06037C1605F

EFFECTIVE DATE SEPTEMBER 26, 2008

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

FIGURE 8



SAFETY ELEMENT EXHIBIT G

Inundation & Tsunami Hazard Areas
In the City of Los Angeles

- Flood Control Basin
- Potential Inundation Areas
- Areas Potentially Impacted by a Tsunami
- Boundaries of Inundation Areas from Specific Flood Control Basins

N

1 1/2 0 1 2 3 4 5 KILOMETERS

1 1/2 1/4 0 1 2 3 4 MILES

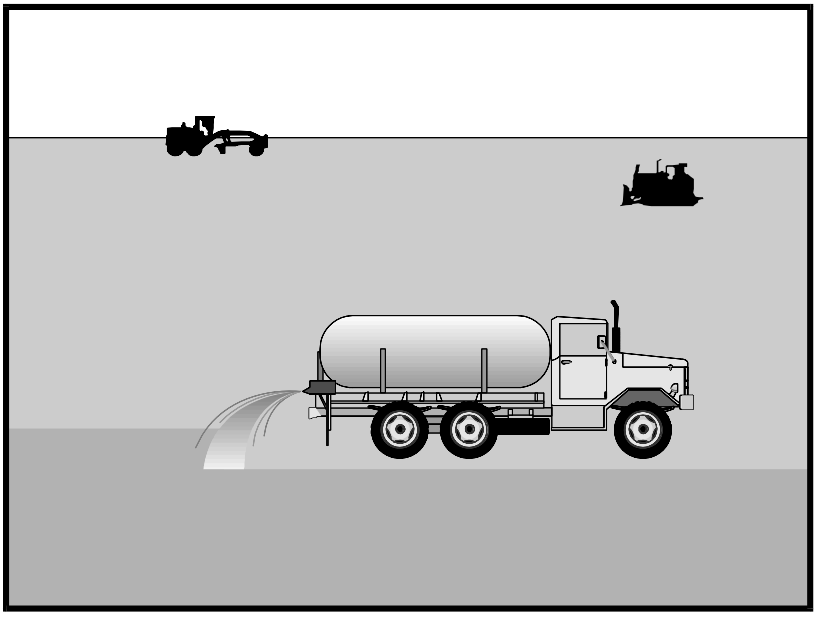
Sources: Environmental Impact Report, Framework Element, Los Angeles City General Plan, May 1995; Technical Appendix to the Safety Element of the Los Angeles County General Plan Hazard Reducation in Los Angeles County, Volume 2, Plate 6, "Flood and Inundation Hazards" January 1990; California Environmental Quality Act of 1970 (CEQA), Public Resources Code Section 21000 *et. seq.* with guidelines as amended, 1992; California Government Code Title 7 chapter 3, article 5 section 65302(g), as amended 1993.

Prepared by the General Plan Framework Section • City of Los Angeles Planning Department • Citywide Graphics • March, 1994 • Council File No. 89-2104

SAFETY ELEMENT EXHIBIT G
Inundation & Tsunami Hazard Areas

Soil Binders

EC-5



Categories

EC	Erosion Control	☑
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	☒
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

EC-3 Hydraulic Mulch
EC-4 Hydroseeding
EC-6 Straw Mulch
EC-7 Geotextiles and Mats
EC-8 Wood Mulching

Description and Purpose

Soil binding consists of application and maintenance of a soil stabilizer to exposed soil surfaces. Soil binders are materials applied to the soil surface to temporarily prevent water and wind induced erosion of exposed soils on construction sites.

Suitable Applications

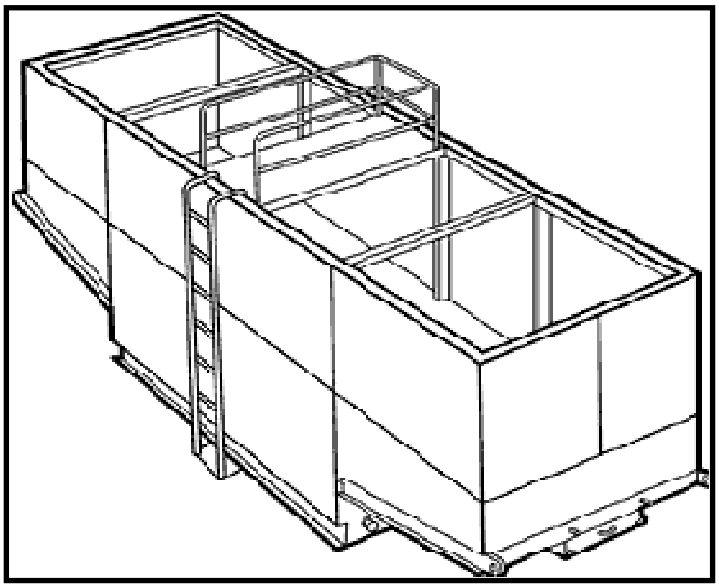
Soil binders are typically applied to disturbed areas requiring temporary protection. Because soil binders, when used as a stand-alone practice, can often be incorporated into the soil, they are a good alternative to mulches in areas where grading activities will soon resume. Soil binders are commonly used in the following areas:

- Rough graded soils that will be inactive for a short period of time
- Soil stockpiles
- Temporary haul roads prior to placement of crushed rock
- Compacted soil road base
- Construction staging, materials storage, and layout areas

Limitations

- Soil binders are temporary in nature and may need reapplication.

Dewatering Operations NS-2



Categories		
EC	Erosion Control	
SE	Sediment Control	☒
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☑
WM	Waste Management and Materials Pollution Control	

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Targeted Constituents	
Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	☑
Organics	

Potential Alternatives

SE-5: Fiber Roll

SE-6: Gravel Bag Berm

Description and Purpose

Dewatering operations are practices that manage the discharge of pollutants when non-stormwater and accumulated precipitation (stormwater) must be removed from a work location to proceed with construction work or to provide vector control.

The General Permit incorporates Numeric Effluent Limits (NEL) and Numeric Action Levels (NAL) for turbidity (see Section 2 of this handbook to determine your project's risk level and if you are subject to these requirements).

Discharges from dewatering operations can contain high levels of fine sediment that, if not properly treated, could lead to exceedences of the General Permit requirements.

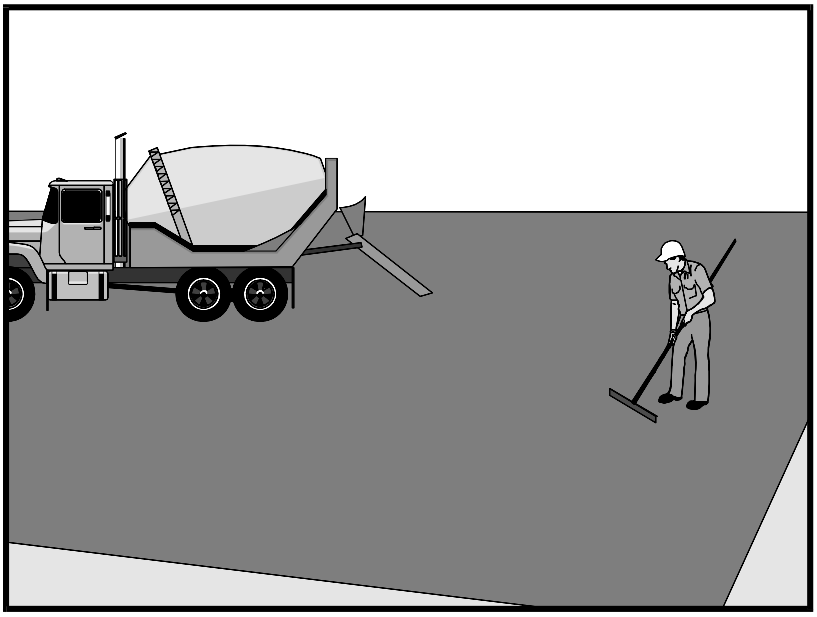
Suitable Applications

These practices are implemented for discharges of non-stormwater from construction sites. Non-stormwaters include, but are not limited to, groundwater, water from cofferdams, water diversions, and waters used during construction activities that must be removed from a work area to facilitate construction.

Practices identified in this section are also appropriate for implementation when managing the removal of accumulated precipitation (stormwater) from depressed areas at a construction site.

Stormwater mixed with non-stormwater should be managed as non-stormwater.

Paving and Grinding Operations NS-3



Categories		
EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☑
WM	Waste Management and Materials Pollution Control	☒

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Targeted Constituents	
Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	☑
Organics	

Potential Alternatives

None

Description and Purpose

Prevent or reduce the discharge of pollutants from paving operations, using measures to prevent runon and runoff pollution, properly disposing of wastes, and training employees and subcontractors.

The General Permit incorporates Numeric Effluent Limits (NEL) and Numeric Action Levels (NAL) for pH and turbidity (see Section 2 of this handbook to determine your project's risk level and if you are subject to these requirements).

Many types of construction materials associated with paving and grinding operations, including mortar, concrete, and cement and their associated wastes have basic chemical properties that can raise pH levels outside of the permitted range. Additional care should be taken when managing these materials to prevent them from coming into contact with stormwater flows, which could lead to exceedances of the General Permit requirements.

Suitable Applications

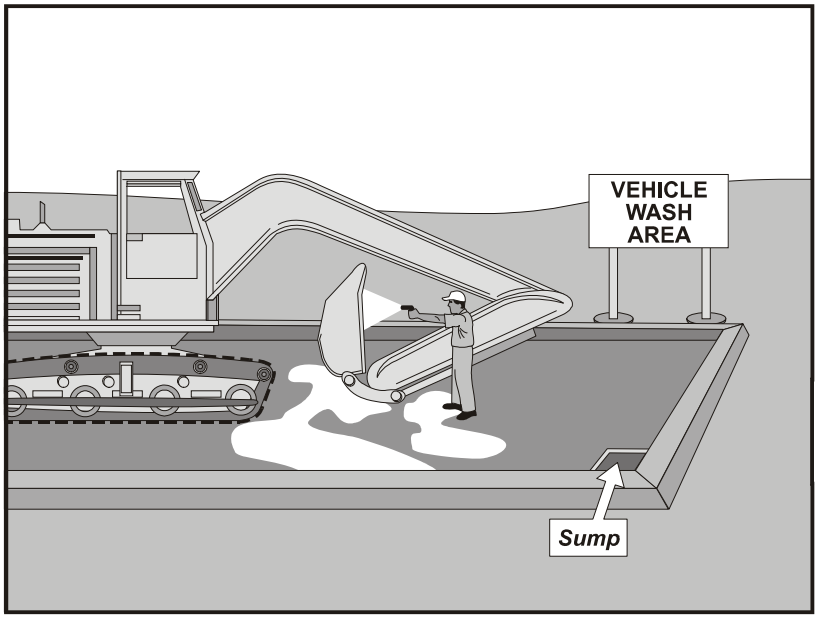
These procedures are implemented where paving, surfacing, resurfacing, or sawcutting, may pollute stormwater runoff or discharge to the storm drain system or watercourses.

Limitations

- Paving opportunities may be limited during wet weather.
- Discharges of freshly paved surfaces may raise pH to environmentally harmful levels and trigger permit violations.

CASQA
CALIFORNIA STORMWATER QUALITY ASSOCIATION

Vehicle and Equipment Cleaning NS-8



Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☑
WM	Waste Management and Materials Pollution Control	

Legend:

☑ **Primary Objective**

☒ **Secondary Objective**

Targeted Constituents

Sediment	☑
Nutrients	☑
Trash	
Metals	
Bacteria	
Oil and Grease	☑
Organics	☑

Potential Alternatives

None

Description and Purpose

Vehicle and equipment cleaning procedures and practices eliminate or reduce the discharge of pollutants to stormwater from vehicle and equipment cleaning operations. Procedures and practices include but are not limited to: using offsite facilities; washing in designated, contained areas only; eliminating discharges to the storm drain by infiltrating the wash water; and training employees and subcontractors in proper cleaning procedures.

Suitable Applications

These procedures are suitable on all construction sites where vehicle and equipment cleaning is performed.

Limitations

Even phosphate-free, biodegradable soaps have been shown to be toxic to fish before the soap degrades. Sending vehicles/equipment offsite should be done in conjunction with TC-1, Stabilized Construction Entrance/Exit.

Implementation

Other options to washing equipment onsite include contracting with either an offsite or mobile commercial washing business. These businesses may be better equipped to handle and dispose of the wash waters properly. Performing this work offsite can also be economical by eliminating the need for a separate washing operation onsite.

If washing operations are to take place onsite, then:

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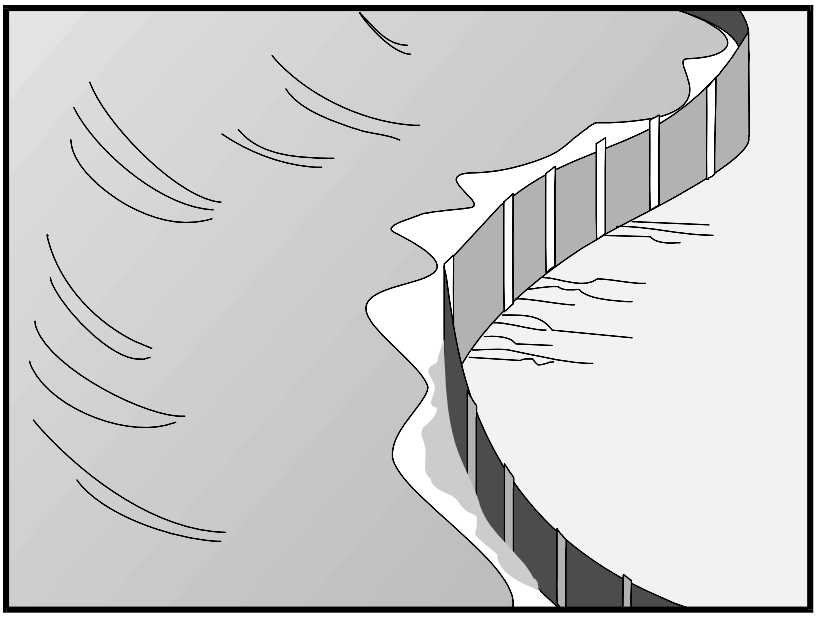
Silt Fence SE-1



Description and Purpose

A silt fence is made of a woven geotextile that has been entrenched, attached to supporting poles, and sometimes backed by a plastic or wire mesh for support. The silt fence detains sediment-laden water, promoting sedimentation behind the fence.

Suitable Applications

Silt fences are suitable for perimeter control, placed below areas where sheet flows discharge from the site. They could also be used as interior controls below disturbed areas where runoff may occur in the form of sheet and rill erosion and around inlets within disturbed areas (SE-10). Silt fences are generally ineffective in locations where the flow is concentrated and are only applicable for sheet or overland flows. Silt fences are most effective when used in combination with erosion controls. Suitable applications include:

- Along the perimeter of a project.
- Below the toe or down slope of exposed and erodible slopes.
- Along streams and channels.
- Around temporary spoil areas and stockpiles.
- Around inlets.
- Below other small cleared areas.

Categories

EC	Erosion Control	
SE	Sediment Control	☑
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:

☑ **Primary Category**

☒ **Secondary Category**

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

SE-5 Fiber Rolls

SE-6 Gravel Bag Berm

SE-8 Sandbag Barrier

SE-10 Storm Drain Inlet Protection

SE-14 Biofilter Bags

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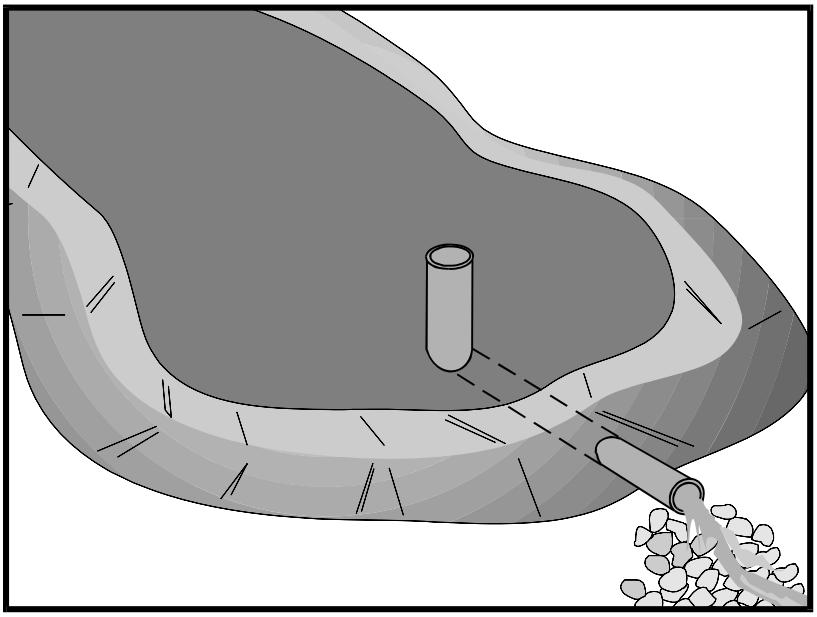
Sediment Basin SE-2



Description and Purpose

A sediment basin is a temporary basin formed by excavation or by constructing an embankment so that sediment-laden runoff is temporarily detained under quiescent conditions, allowing sediment to settle out before the runoff is discharged.

Sediment basin design guidance presented in this fact sheet is intended to provide options, methods, and techniques to optimize temporary sediment basin performance and basin sediment removal. Basin design guidance provided in this fact sheet is not intended to guarantee basin effluent compliance with numeric discharge limits (numeric action levels or numeric effluent limits for turbidity). Compliance with discharge limits requires a thoughtful approach to comprehensive BMP planning, implementation, and maintenance. Therefore, optimally designed and maintained sediment basins should be used in conjunction with a comprehensive system of BMPs that includes:

- Diverting runoff from undisturbed areas away from the basin
- Erosion control practices to minimize disturbed areas on-site
  and to provide temporary stabilization and interim sediment controls (e.g., stockpile perimeter control, check dams, perimeter controls around individual lots) to reduce the basin's influent sediment concentration.

At some sites, sediment basin design enhancements may be required to adequately remove sediment. Traditional

Categories

EC	Erosion Control	
SE	Sediment Control	☑
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:

☑ **Primary Category**

☒ **Secondary Category**

Targeted Constituents

Sediment	☑
Nutrients	
Trash	☑
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

SE-3 Sediment Trap (for smaller areas)

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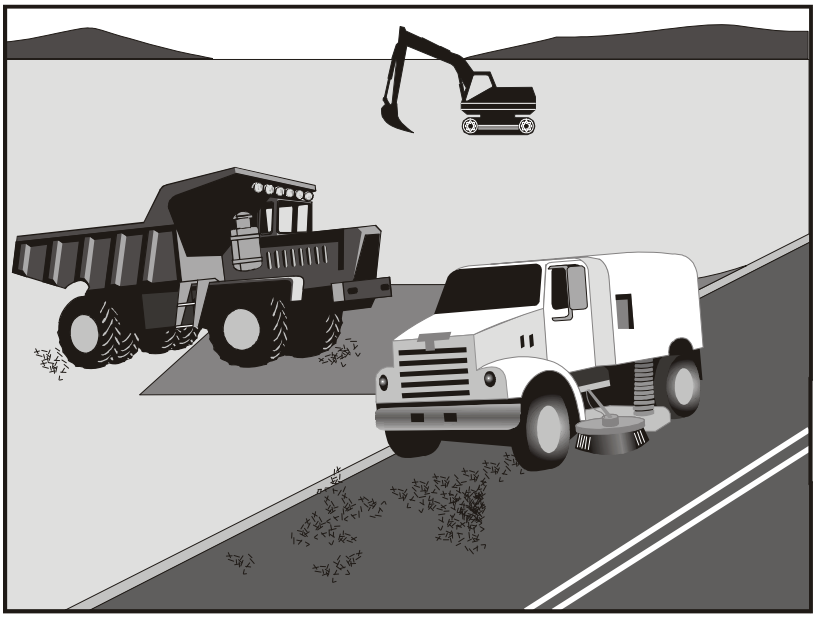
Street Sweeping and Vacuuming SE-7



Categories		
EC	Erosion Control	
SE	Sediment Control	☒
TC	Tracking Control	☑
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
☑ **Primary Objective**
☒ **Secondary Objective**

Targeted Constituents	
Sediment	☑
Nutrients	
Trash	☑
Metals	
Bacteria	
Oil and Grease	☑
Organics	

Potential Alternatives

None

Description and Purpose

Street sweeping and vacuuming includes use of self-propelled and walk-behind equipment to remove sediment from streets and roadways, and to clean paved surfaces in preparation for final paving. Sweeping and vacuuming prevents sediment from the project site from entering storm drains or receiving waters.

Suitable Applications

Sweeping and vacuuming are suitable anywhere sediment is tracked from the project site onto public or private paved streets and roads, typically at points of egress. Sweeping and vacuuming are also applicable during preparation of paved surfaces for final paving.

Limitations

Sweeping and vacuuming may not be effective when sediment is wet or when tracked soil is caked (caked soil may need to be scraped loose).

Implementation

- Controlling the number of points where vehicles can leave the site will allow sweeping and vacuuming efforts to be focused, and perhaps save money.
- Inspect potential sediment tracking locations daily.
- Visible sediment tracking should be swept or vacuumed on a daily basis.
- Do not use kick brooms or sweeper attachments. These tend to spread the dirt rather than remove it.

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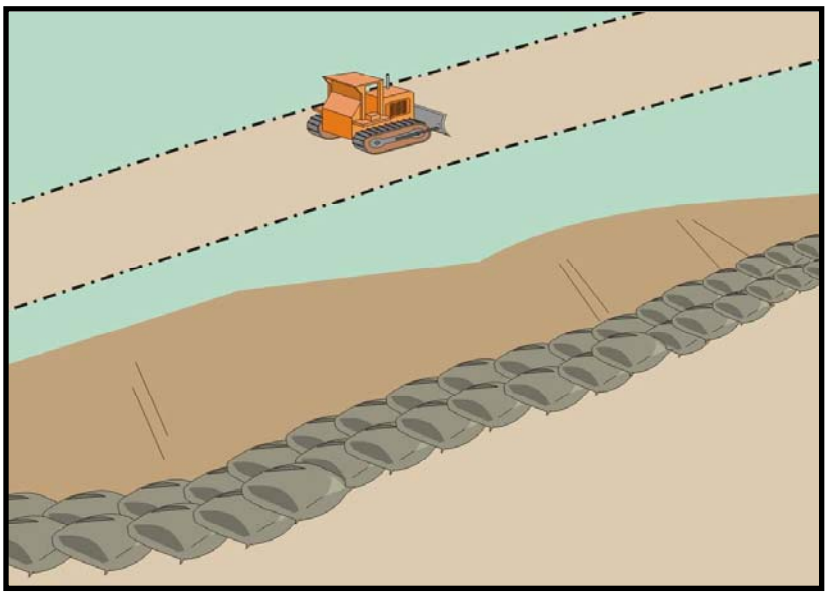
Sandbag Barrier SE-8



Categories		
EC	Erosion Control	☒
SE	Sediment Control	☑
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Description and Purpose

A sandbag barrier is a series of sand-filled bags placed on a level contour to intercept or to divert sheet flows. Sandbag barriers placed on a level contour pond sheet flow runoff, allowing sediment to settle out.

Suitable Applications

Sandbag barriers may be suitable:

- As a linear sediment control measure:
  - Below the toe of slopes and erodible slopes.
  - As sediment traps at culvert/pipe outlets.
  - Below other small cleared areas.
  - Along the perimeter of a site.
  - Down slope of exposed soil areas.
  - Around temporary stockpiles and spoil areas.
  - Parallel to a roadway to keep sediment off paved areas.
  - Along streams and channels.
- As linear erosion control measure:
  - Along the face and at grade breaks of exposed and erodible slopes to shorten slope length and spread runoff as sheet flow.

Targeted Constituents	
Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives
SE-1 Silt Fence
SE-5 Fiber Rolls
SE-6 Gravel Bag Berm
SE-14 Biofilter Bags

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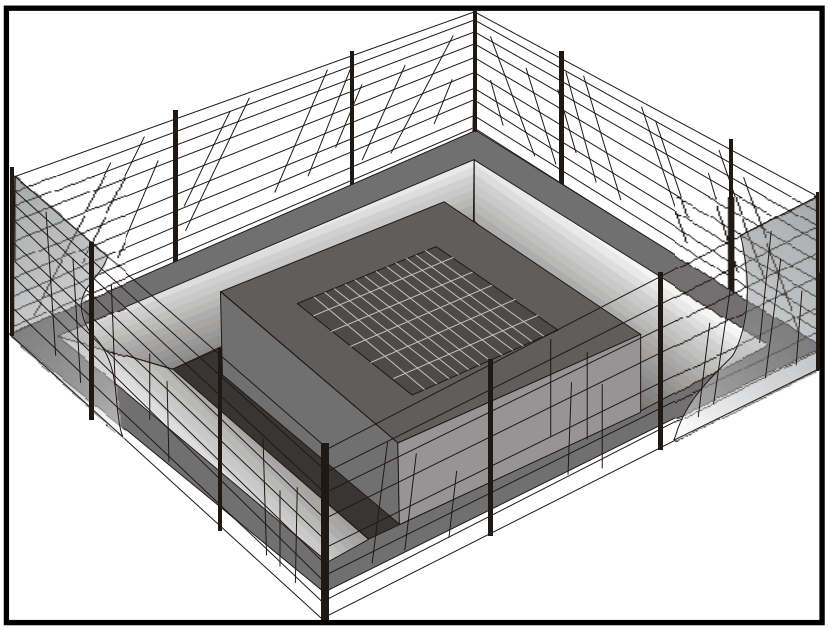
Storm Drain Inlet Protection SE-10



Categories

EC	Erosion Control	
SE	Sediment Control	☑
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:

☑ **Primary Category**

☒ **Secondary Category**

Targeted Constituents

Sediment	☑
Nutrients	
Trash	☒
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

SE-1 Silt Fence

SE-5 Fiber Rolls

SE-6 Gravel Bag Berm

SE-8 Sandbag Barrier

SE-14 Biofilter Bags

Description and Purpose

Storm drain inlet protection consists of a sediment filter or an impounding area in, around or upstream of a storm drain, drop inlet, or curb inlet. Storm drain inlet protection measures temporarily pond runoff before it enters the storm drain, allowing sediment to settle. Some filter configurations also remove sediment by filtering, but usually the ponding action results in the greatest sediment reduction. Temporary geotextile storm drain inserts attach underneath storm drain grates to capture and filter storm water.

Suitable Applications

Every storm drain inlet receiving runoff from unstabilized or otherwise active work areas should be protected. Inlet protection should be used in conjunction with other erosion and sediment controls to prevent sediment-laden stormwater and non-stormwater discharges from entering the storm drain system.

Limitations

- Drainage area should not exceed 1 acre.
- In general straw bales should not be used as inlet protection.
- Requires an adequate area for water to pond without encroaching into portions of the roadway subject to traffic.

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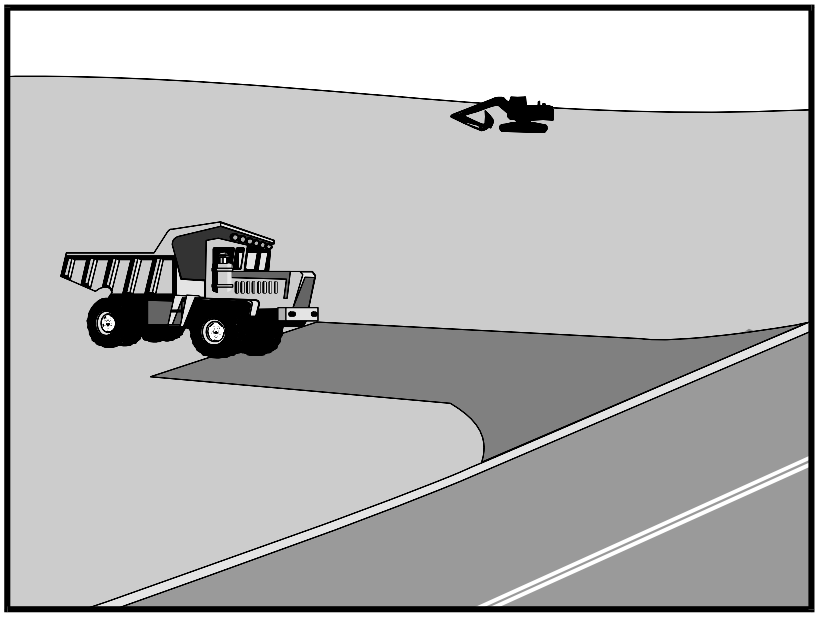
Stabilized Construction Entrance/Exit TC-1



Categories		
EC	Erosion Control	☒
SE	Sediment Control	☒
TC	Tracking Control	☑
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
☑ **Primary Objective**
☒ **Secondary Objective**

Description and Purpose

A stabilized construction access is defined by a point of entrance/exit to a construction site that is stabilized to reduce the tracking of mud and dirt onto public roads by construction vehicles.

Suitable Applications

Use at construction sites:

- Where dirt or mud can be tracked onto public roads.
- Adjacent to water bodies.
- Where poor soils are encountered.
- Where dust is a problem during dry weather conditions.

Limitations

- Entrances and exits require periodic top dressing with additional stones.
- This BMP should be used in conjunction with street sweeping on adjacent public right of way.
- Entrances and exits should be constructed on level ground only.
- Stabilized construction entrances are rather expensive to construct and when a wash rack is included, a sediment trap of some kind must also be provided to collect wash water

Targeted Constituents	
Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

None

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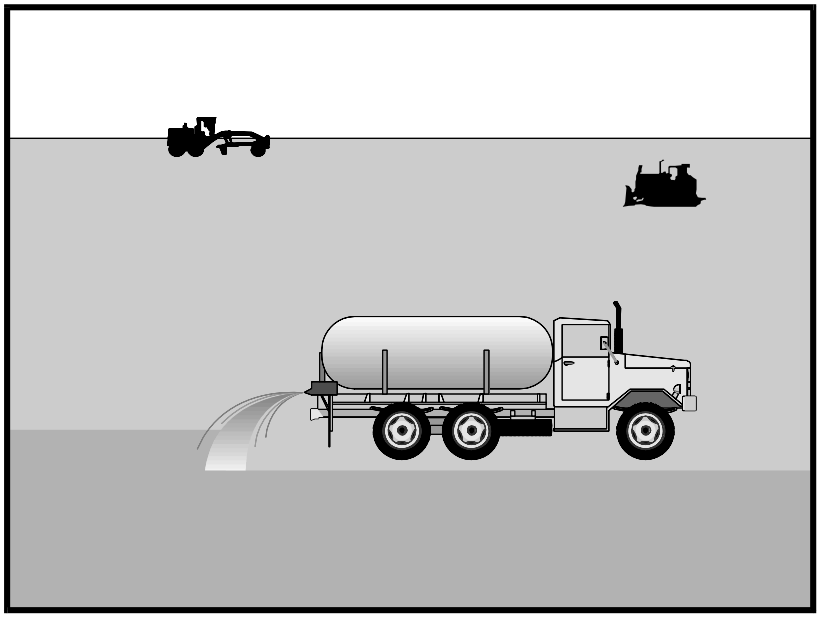
CALIFORNIA STORMWATER QUALITY ASSOCIATION

Wind Erosion Control WE-1



Categories		
EC	Erosion Control	
SE	Sediment Control	☒
TC	Tracking Control	
WE	Wind Erosion Control	☑
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Targeted Constituents	
Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

EC-5 Soil Binders

Description and Purpose

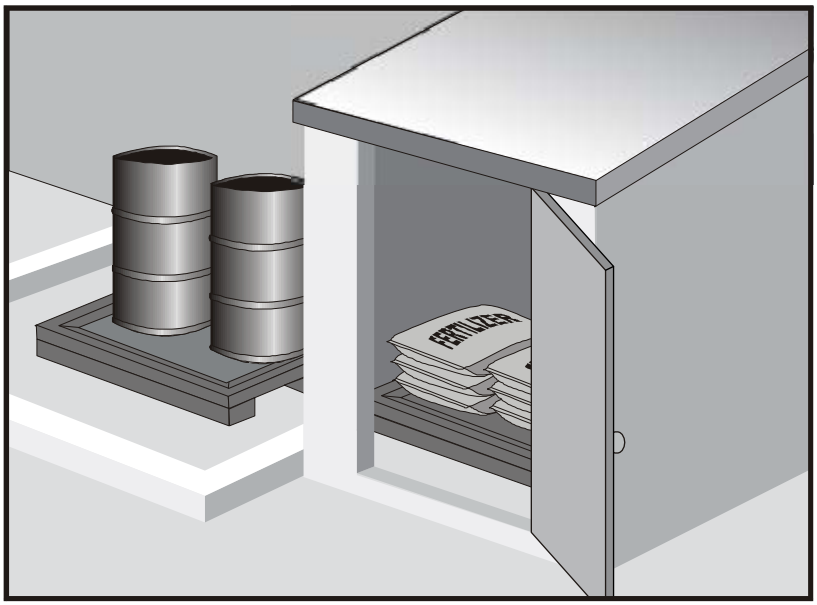
Wind erosion or dust control consists of applying water or other chemical dust suppressants as necessary to prevent or alleviate dust nuisance generated by construction activities. Covering small stockpiles or areas is an alternative to applying water or other dust palliatives.

California's Mediterranean climate, with a short "wet" season and a typically long, hot "dry" season, allows the soils to thoroughly dry out. During the dry season, construction activities are at their peak, and disturbed and exposed areas are increasingly subject to wind erosion, sediment tracking and dust generated by construction equipment. Site conditions and climate can make dust control more of an erosion problem than water based erosion. Additionally, many local agencies, including Air Quality Management Districts, require dust control and/or dust control permits in order to comply with local nuisance laws, opacity laws (visibility impairment) and the requirements of the Clean Air Act. Wind erosion control is required to be implemented at all construction sites greater than 1 acre by the General Permit.

Suitable Applications

Most BMPs that provide protection against water-based erosion will also protect against wind-based erosion and dust control requirements required by other agencies will generally meet wind erosion control requirements for water quality protection. Wind erosion control BMPs are suitable during the following construction activities:

Material Delivery and Storage WM-1



Categories		
EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Targeted Constituents	
Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	☑

Potential Alternatives

None

Description and Purpose

Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

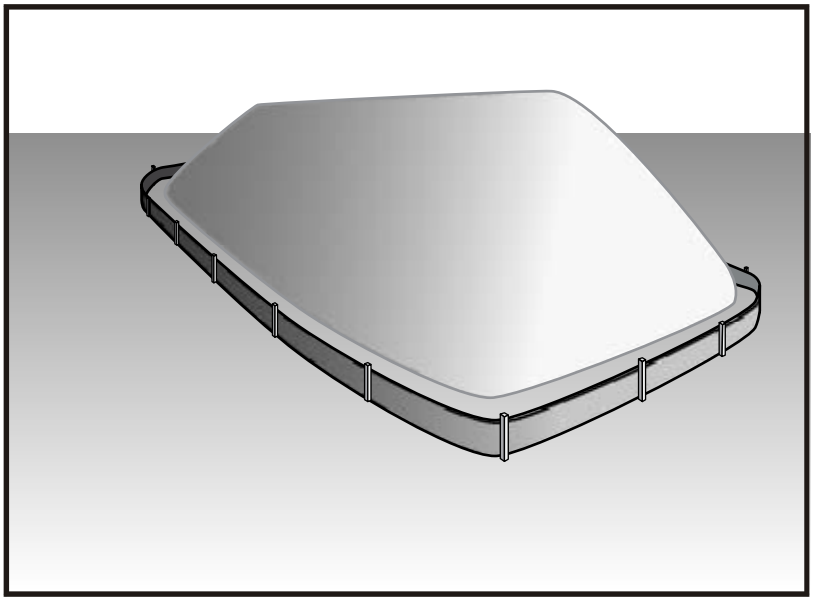
This best management practice covers only material delivery and storage. For other information on materials, see WM-2, Material Use, or WM-4, Spill Prevention and Control. For information on wastes, see the waste management BMPs in this section.

Suitable Applications

These procedures are suitable for use at all construction sites with delivery and storage of the following materials:

- Soil stabilizers and binders
- Pesticides and herbicides
- Fertilizers
- Detergents
- Plaster
- Petroleum products such as fuel, oil, and grease

Stockpile Management WM-3



Categories		
EC	Erosion Control	
SE	Sediment Control	☒
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☒
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Targeted Constituents	
Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	☑

Potential Alternatives

None

Description and Purpose

Stockpile management procedures and practices are designed to reduce or eliminate air and stormwater pollution from stockpiles of soil, soil amendments, sand, paving materials such as portland cement concrete (PCC) rubble, asphalt concrete (AC), asphalt concrete rubble, aggregate base, aggregate sub base or pre-mixed aggregate, asphalt minder (so called "cold mix" asphalt), and pressure treated wood.

Suitable Applications

Implement in all projects that stockpile soil and other loose materials.

Limitations

- Plastic sheeting as a stockpile protection is temporary and hard to manage in windy conditions. Where plastic is used, consider use of plastic tarps with nylon reinforcement which may be more durable than standard sheeting.
- Plastic sheeting can increase runoff volume due to lack of infiltration and potentially cause perimeter control failure.
- Plastic sheeting breaks down faster in sunlight.
- The use of Plastic materials and photodegradable plastics should be avoided.

Implementation

Protection of stockpiles is a year-round requirement. To properly manage stockpiles:

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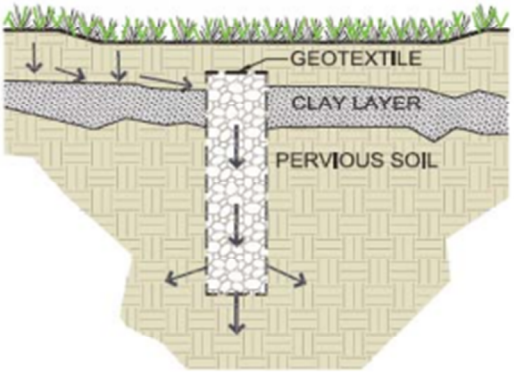
EXHIBIT 2
TYPICAL LID BMPs

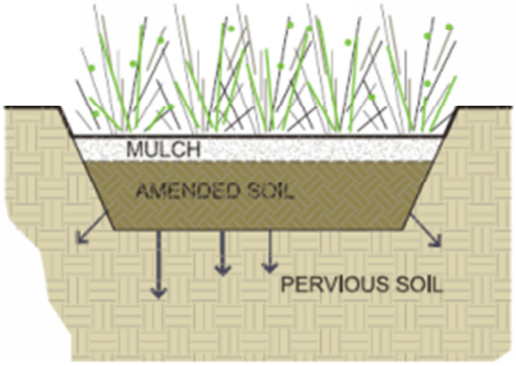
Dry Wells

A dry well is defined as an excavated, bored, drilled, or driven shaft or hole whose depth is greater than its width. Drywells are similar to infiltration trenches in their design and function, as they are designed to temporarily store and infiltrate runoff, primarily from rooftops or other impervious areas with low pollutant loading. A dry well may be either a drilled borehole filled with aggregate or a prefabricated storage chamber or pipe segment.



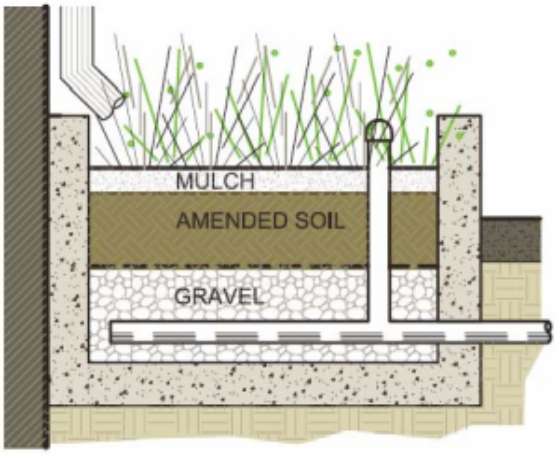
Bioretention

Bioretention stormwater treatment facilities are landscaped shallow depressions that capture and filter stormwater runoff. These facilities function as a soil and plant-based filtration device that removes pollutants through a variety of physical, biological, and chemical treatment processes. The facilities normally consist of a ponding area, mulch layer, planting soils, plantings, and, optionally, a subsurface gravel reservoir layer.



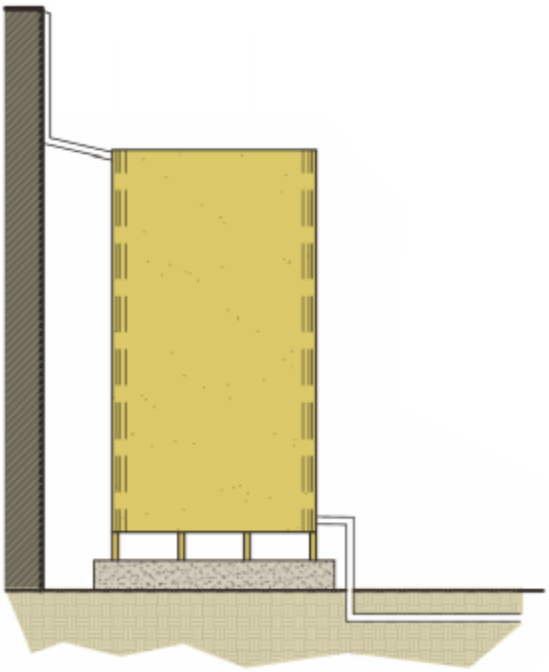
Planter Boxes

Planter boxes are bioretention treatment control measures that are completely contained within an impermeable structure with an underdrain (they do not infiltrate). They are similar to bioretention facilities with underdrains except they are situated at or above ground and are bound by impermeable walls. Planter boxes may be placed adjacent to or near buildings, other structures, or sidewalks.



4.5 CAPTURE AND USE BMPS

Capture and Use refers to a specific type of BMP that operates by capturing stormwater runoff and holding it for efficient use at a later time. On a commercial or industrial scale, capture and use BMPs are typically synonomous with cisterns, which can be implemented both above and below ground. Cisterns are sized to store a specified volume of water with no surface discharge until this volume is exceeded. The primary use of captured runoff is for subsurface drip irrigation purposes. The temporary storage of roof runoff reduces the runoff volume from a property and may reduce the peak runoff velocity for small, frequently occurring storms. In addition, by reducing the amount of stormwater runoff that flows overland into a stormwater conveyance system, less pollutants are transported through the conveyance system into local streams and the ocean. The onsite use of the harvested water for non-potable domestic purposes conserves City-supplied potable water and, where directed to unpaved surfaces, can recharge groundwater in local aquifers.



Cistern Example

Appendix IS-4

Utility Infrastructure Technical Report—Wastewater

6080 Center Dr, Suite 700 Los Angeles, CA 90045 310.665.2800 kpff.com

1718 VINE STREET PROJECT
UTILITY INFRASTRUCTURE TECHNICAL REPORT: WASTEWATER
AUGUST 10, 2016

PREPARED BY:

KPFF Consulting Engineers

6080 Center Drive, Suite 700

Los Angeles, CA 90045

(310) 665-2800

Table of Contents

Appendix

1. INTRODUCTION

1.1. PROJECT DESCRIPTION

citizenM LA Hollywood Properties, LLC (Applicant) proposes to develop a mixed-use project that would include approximately 73,440 square feet of hotel, restaurant/bar, and guest amenity uses in a 14-story, 183-foot tall high-rise building, with 75 required parking spaces in three subterranean levels, and 128 bicycle parking spaces (Project) on a 0.28-acre site located at 1718 Vine Street (Project Site) in the Hollywood Community of the City of Los Angeles (City). These improvements would replace an existing 6,393 square foot brick/stucco building currently occupied by restaurant, bar, and nightclub uses, as well as the paved surface parking lot on the Project Site.

1.2. SCOPE OF WORK

As a part of the Environmental Impact Report for the Project, the purpose of this report is to analyze the potential impact of the Project to the City's wastewater infrastructure systems.

2. REGULATORY FRAMEWORK

The City of Los Angeles has one of the largest sewer systems in the world including more than 6,600 miles of sewers serving a population of more than four million. The Los Angeles sewer system is comprised of three smaller systems: Hyperion Sanitary Sewer System, Terminal Island Water Reclamation Plant Sanitary Sewer System, and Regional Sanitary Sewer System.

The Project Site lies within the Hyperion Service Area served by the Hyperion Sanitary Sewer System. In February 2015, a Sewer System management Plan (SSMP) was prepared for the Hyperion Sanitary Sewer System pursuant to the State Water Control Board's (SWRCB) May 2, 2006 Statewide General Waste Discharge Requirements (WDRs)[1].

Sewer permit allocation for projects that discharge into the Hyperion Treatment Plant is regulated by Ordinance No. 166,060 adopted by the City in 1990. This Ordinance established an additional annual allotment of 5.0 million gallons per day, of which 34.5 percent (1.725 million gallons per day) is allocated for priority projects, 8 percent (0.4 million gallons per day) for public benefit projects, and 57.5 percent (2.875 million gallons per day) for non-priority projects (of which 65 percent is for residential projects and 35 percent for non-residential projects).

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[1] City of Los Angeles Department of Public Works, Bureau of Sanitation, Sewer System Management Plan Hyperion Sanitary Sewer System, February 2015.

The City of Los Angeles Municipal Code (LAMC) includes regulations that allow the City to assure available sewer capacity for new projects and require fees for improvements to the infrastructure system. LAMC Section 64.15 requires that the City perform a Sewer Capacity Availability Request (SCAR) analysis when any person seeks a sewer permit to connect a property to the City's sewer collection system, proposes additional discharge through their existing public sewer connection, or proposes a future sewer connection or future development that is anticipated to generate 10,000 gallons or more of sewage per day. A SCAR is an analysis of the existing sewer collection system to determine if there is adequate capacity existing in the sewer collection system to safely convey the newly generated sewage to the appropriate sewage treatment plant.

LAMC Section 64.11.2 requires the payment of fees for new connections to the sewer system to assure the sufficiency of sewer infrastructure. New connections to the sewer system are assessed a Sewerage Facilities Charge. The rate structure for the Sewerage Facilities Charge is based upon wastewater flow strength, as well as volume. The determination of wastewater strength for each applicable project is based on City guidelines for the average wastewater concentrations of two parameters (biological oxygen demand and suspended solids) for each type of land use. Fees paid to the Sewerage Facilities Charge fees are deposited in the City's Sewer Construction and Maintenance Fund for sewer and sewage-related purposes, including but not limited to industrial waste control and water reclamation purposes.

In addition, the City establishes design criteria for sewer systems to assure that new infrastructure provides sewer capacity and operating characteristics to meet City Standards (Bureau of Engineering Special Order No. SO06-0691). Per Special Order, laterals sewers, which are sewers 18 inches or less in diameter, must be designed for a planning period of 100 years. The Special Order also requires that sewers be designed so that the peak dry weather flow depth during their planning period shall not exceed one-half the pipe diameter.[2]

In 2006 the City approved the Integrated Resources Plan, which incorporates a Wastewater Facilities Plan.[3] The Integrated Resources Program was developed to meet future wastewater needs of more than 4.3 million residents expected to live within the City by 2020. In order to meet future demands posed by increased wastewater generation, the City has chosen to expand its current overall treatment capacity, while maximizing the potential to reuse recycled water through irrigation, and other approved uses.

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[2] http://www.environmentla.org/programs/thresholds/M-Public%20Utilities.pdf.

[3] City of Los Angeles, Department of Public Works, LA Sewers Website, Integrated Resources Plan Facilities Plan, Summary Report, December 2006.

3. EXISTING CONDITION

The Project Site is currently occupied by a 6,393 sq. ft. two-story brick/stucco building occupied by restaurant, bar, and nightclub uses, as well as surrounding hardscape surfaces.

Sanitary sewer service to the Project Site from the surrounding streets is provided by the Bureau of Sanitation (BOS). Based on available record data provided by the City, there is an 8-inch vitrified clay pipe (VCP) sewer line in Vine Street flowing south. Based upon the City of LA Bureau of Engineering's online Navigate LA database, the capacity of this line is 0.77 cubic feet per second (cfs) (413,997 gallons per day (gpd). Available records indicate that Vine Street has one (1) sewer wye and lateral allocated to the Project Site.

Wastewater generation estimates have been prepared based on the City of LA Bureau of Sanitation sewerage generation factors for commercial categories, and are summarized in Table 1 below.

Table 1 – Estimated Existing Wastewater Generation

Land Use	Units	Generation Rate (gpd/unit)[(a)]	Total Sewage Generation (gpd)
Existing			
Restaurant	6,393 sf	(30/15 sf) [(b)]	12,786
		Subtotal Existing	**12,786**

[(a)] The average daily flow based on 100% of City of Los Angeles sewerage generation factors.
[(b)] Assumed 15 sf per person to estimate existing seat count.[4]

4. SIGNIFICANCE THRESHOLDS

Appendix G of the CEQA Guidelines provides a set of sample questions that address impacts with regard to wastewater. These questions are as follows:

Would the project:

- Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
- Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

[4] International Code Council. (2014). 2015 International Building Code, Section 1004.1.2. Country Club Hills. ICC.

- Result in a determination by the wastewater treatment provider, which serves or may serve the project, that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

In the context of the above questions from the CEQA Guidelines, the *L.A. CEQA Thresholds Guide* states that a project would normally have a significant wastewater impact if:

- The project would cause a measureable increase in wastewater flows at a point where, and a time when, a sewer's capacity is already constrained or that would cause a sewer's capacity to become constrained; or

- The project's additional wastewater flows would substantially or incrementally exceed the future scheduled capacity of any one treatment plant by generating flows greater than those anticipated in the Wastewater Facilities Plan or General Plan and its elements.

These thresholds are applicable to the Project and as such are used to determine if the Project would have significant wastewater impacts.

5. METHODOLOGY

The methodology for determining the significance of a project as it relates to a project's impact on wastewater collection and treatment infrastructure is based on the *L.A. CEQA Thresholds Guide*. This methodology involves a review of the project's environmental setting, project impacts, cumulative impacts, and mitigation measures (if required). The following has been considered as part of the determination for this Project:

Environmental Setting

- Location of the Project and appropriate points of connection to the wastewater collection system on the pertinent Wye Map;

- Description of the existing wastewater system which would serve the Project, including its capacity and current flows.

- Summary of adopted wastewater-related plans and policies that are relevant to the Project area.

Project Impacts

- Evaluate the Project wastewater needs (anticipated daily average wastewater flow), taking into account design or operational features that would reduce or offset service impacts;

- Compare the Project's wastewater needs to the appropriate sewer's capacity and/or the wastewater flows anticipated in the Wastewater Facilities Plan or General Plan.

This report analyzes the potential impacts of the Project on the existing public sewer infrastructure by comparing the estimated Project wastewater generation with the calculated available capacity of the existing facilities.

Pursuant to LAMC Section 64.15 BOS Wastewater Engineering Division made a preliminary analysis of the local and regional sewer conditions to determine if available wastewater conveyance and treatment capacity exists for future development of the Project Site. BOS's approach consisted of the study of a worst-case scenario envisioning peak demands from the relevant facilities occurring simultaneously on the wastewater system. A combination of flow gauging data and computed results from the City's hydrodynamic model were used to project current and future impacts due to additional sewer discharge. The data used in this report are based on the findings of the BOS preliminary analysis. Refer to Exhibit 1 for the SCAR prepared for the Project, which contains the results of the BOS preliminary analysis.

6. PROJECT IMPACTS

6.1. CONSTRUCTION

Construction activities for the Project would result in a temporary decrease in wastewater generation as a result of the cessation of the existing restaurant, bar, and nightclub uses at the Project Site. Wastewater generation would occur incrementally throughout construction of the Project as a result of construction workers on-site. However, such use would be temporary and nominal when compared with the wastewater generated by the Project. In addition, construction workers would typically utilize portable restrooms, which would not contribute to wastewater flows to the City's wastewater system. Thus wastewater generation from Project construction activities is not anticipated to cause a measurable increase in wastewater flows. Therefore, Project impacts associated with construction-period wastewater generation would be less than significant.

The Project will require construction of new on-site infrastructure to serve the new building, and potential upgrade and/or relocation of existing infrastructure. Construction impacts associated with wastewater infrastructure would primarily be confined to trenching for miscellaneous utility lines and connections to public infrastructure. Installation of wastewater infrastructure will be limited to on-site wastewater distribution, and minor off-site work associated with connections to the public main. Although no upgrades to the public main are anticipated, minor off-site work is required in order to connect to the public main. Therefore, as part of the Project, a construction management plan would be implemented to reduce any temporary pedestrian and traffic impacts during construction, including maintaining two lanes of travel and ensuring safe pedestrian access and adequate emergency vehicle access. Overall, when considering impacts resulting from the installation of any required wastewater infrastructure, all impacts are of a relatively short-term duration (i.e., months) and would cease to occur once the installation is complete. Therefore, Project impacts on wastewater associated with construction activities would be less than significant.

6.2. OPERATION

In accordance with the *L.A. CEQA Thresholds Guide*, the base estimated sewer flows were based on the sewer generation factors for the Project's uses. Based on the type of use and generation factors, the Project will generate approximately 30,076 gallons per day (gpd) of wastewater. Wastewater generation estimates have been prepared based on the City of LA Bureau of Sanitation sewerage generation factors for commercial categories, and are summarized in Table 2 below.

Table 2 – Estimated Proposed Wastewater Generation

Land Use	Units	Generation Rate (gpd/unit)[(a)]	Total Sewage Generation (gpd)
Existing			
Restaurant	6,393 sf	(30/15 sf)[(b)]	12,786
		Subtotal Existing	**12,786**
Proposed			
Hotel	216 Room	120/Room	25,920
Bar	2,857 sf	720/1000 sf	2,057
Gymnasium	921 sf	200/1000 sf	184
Office Building	3,942 sf	120/1000 sf	473
Lobby of Retail Area	2,711 sf	50/1000 sf	136
Restaurant	4,354 sf	300/1000 sf[(c)]	1,306
		Subtotal Proposed	**30,076**
		Net Increase	**17,290**

[(a)] The average daily flow based on 100% of City of Los Angeles sewerage generation factors.
[(b)] Assumed 15 sf per person to estimate existing seat count.[6]
[(c)] Restaurant: Take Out sewerage generation factor was selected due to limited food preparation on Project Site.

A SCAR was submitted to see whether the existing public infrastructure can accommodate the Project. The Bureau of Sanitation has analyzed the Project demands in conjunction with existing conditions and forecasted growth, and has approved the Project to discharge up to 30,076 gpd of wastewater to the 8-inch sewer main in Vine Street. Therefore, impacts on wastewater would be less than significant. See Exhibit 1 for the approved SCAR.

[6] International Code Council. (2014). 2015 International Building Code, Section 1004.1.2. Country Club Hills. ICC.

As further discussed below, the existing design capacity of the Hyperion Service Area is approximately 550 million gallons per day (consisting of 450 mgd at the Hyperion Treatment Plant, 80 mgd at the Donald C. Tillman Water Reclamation Plant, Reclamation Plant, and 20 mgd at the Los Angeles–Glendale Water Reclamation Plant).[8] The Project's proposed wastewater generation is approximately 0.030 mgd. This is equal to far less than one percent of the Hyperion Treatment Plant's capacity where the Project's wastewater would be treated. Consequently, impacts on wastewater treatment capacity are less than significant.

As stated above, the existing capacity of the 8-inch sewer line in Vine Street is approximately 0.77 cfs (413,997 gpd). The Project's net increase in sewage generation is approximately 17,290 gpd. This represents less than 5% of the pipe's capacity. Due to this fact, and the approved SCAR, impacts on wastewater infrastructure would be less than significant.

6.3. CUMULATIVE IMPACTS

The Proposed Project will result in the additional generation of sewer flow. However, as discussed above, the Bureau of Sanitation has conducted an analysis of existing and planned capacity and determined that adequate capacity exists to serve the Project. Related projects connecting to the same sewer system are required to obtain a sewer connection permit and submit a sewer capacity availability request to the Bureau of Sanitation as part of the related project's development review. Impact determination will be provided following the completion of the SCAR analysis for each project. If system upgrades are required as a result of a given project's additional flow, arrangements would be made between the related project and the Bureau of Sanitation to construct the necessary improvements.

Wastewater generated by the Proposed Project would be conveyed via the existing wastewater conveyance systems for treatment at the Hyperion Treatment Plant system. As previously stated, based on information from the Bureau of Sanitation, the existing design capacity of the Hyperion Service Area is approximately 550 million gallons per day (mgd)[8] and the existing average daily flow for the system is approximately 300 mgd[9]. The estimated wastewater generation increase of 17,290 gpd summarized in Table 2 comprises less than 0.007% of the available capacity in the system and less than 0.35% of the allotted annual wastewater flow increase for the Hyperion Treatment Plant. It is expected that the related projects would also be required to adhere to the Bureau of Sanitation's annual wastewater flow increase allotment.

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[8] City of Los Angeles Department of Public Works, Bureau of Sanitation, Water Reclamation Plants, https://www.lacitysan.org/san/faces/home/portal/s-lsh-wwd/s-lsh-wwd-cw/s-lsh-wwd-cw-p?_adf.ctrl-state=oep8lwkld_4&_afrLoop=2834654751341747#!, accessed June 20, 2016.

[9] City of Los Angeles Department of Public Works, Bureau of Sanitation, Sewer System Management Plan Hyperion Sanitary Sewer System, February 2015.

Based on these forecasts the Project's increase in wastewater generation would be adequately accommodated within the Hyperion Service Area. In addition, the City Bureau of Sanitation's analysis confirms that the Hyperion Treatment Plant has sufficient capacity and regulatory allotment for the Proposed Project. Thus, operation of the Project would have a less than significant impact on wastewater treatment facilities.

7. LEVEL OF SIGNIFICANCE

Based on the analysis contained in this report no significant impacts have been identified to wastewater infrastructure for this Project.

EXHIBIT 1

City of Los Angeles
Bureau of Engineering

Sewer Capacity Availability Request (SCAR)

To: Bureau of Sanitation
The following request is submitted to you on behalf of the applicant requesting to connect to the public sewer system. Please verify that the capacity exists at the requested location for the proposed developments shown below. The results are good for 180 days from the date the sewer capacity approval from the Bureau of Sanitation.

Job Address:	**1718 N VINE ST**	Sanitation Scar ID:	**57-3162-0616**
Date Submitted	06/29/2016	Request Will Serve Letter?	Yes
BOE District:	Central District		
Applicant:	Kyle Trudeau		
Address:	6080 Center Drive	City :	Los Angeles
State:	CA	Zip:	90045
Phone:	310.665.2800	Fax:	
Email:	ktrudeau@kpff-la.com	BPA No.	
S-Map:	46914	Wye Map:	148-5A-189

SIMM Map - Maintenance Hole Locations

No.	Street Name	U/S MH	D/S MH	Diam. (in)	Approved Flow %	Notes
1	vine	46914001	46914015	8	100.00	

Proposed Facility Description

No.	Proposed Use Description	Sewage Generation (GPD)	Unit	Qty	GPD
1	HOTEL: USE GUEST ROOMS ONLY	120	ROOM	216	25,920
2	BAR: COCKTAIL, PUBLIC TABLE AREA *4	720	KGSF	2,857	2,057
3	GYMNASIUM - BASKETBALL, VOLLEYBALL *10	200	KGSF	921	184
4	OFFICE BUILDING	120	KGSF	3,942	473
5	LOBBY OF RETAIL AREA *1	50	KGSF	2,711	136
6	RESTAURANT: TAKE-OUT	300	KGSF	4,354	1,306
			Proposed Total Flow (gpd):		**30,076**

Remarks: 1] Approved for the maximum allowable capacity of 30,076 GPD (20.89 gpm). 2] IWMD permit required.

Note: Results are good for 180 days from the date of approval by the Bureau of Sanitation

Date Processed: 07/07/2016 Expires On: 01/03/2017

Processed by: Eduardo Perez
Bureau of Sanitation
Phone: 323-342-1562
Sanitation Status: Approved
Reviewed by: Emilio Lopez
on 07/07/2016

Submitted by: Arnulfo Nuno
Bureau of Engineering
Central District
Phone: 213-482-7030

Fees Collected: Yes SCAR FEE (W:37 / QC:704) $1,417.00

Scar Request Number: 1266

CITY OF LOS ANGELES
CALIFORNIA

DEPARTMENT OF
PUBLIC WORKS

BUREAU OF
ENGINEERING

GARY LEE MOORE, PE, ENV SP
CITY ENGINEER

1149 S BROADWAY, SUITE 700
LOS ANGELES, CA 90015-2213

http://eng.lacity.org

07/07/2016

KYLE TRUDEAU
6080 CENTER DRIVE
LOS ANGELES, CA, 90045

Dear Kyle Trudeau,

SEWER AVAILABILITY: 1718 N VINE ST

The Bureau of Sanitation has reviewed your request of 06/29/2016 for sewer availability at **1718 N VINE ST**. Based on their analysis, it has been determined on 07/07/2016 that there is capacity available to handle the anticipated discharge from your proposed project(s) as indicated in the attached copy of the Sewer Capacity Availability Request (SCAR) .

This determination is valid for 180 days from the date shown on the Sewer Capacity Availability request (SCAR) approved by the Bureau of Sanitation.

While there is hydraulic capacity available in the local sewer system at this time, availability of sewer treatment capacity will be determined at the Bureau of Engineering Public Counter upon presentation of this letter. A Sewer Connection Permit may also be obtained at the same counter provided treatment capacity is available at the time of application.

A Sewerage Facilities Charge is due on all new buildings constructed within the City. The amount of this charge will be determined when application is made for your building permit and the Bureau of Engineering has the opportunity to review the building plans. To facilitate this determination a preliminary set of plans should be submitted to Bureau of Engineering District Office, Public Counter.

Provision for a clean out structure and/or a sewer trap satisfactory to the Department of Building and Safety may be required as part of the sewer connection permit.

Sincerely,

Arnulfo Nuno

Central District, Bureau of Engineering

Scar Request Number: 1266

City of Los Angeles
Bureau of Engineering

SEWER CAPACITY AVAILABILITY REVIEW FEE (SCARF) - Frequently Asked Questions

SCAR stands for Sewer Capacity Availability Review that is performed by the Department of Public Works, Bureau of Sanitation. This review evaluates the existing sewer system to determine if there is adequate capacity to safely convey sewage from proposed development projects, proposed construction projects, proposed groundwater dewatering projects and proposed increases of sewage from existing facilities. The SCAR Fee (SCARF) recovers the cost, incurred by the City, in performing the review for any SCAR request that is expected to generate 10,000 gallons per day (gpd) of sewage.

The SCARF is based on the effort required to perform data collection and engineering analysis in completing a SCAR. A brief summary of that effort includes, but is not limited to, the following:

1. Research and trace sewer flow levels upstream and downstream of the point of connection.
2. Conduct field surveys to observe and record flow levels. Coordinate with maintenance staff to inspect sewer maintenance holes and conduct smoke and dye testing if necessary.
3. Review recent gauging data and in some cases closed circuit TV inspection (CCTV) videos.
4. Perform gauging and CCTV inspection if recent data is not available.
5. Research the project location area for other recently approved SCARs to evaluate the cumulated impact of all known SCARs on the sewer system.
6. Calculate the impact of the proposed additional sewage discharge on the existing sewer system as it will be impacted from the approved SCARs from Item 6 above. This includes tracing the cumulative impacts of all known SCARs, along with the subject SCAR, downstream to insure sufficient capacity exist throughout the system.
7. Correspond with the applicant for additional information and project and clarification as necessary.
8. Work with the applicant to find alternative sewer connection points and solutions if sufficient capacity does not exist at the desired point of connection.

Questions and Answers:

1. **When is the SCARF applied, or charged?**
   It applies to all applicants seeking a Sewer Capacity Availability Review (SCAR). SCARs are generally required for Sewer Facility Certificate applications exceeding 10,000 gpd, or request from a property owner seeking to increase their discharge thru their existing connection by 10,000 gpd or more, or any groundwater related project that discharges 10,000 gpd or more, or any proposed or future development for a project that could result in a discharge of 10,000 gpd.
2. **Why is the SCARF being charged now when it has not been in the past?**
   The City has seen a dramatic increase in the number of SCARs over 10,000 gpd in the last few years and has needed to increase its resources, i.e., staff and gauging efforts, to respond to them. The funds collected thru SCARF will help the City pay for these additional resources and will be paid by developers and property owners that receive the benefit from the SCAR effort.
3. **Where does the SCARF get paid?**
   The Department of Public Works, Bureau of Engineering (BOE) collects the fee at its public counters. Once the fee is paid then BOE prepares a SCAR request and forwards it to the BOS where it is reviewed and then returned to BOE. BOE then informs the applicant of the result. In some cases, BOS works directly with the applicant during the review of the SCAR to seek additional information and work out alternative solutions

Appendix A.2

Notice of Preparation (NOP)

DEPARTMENT OF
CITY PLANNING

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ
PRESIDENT

RENEE DAKE WILSON
VICE-PRESIDENT

ROBERT L. AHN
CAROLINE CHOE
RICHARD KATZ
JOHN W. MACK
SAMANTHA MILLMAN
VERONICA PADILLA-CAMPOS
DANA M. PERLMAN

JAMES K. WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA

ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

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DEPUTY DIRECTOR
(213) 978-1272

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

INFORMATION
http://planning.lacity.org

Wednesday, October 5, 2016

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

CASE NO.: ENV-2016-2846-EIR
PROJECT NAME: citizenM Hollywood & Vine
PROJECT APPLICANT: citizenM
PROJECT ADDRESS: 1718 N. Vine Street, Los Angeles, CA 90028
COMMUNITY PLANNING AREA: Hollywood
COUNCIL DISTRICT: 13 – Mitch O'Farrell
DUE DATE FOR PUBLIC COMMENTS: 4:00 P.M., November 4, 2016

Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15082, once the Lead Agency decides an Environmental Impact Report (EIR) is required for a project, a Notice of Preparation (NOP) describing the project and its potential environmental effects shall be prepared. You are being notified of the City of Los Angeles' intent, as Lead Agency, to prepare an EIR for this Project, which is located in an area of interest to you and/or the organization or agency you represent. This EIR will be prepared by outside consultants and submitted to the Department of City Planning, Environmental Analysis Section, for independent review and certification.

The Department of City Planning requests your comments as to the scope and content of the EIR. Comments must be submitted in writing pursuant to the directions below. If you represent an agency, the City is seeking comments as to the scope and content of the environmental information in the document which is germane to your agency's statutory responsibilities in connection with the Project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the Project.

PROJECT LOCATION: The Project Site is located at 1718 N. Vine Street and is bounded by a surface parking lot to north, the Pantages Theatre to the east, multi-family residential and commercial uses to the south, and Vine Street to the west.

PROJECT DESCRIPTION: citizenM, the Project Applicant, proposes to develop a 14-story hotel (Project) on an approximately 0.28-acre site located at 1718 N. Vine Street in the Hollywood community of the City of Los Angeles. The Project would include 216 guest rooms, approximately 6,489 square feet of guest-only amenities, and 4,354 square feet of shared guest and public spaces. The building would have a maximum height of 183 feet and would also include three underground parking levels. Upon completion, the Project would result in approximately 73,440 square feet of new floor area and a maximum floor area ratio (FAR) of 6:1.

REQUESTED PERMITS/APPROVALS: The Project Applicant is requesting the following approvals from the City of Los Angeles:

- Vesting Tentative Tract Map pursuant to LAMC Section 17.15 to create one master ground lot and multiple above- and below-grade airspace lots to accommodate the various Project components, to accomplish a limited merger of Vine Street to accommodate minor architectural projections of the Project into the existing public right of way, and to approve the Project's haul route;

- Vesting Zone/Height District Change from C4-2D-SN to (T)(Q)C4-2D-SN pursuant to LAMC Section 12.32 F and Q to allow for a FAR of 6:1 in lieu of 3:1 (per Ordinance No. 165,659);

- Zoning Administrator's Adjustment pursuant to LAMC Section 12.28 to allow reduced side and rear yard setbacks;

- Site Plan Review pursuant to LAMC Section 16.05;

- Master Conditional Use Permit pursuant to LAMC Section 12.24 W.1 for the sale and/or dispensing of alcoholic beverages for a maximum of three (3) on-site full line permits, including within the hotel's public "living room and terrace" dining area, at the guest-only rooftop bar, and throughout the hotel's guest room floors pursuant to in-room service;

- Findings of consistency with the Hollywood Community Plan and objectives in the Hollywood Redevelopment Plan Section 506.2.3, including approval of a written agreement with CRA/LA, a Designated Local Authority, to permit FAR in excess of 4.5:1; and

- 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.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Aesthetics (Visual Quality, Views, Light/Glare, and Shading); Air Quality; Cultural Resources, Geology and Soils; Greenhouse Gas Emissions; Land Use and Planning; Noise; Public Services (Fire Protection); Transportation/Traffic; and Utilities (Water and Energy).

FILE REVIEW AND COMMENTS: The enclosed materials reflect the scope of the Project. The environmental file is available for public review at the Department of City Planning, Major Projects/EIR Unit, 200 N. Spring Street, Suite 750, during office hours Monday through Friday, 9:00 A.M. to 4:00 P.M. A copy of the Initial Study prepared for the Project is not attached but may be viewed with the environmental file or online at http://planning.lacity.org by clicking on the "Environmental Review" tab, then "Notice of Preparation & Public Scoping Meetings."

The Department of City Planning welcomes and will consider all comments regarding the potential environmental impacts of the Project and issues to be addressed in the EIR. **Written comments must be submitted to this office by 4:00 pm, November 4, 2016.**

Please direct your comments to:

Mail: Erin Strelich
Department of City Planning
Major Projects/EIR Unit
200 N. Spring Street, Suite 750
Los Angeles, CA 90012

E-mail: erin.strelich@lacity.org

Telephone: 213-978-1351

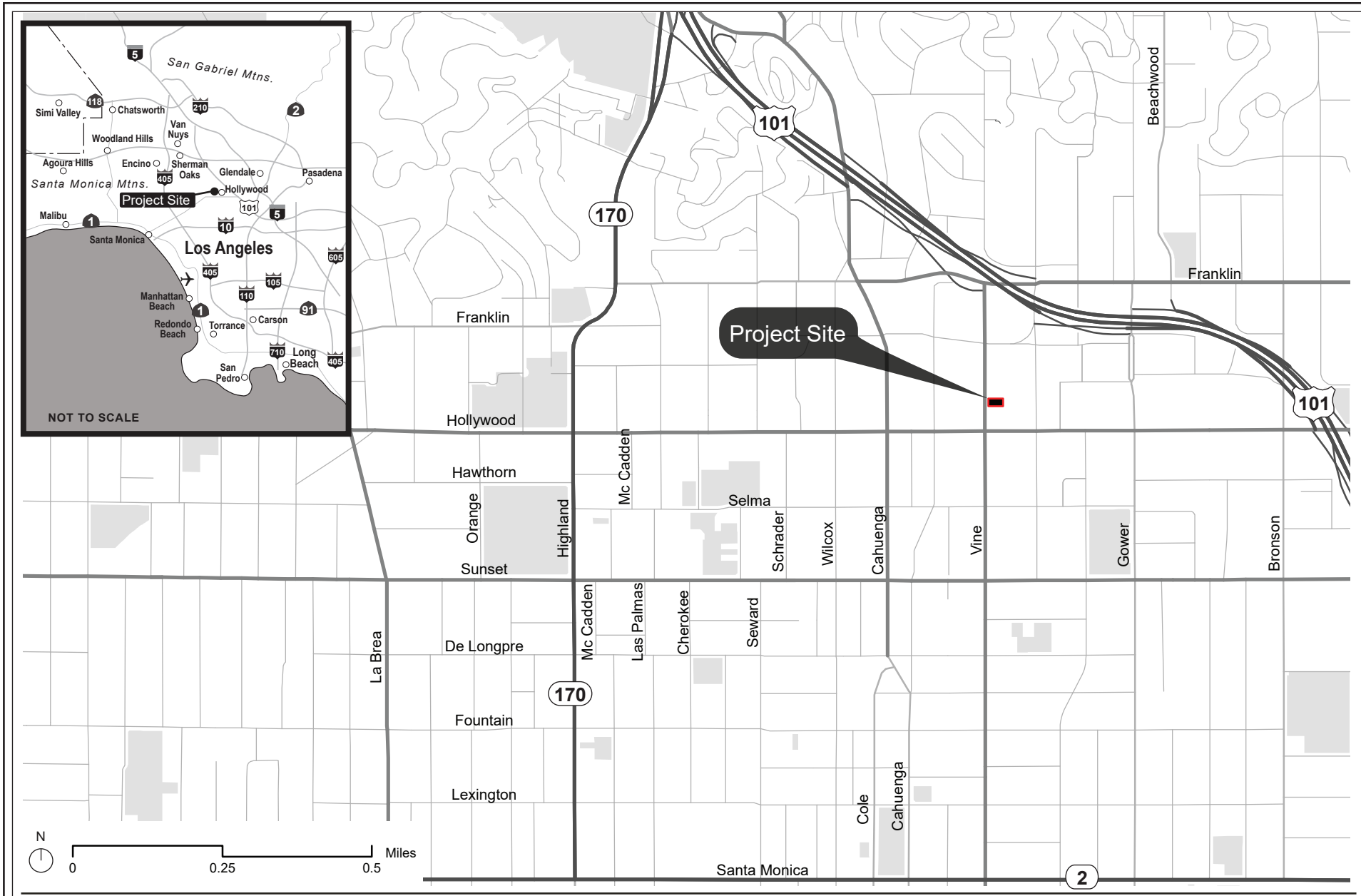
VINCENT P. BERTONI, AICP
Director of Planning

Erin Strelich

Erin Strelich
City Planning Associate

Attachments:

Project Location Map
Conceptual Site Plan
500-Foot Radius Map

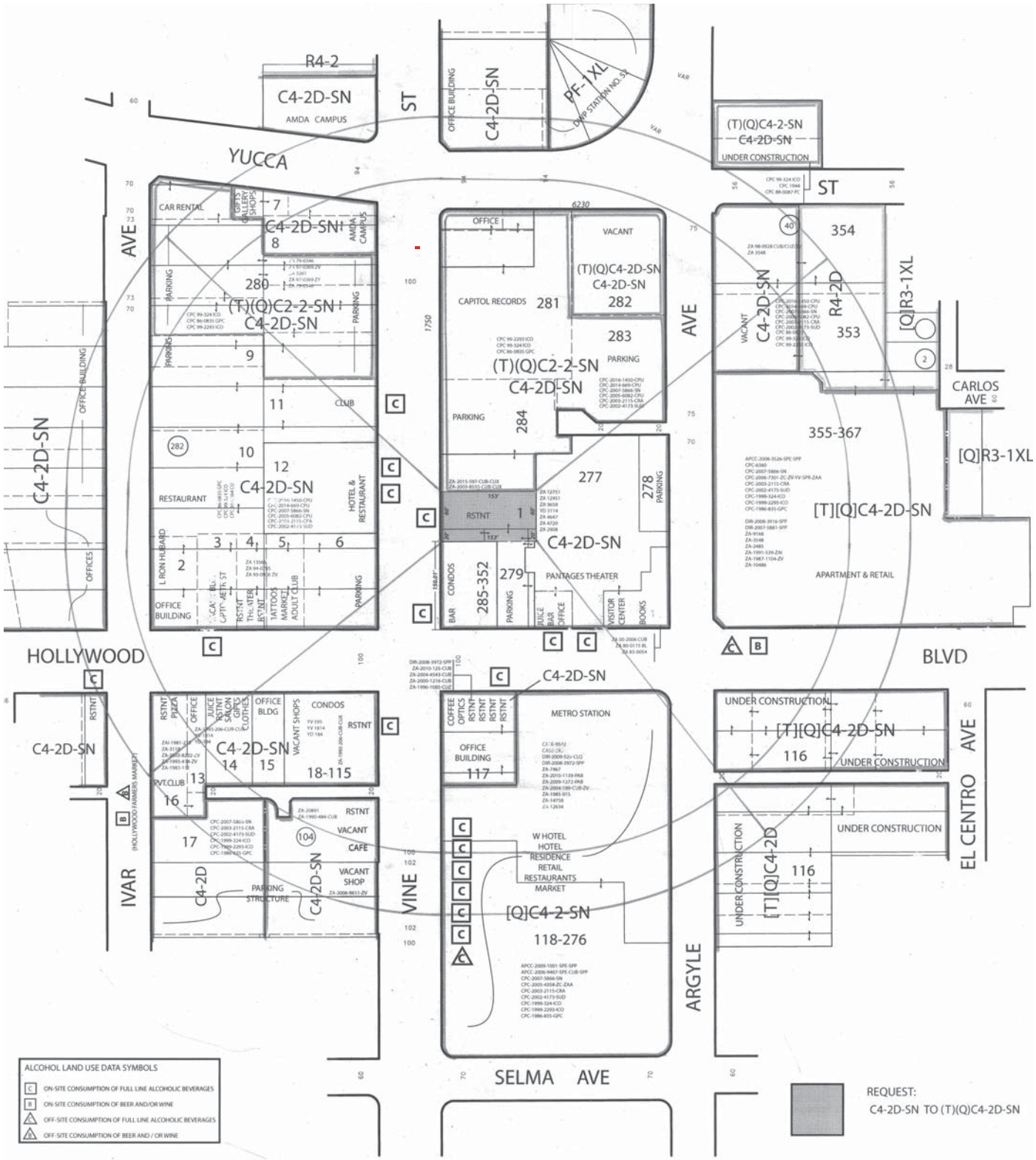


Project Location Map

Source: LA County GIS; Eyestone Environmental, 2016.

Conceptual Site Plan

Source: Gensler, 2016.



500-foot Radius Map

Source: Quality Mapping Service, 2016.

Appendix A.3

NOP Comment Letters

South Coast
Air Quality Management District
21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

October 21, 2016

erin.strelich@lacity.org
Erin Strelich, City Planning Associate
Department of City Planning – Major Projects/EIR Unit
200 N. Spring Street, Suite 750
Los Angeles, CA 90012

Notice of Preparation of a CEQA Document for the citizenM Hollywood & Vine Project

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. The SCAQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the Draft EIR. Please send the SCAQMD a copy of the Draft EIR upon its completion. Note that copies of the Draft EIR that are submitted to the State Clearinghouse are not forwarded to the SCAQMD. Please forward a copy of the Draft EIR directly to SCAQMD at the address in our letterhead. **In addition, please send with the Draft EIR all appendices or technical documents related to the air quality and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files. These include original emission calculation spreadsheets and modeling files (not Adobe PDF files). Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. More recent guidance developed since this Handbook was published is also available on SCAQMD's website here: http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993). SCAQMD staff also recommends that the Lead Agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: www.caleemod.com.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

The SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD staff requests that the lead agency quantify criteria pollutant emissions and compare the results to the recommended regional significance thresholds found here: http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf. In addition to analyzing regional air quality impacts, the SCAQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LSTs can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a Draft EIR document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the lead agency perform a localized analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds.

In the event that the proposed project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the lead agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("*Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*") can be found at: http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis. An analysis of all toxic air contaminant impacts due to the use of equipment potentially generating such air pollutants should also be included.

In addition, guidance on siting incompatible land uses (such as placing homes near freeways) can be found in the California Air Resources Board's *Air Quality and Land Use Handbook: A Community Perspective*, which can be found at the following internet address: http://www.arb.ca.gov/ch/handbook.pdf. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process.

Finally, should the proposed project include equipment that generates or controls air contaminants, a permit may be required and the SCAQMD should be listed as a responsible agency and consulted. The assumptions in the submitted Draft EIR would also be the basis for permit conditions and limits. Permit questions can be directed to the SCAQMD Permit Services staff at (909) 396-3385, who can provide further assistance.

Mitigation Measures

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate these impacts. Pursuant to CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Mitigation Measure resources are available on the SCAQMD CEQA Air Quality Handbook website: http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's webpage (http://www.aqmd.gov).

The SCAQMD staff is available to work with the lead agency to ensure that project emissions are accurately evaluated and mitigated where feasible. If you have any questions regarding this letter, please contact Jack Cheng, Air Quality Specialist by e-mail at jcheng@aqmd.gov or by phone at (909) 396-2448.

Sincerely,

Jillian Wong

Jillian Wong, Ph.D.
Planning and Rules Manager
Planning, Rule Development & Area Sources

JC:JW
LAC161005-02
Control Number

DEPARTMENT OF TRANSPORTATION
DISTRICT 7-OFFICE OF TRANSPORTATION PLANNING
100 S. MAIN STREET, MS 16
LOS ANGELES, CA 90012
PHONE (213) 897-9140
FAX (213) 897-1337
www.dot.ca.gov

Serious drought.
Help save water!

November 3, 2016

Ms. Erin Strelich
City of Los Angeles
200 N. Spring Street, Room 750
Los Angeles, CA 90012

RE: citizenM Hollywood & Vine
SCH # 2016101009
GTS # LA-2016-00193
Vic. LA-101/PM 7.168

Dear Ms. Strelich:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The proposed Project would demolish the existing 6,393 square feet low-rise commercial building and surface parking areas in order to develop a 14-story hotel (Project) on an approximately 0.28-acre site located at 1718 N. Vine Street in the Hollywood community of the City of Los Angeles. The Project would include 216 guest rooms, approximately 6,489 square feet of guest-only amenities, and approximately 4,354 square feet of shared guest and public spaces.

In the Initial Study Appendices, Exhibit 1 of the Utility Infrastructure Technical Report: Wastewater dated August 10, 2016, the project description (hotel, bar, gymnasium, office building, lobby of retail area, restaurant usages) from the Sewer Capacity Availability Request (SCAR) is different from the Initial Study. Please verified and validate the final project description.

As a reminder, when using Freeway Impact Analysis Screening Criteria, per Agreement between City of Los Angeles and Caltrans District 7 on Freeway Impact Analysis Procedures (Agreement), the 850 vehicle/hour/lane for the off-ramp capacity in the renewal agreement should be used. If it is determined that this project is not required to conduct additional analysis of the freeway mainline and off ramps based on the screening criteria, a cumulative traffic analysis should still be conducted to determine if there will be a significant cumulative traffic impact on State facilities when all future development projects are considered.

After the screening criteria has been applied, if it is determined that a traffic analysis is necessary to evaluate the impacts of the project on State transportation facilities, it should be prepared prior to preparing the Draft Environmental Impact Report (DEIR). Please confirm the identified

study/screening locations for the State facilities with Caltrans prior to preparing the Environmental Impact Report (EIR). The City should refer the project's traffic consultant to Caltrans' traffic study guide Website:

http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf

When preparing the traffic study, please include the following elements:

1. Presentations of assumptions and methods used to develop trip generation, trip distribution, choice of travel mode, and assignments of trips to freeway segments of US-101 and 2 miles radius of the project location. (The calculated LOS should be verified using PEMS data) undercrossing, immediate and alternative on/off ramp accesses with peak hour LOS for the following but not limit to the ramps:

    a. SB US-101 off-ramp to Franklin/Vine
    b. SB/NB US-101 on-ramp from Argyle Ave.
    c. NB/SB US-101 off-ramps to Gower St.
    d. NB/SB US-101 on/off-ramps from/to Hollywood Blvd.

2. Currently, the US-101 is operating at LOS F during the peak hours. Caltrans is concerned that additional traffic exiting the freeway may potentially back into the mainline through lanes if the queue exceeds the storage capacity on the off ramps. A queuing analysis should be performed using HCM methodology. The capacity of the off-ramp should be calculated by the actual length of the off-ramp between the terminuses to the gore point with some safety factor. The existing queue length should be calculated from the traffic counts, actual signal timing and the actual percent of truck assignments with an adequate passenger car equivalent factor. The analyzed result may need to be calibrated with actual signal timing when necessary.

3. Analysis of ADT, AM and PM peak-hour volumes for both the existing and future conditions in the affected area. Future conditions should include build-out of all projects and any plan-horizon years.

4. Analysis should include existing traffic, traffic generated by the project, cumulative traffic generated from all specific approved developments in the area, and traffic growth other than from the project and developments.

5. A discussion of mitigation measures appropriate to alleviate anticipated traffic impacts. Any mitigation involving transit or Transportation Demand Management (TDM) should be justified and the results conservatively estimated.

6. Large construction vehicles should be limited to off-peak traffic hours.

7. Fair share contributions toward pre-established or future improvements on the State Highway System is considered to be an acceptable form of mitigation. Please use the following ratio when estimating project equitable share responsibility: additional traffic volume due to project implementation is divided by the total increase in the traffic volume (see Appendix "B" of the Guide).

Please note that for purposes of determining project share of costs, the number of trips from the project on each traveling segment or element is estimated in the context of forecasted traffic volumes, which include build-out of all approved projects, project that have not yet been approved, and other sources of growth.

Senate Bill 743 (2013) mandated that CEQA review of transportation impacts of proposed development be modified by eliminating consideration of delay- and capacity- based metrics such as level of service (LOS) and instead focusing analysis on another metric of impact.

When the City is ready, you may refer the project's traffic consultant to OPR's website for future projects, guidelines on evaluating transportation impacts in CEQA:

https://www.opr.ca.gov/docs/Revised_VMT_CEQA_Guidelines_Proposal_January_20_2016.pdf

Caltrans staff is available to consult with the City and traffic consultant. We look forward to reviewing the traffic study and expect to receive a copy from the State Clearinghouse when the DEIR is completed. If you would like to expedite the review process or receive early feedback from the Caltrans please send a copy of the DEIR directly to our office.

If you have any questions or would like to schedule a meeting, please feel free to contact Mr. Alan Lin the project coordinator at (213) 897-8391 and refer to GTS # LA-2016-00193.

Sincerely,

DIANNA WATSON
IGR/CEQA Branch Chief
Community Planning & LD IGR Review

cc: Scott Morgan, State Clearinghouse

Los Angeles County
Metropolitan Transportation Authority

One Gateway Plaza
Los Angeles, CA 90012-2952

213.922.2000 Tel
metro.net

Metro

October 28, 2016

Erin Strelich
Department of City Planning
Major Projects/EIR Unit
200 N. Spring Street, Suite 750
Los Angeles, CA 90012

RE: citizenM Hollywood & Vine – Notice of Preparation of an Environmental Impact Report – ENV-2016-2846-EIR

Dear Mr. Strelich:

Thank you for the opportunity to comment on the proposed citizenM Hollywood & Vine project located at 1718 N. Vine St in the City of Los Angeles. This letter conveys recommendations from the Los Angeles County Metropolitan Transportation Authority (Metro) concerning issues that are germane to our agency's statutory responsibility in relation to our facilities and services that may be affected by the proposed project.

Project Description

The project is located at 1718 N. Vine St and is bounded by a surface parking lot to the north, the Pantages Theatre to the east, multi-family residential and commercial uses to the south, and Vine St to the west. The project proposes to develop a 14-story hotel on an approximately 0.28-acre site and would include 216 guest rooms, approximately 6,489 square feet of guest-only amenities, and 4,354 square feet of shared guest and public spaces. The building would have a maximum height of 183 feet and would also include three underground parking levels. Upon completion, the project would result in approximately 73,440 square feet of new floor area and a maximum floor area ratio (FAR) of 6:1.

Metro Comments

Bus Operations

Metro Bus Line 210 operates on Vine St, adjacent to the proposed project. Although the project is not expected to result in any long-term impacts on transit, the developer should be aware of the bus services that are present. Please contact Metro Bus Operations Control Special Events Coordinator at 213-922-4632 regarding construction activities that may Impact Metro bus lines at least 30 days in advance of initiating construction activities. For closures that last more than six months, Metro's Stops and Zones Department will also need to be notified at 213-922-5188 30 days in advance of initiating construction activities. Other municipal bus operators may also be impacted and should be included in construction outreach efforts.

First/Last Mile Connections

To support first/last mile connections to transit service, Metro encourages the installation of pedestrian lighting, shade trees, enhanced crosswalks with ADA-compliant ramps, and other

amenities along the primary building frontage to improve pedestrian safety and comfort to access nearby bus stops. The City should consider requesting the installation of such amenities as part of the development of the site, as well as wayfinding signage to facilitate easy connections between bus, rail, and the planned bicycle hub at 1630 Vine St.

Active Transportation

Metro would like to suggest the following improved active transportation and multi-modal access recommendations:

1. Coordinate with Metro's Bike Share Program and Active Transportation Department for a potential bike share station location at this development.
2. Install wayfinding signage that considers the needs of pedestrians, bicycle users, and transit users.
3. Promote the use of bicycles by providing:
    a. Short-term bicycle parking, which may include bicycle racks and/or curbside bicycle corrals on-site and/or in the public right-of-way.
    b. Long term bicycle parking which may include bicycle lockers and/or secure bicycle storage areas.

Congestion Management Program

Beyond possible impacts to Metro facilities and operations, Metro must also notify the applicant of state requirements. A Transportation Impact Analysis (TIA), with roadway and transit components, is required under the State of California Congestion Management Program (CMP) statute. The CMP TIA Guidelines are published in the "2010 Congestion Management Program for Los Angeles County," Appendix D (attached). The geographic area examined in the TIA must include the following, at a minimum:

1. All CMP arterial monitoring intersections, including monitored freeway on/off-ramp intersections, where the proposed project will add 50 or more trips during either the a.m. or p.m. weekday peak hour (of adjacent street traffic).

2. If CMP arterial segments are being analyzed rather than intersections, the study area must include all segments where the proposed project will add 50 or more peak hour trips (total of both directions). Within the study area, the TIA must analyze at least one segment between monitored CMP intersections.

3. Mainline freeway-monitoring locations where the project will add 150 or more trips, in either direction, during either the a.m. or p.m. weekday peak hour.

4. Caltrans must also be consulted through the NOP process to identify other specific locations to be analyzed on the state highway system.

The CMP TIA requirement also contains two separate impact studies covering roadways and transit, as outlined in Sections D.8.1 – D.9.4. If the TIA identifies no facilities for study based on the criteria above, no further traffic analysis is required. However, projects must still consider transit impacts. For all CMP TIA requirements please see the attached guidelines.

If you have any questions regarding this response, please contact Elizabeth Carvajal at 213-922-3084 or by email at DevReview@metro.net. Metro looks forward to reviewing the Draft EIR. Please send it to the following address:

Metro Development Review
One Gateway Plaza MS 99-23-4
Los Angeles, CA 90012-2952

Sincerely,

Elizabeth Carvajal
Sr. Manager, Transportation Planning

Attachment: CMP Appendix D: Guidelines for CMP Transportation Impact Analysis

STATE OF CALIFORNIA
NATIVE AMERICAN HERITAGE COMMISSION
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
Phone (916) 373-3710
Fax (916) 373-5471
Email: nahc@nahc.ca.gov
Website: http://www.nahc.ca.gov
Twitter: @CA_NAHC

October 10, 2016

Erin Strelich
City of Los Angeles
200 N. Spring Street, Room 750
Los Angeles, CA 90012

sent via e-mail:
erin.strelich@lacity.org

RE: SCH# 2016101009; citizen Hollywood & Vine Project, Notice of Preparation for Draft Environmental Impact Report, Los Angeles County, California

Dear Ms. Strelich:

The Native American Heritage Commission has received the Notice of Preparation (NOP) for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000 et seq.), specifically Public Resources Code section 21084.1, states that a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, § 15064.5 (b) (CEQA Guidelines Section 15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an environmental impact report (EIR) shall be prepared. (Pub. Resources Code § 21080 (d); Cal. Code Regs., tit. 14, § 15064 subd.(a)(1) (CEQA Guidelines § 15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources with the area of project effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a **separate category of cultural resources**, "tribal cultural resources" (Pub. Resources Code § 21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code § 21084.3 (a)). **AB 52 applies to any project for which a notice of preparation or a notice of negative declaration or mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. § 800 et seq.) may also apply.

The NAHC recommends **lead agencies consult with all California Native American tribes** that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments. **Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.**

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a **lead agency** shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
    a. A brief description of the project.
    b. The lead agency contact information.
    c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code § 21080.3.1 (d)).
    d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code § 21073).

2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A **lead agency** shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code § 21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or environmental impact report. (Pub. Resources Code § 21080.3.1(b)).
    a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code § 65352.4 (SB 18). (Pub. Resources Code § 21080.3.1 (b)).

3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
    a. Alternatives to the project.
    b. Recommended mitigation measures.
    c. Significant effects. (Pub. Resources Code § 21080.3.2 (a)).

4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
    a. Type of environmental review necessary.
    b. Significance of the tribal cultural resources.
    c. Significance of the project's impacts on tribal cultural resources.
    d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code § 21080.3.2 (a)).

5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code sections 6254 (r) and 6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code § 21082.3 (c)(1)).

6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
    a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
    b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code section 21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code § 21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
    a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
    b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code § 21080.3.2 (b)).

8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code section 21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code section 21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code § 21082.3 (a)).

9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code section 21084.3 (b). (Pub. Resources Code § 21082.3 (e)).

10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:
    a. Avoidance and preservation of the resources in place, including, but not limited to:
        i. Planning and construction to avoid the resources and protect the cultural and natural context.

II. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.

b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
   I. Protecting the cultural character and integrity of the resource.
   II. Protecting the traditional use of the resource.
   III. Protecting the confidentiality of the resource.

c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.

d. Protecting the resource. (Pub. Resource Code § 21084.3 (b)).

e. Please note that a federally recognized California Native American tribe or a nonfederally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code § 815.3 (c)).

f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code § 5097.991).

11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An environmental impact report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:

a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code sections 21080.3.1 and 21080.3.2 and concluded pursuant to Public Resources Code section 21080.3.2.

b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.

c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code section 21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code § 21082.3 (d)).

This process should be documented in the Cultural Resources section of your environmental document.

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires **local governments** to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code § 65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf

Some of SB 18's provisions include:

1. Tribal Consultation: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code § 65352.3 (a)(2)).
2. No Statutory Time Limit on SB 18 Tribal Consultation. There is no statutory time limit on SB 18 tribal consultation.
3. Confidentiality: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code section 65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code sections 5097.9 and 5097.993 that are within the city's or county's jurisdiction. (Gov. Code § 65352.3 (b)).
4. Conclusion of SB 18 Tribal Consultation: Consultation should be concluded at the point in which:
   a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
   b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: http://nahc.ca.gov/resources/forms/

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
    a. If part or all of the APE has been previously surveyed for cultural resources.
    b. If any known cultural resources have been already been recorded on or adjacent to the APE.
    c. If the probability is low, moderate, or high that cultural resources are located in the APE.
    d. If a survey is required to determine whether previously unrecorded cultural resources are present.

2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
    a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
    b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
    a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
    b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.

4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
    a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, section 15064.5(f) (CEQA Guidelines section 15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
    b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
    c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code section 7050.5, Public Resources Code section 5097.98, and Cal. Code Regs., tit. 14, section 15064.5, subdivisions (d) and (e) (CEQA Guidelines section 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

Please contact me if you need any additional information at gayle.totton@nahc.ca.gov.

Sincerely,

Gayle Totton, M.A., PhD.
Associate Governmental Program Analyst

cc: State Clearinghouse

FORM GEN. 160 (Rev. 8-12)

CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE

RECEIVED OCT 24 2016

DATE: October 17, 2016

RECEIVED
CITY OF LOS ANGELES
NOV 02 2016
ENVIRONMENTAL UNIT

TO: Vincent P. Bertoni, Director of Planning
Department of City Planning

Attn: Erin Strelich, City Planning Associate
Department of City Planning

FROM: Ali Poosti, Division Manager
Wastewater Engineering Services Division
LA Sanitation

SUBJECT: **CITIZEN M HOLLYWOOD & VINE- NOTICE OF PREPARATION FOR AN ENVIRONMENTAL IMPACT REPORT**

This is in response to your October 5, 2016 letter requesting a review of your proposed mixed-use project located at 1718 N Vine Street, Los Angeles, CA 90028. LA Sanitation has conducted a preliminary evaluation of the potential impacts to the wastewater and stormwater systems for the proposed project.

WASTEWATER REQUIREMENT

LA Sanitation, Wastewater Engineering Services Division (WESD) is charged with the task of evaluating the local sewer conditions and to determine if available wastewater capacity exists for future developments. The evaluation will determine cumulative sewer impacts and guide the planning process for any future sewer improvement projects needed to provide future capacity as the City grows and develops.

Projected Wastewater Discharges for the Proposed Project:

Type Description	Average Daily Flow per Type Description (GPD/UNIT)	Proposed No. of Units	Average Daily Flow (GPD)
Existing			
Commercial Use	50 GPD/1000 SQ.FT	6,393 SQ.FT	(320)
Proposed			
Hotel	120 GPD/ROOM	216 ROOMS	25,920
Gymnasium	200 GPD/1000 SQ.FT	921 SQ.FT	184
Bar: Cocktail, Public Area	720 GPD/1000 SQ.FT	1,138 SQ.FT	819
Total			**26,604**

File Location: \Div Files\SCAR\CEQA Review\FINAL CEQA Response LTRs\Final Draft\citizenM Hollywood & Vine-Notice Of Preparation For An Environmental Impact Report.doc

SEWER AVAILABILITY

The sewer infrastructure in the vicinity of the proposed project includes an existing 8-inch line on Vine St. The sewage from the existing 8-inch lines feeds into a 33-inch sewer line on Vine St and discharges into a 42-inch sewer line on Vine St. Figure 1 shows the details of the sewer system within the vicinity of the project.

The current approximate flow level (d/D) and the design capacities at d/D of 50% in the sewer system are as follows:

Pipe Diameter (in)	Pipe Location	Current Gauging d/D (%)	50% Design Capacity
8	Vine St.	18	497,160 GPD
33	Vine St.	20	21.11 MGD
42	Vine St.	22	21.35 MGD

Based on the estimated flows, it appears the sewer system might be able to accommodate the total flow for your proposed project. Further detailed gauging and evaluation will be needed as part of the permit process to identify a specific sewer connection point. If the public sewer has insufficient capacity then the developer will be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connection permit will be made at that time. Ultimately, this sewage flow will be conveyed to the Hyperion Water Reclamation Plant, which has sufficient capacity for the project.

If you have any questions, please call Eduardo Perez of my staff at (323) 342-6207.

STORMWATER REQUIREMENTS

LA Sanitation, Watershed Protection Division (WPD) is charged with the task of ensuring the implementation of the Municipal Stormwater Permit requirements within the City of Los Angeles. We anticipate the following requirements would apply for this project.

POST-CONSTRUCTION MITIGATION REQUIREMENTS

The project requires implementation of stormwater mitigation measures. These requirements are based on Stormwater Low Impact Development (LID) requirements. The projects that are subject to LID are required to incorporate measures to mitigate the impact of stormwater runoff. The requirements are outlined in the guidance manual titled "*Development Best Management Practices Handbook – Part B: Planning Activities*". Current regulations prioritize infiltration, capture/use, and then biofiltration as the preferred stormwater control measures. The relevant documents can be found at: www.lastormwater.org. It is advised that input regarding LID requirements be received in the early phases of the project from WPD's plan-checking staff.

GREEN STREETS

The City is developing a Green Street Initiative that will require projects to implement Green Street elements in the parkway areas between the roadway and sidewalk of the public right-of-away to capture and retain stormwater and urban runoff to mitigate the impact of stormwater runoff and other environmental concerns. The goals of the Green Street elements are to improve the water quality of stormwater runoff, recharge local ground water basins, improve air quality, reduce the heat island effect of street pavement, enhance pedestrian use of sidewalks, and encourage alternate means of transportation. The Green Street elements may include infiltration systems, biofiltration swales, and permeable pavements where stormwater can be easily directed from the streets into the parkways and can be implemented in conjunction with the LID requirements.

CONSTRUCTION REQUIREMENTS

The project is required to implement stormwater control measures during its construction phase. All projects are subject to a set of minimum control measures to lessen the impact of stormwater pollution. In addition for projects that involve construction during the rainy season that is between October 1 and April 15, a Wet Weather Erosion Control Plan is required to be prepared. Also projects that disturb more than one-acre of land are subject to the California General Construction Stormwater Permit. As part of this requirement a Notice of Intent (NOI) needs to be filed with the State of California and a Storm Water Pollution Prevention Plan (SWPPP) needs to be prepared. The SWPPP must be maintained on-site during the duration of construction.

If there are questions regarding the stormwater requirements, please call Kosta Kaporis at (213) 485-0586, or WPD's plan-checking counter at (213) 482-7066. WPD's plan-checking counter can also be visited at 201 N. Figueroa, 3rd Floor, Station 18.

GROUNDWATER DEWATERING REUSE OPTIONS

The Los Angeles Department of Water and Power (LADWP) is charged with the task of supplying water and power to the residents and businesses in the City of Los Angeles. One of the sources of water includes groundwater. The majority of groundwater in the City of Los Angeles is adjudicated, and the rights of which are owned and managed by various parties. Extraction of groundwater within the City from any depth by law requires metering and regular reporting to the appropriate Court-appointed Watermaster. LADWP facilitates this reporting process, and may assess and collect associated fees for the usage of the City's water rights. The party performing the dewatering should inform the property owners about the reporting requirement and associated usage fees.

On April 22, 2016 the City of Los Angeles Council passed Ordinance 184248 amending the City of Los Angeles Building Code, requiring developers to consider beneficial reuse of groundwater as a conservation measure and alternative to the common practice of discharging groundwater to the storm drain (SEC. 99.04.305.4). It reads as follows: "Where groundwater is being extracted and

discharged, a system for onsite reuse of the groundwater, shall be developed and constructed. Alternatively, the groundwater may be discharged to the sewer."

Groundwater may be beneficially used as landscape irrigation, cooling tower make-up, and construction (dust control, concrete mixing, soil compaction, etc.). Different applications may require various levels of treatment ranging from chemical additives to filtration systems. When onsite reuse is not available the groundwater may be discharged to the sewer system. This allows the water to be potentially reused as recycled water once it has been treated at a water reclamation plant. If groundwater is discharged into the storm drain it offers no potential for reuse. The onsite beneficial reuse of groundwater can reduce or eliminate costs associated with sewer and storm drain permitting and monitoring. Opting for onsite reuse or discharge to the sewer system are the preferred methods for disposing of groundwater.

To help offset costs of water conservation and reuse systems, LADWP offers the Technical Assistance Program (TAP), which provides engineering and technical assistance for qualified projects. Financial incentives are also available. Currently, LADWP provides an incentive of $1.75 for every 1,000 gallons of water saved during the first two years of a five-year conservation project. Conservation projects that last 10 years are eligible to receive the incentive during the first four years. Other water conservation assistance programs may be available from Metropolitan Water District of Southern California. To learn more about available water conservation assistance programs, please contact LADWP Rebate Programs 1-888-376-3314 and LADWP TAP 1-800-544-4498, selection "3".

For more information related to beneficial reuse of groundwater, please contact Greg Reed, Manager of Water Rights and Groundwater Management, at (213)367-2117 or greg.reed@ladwp.com.

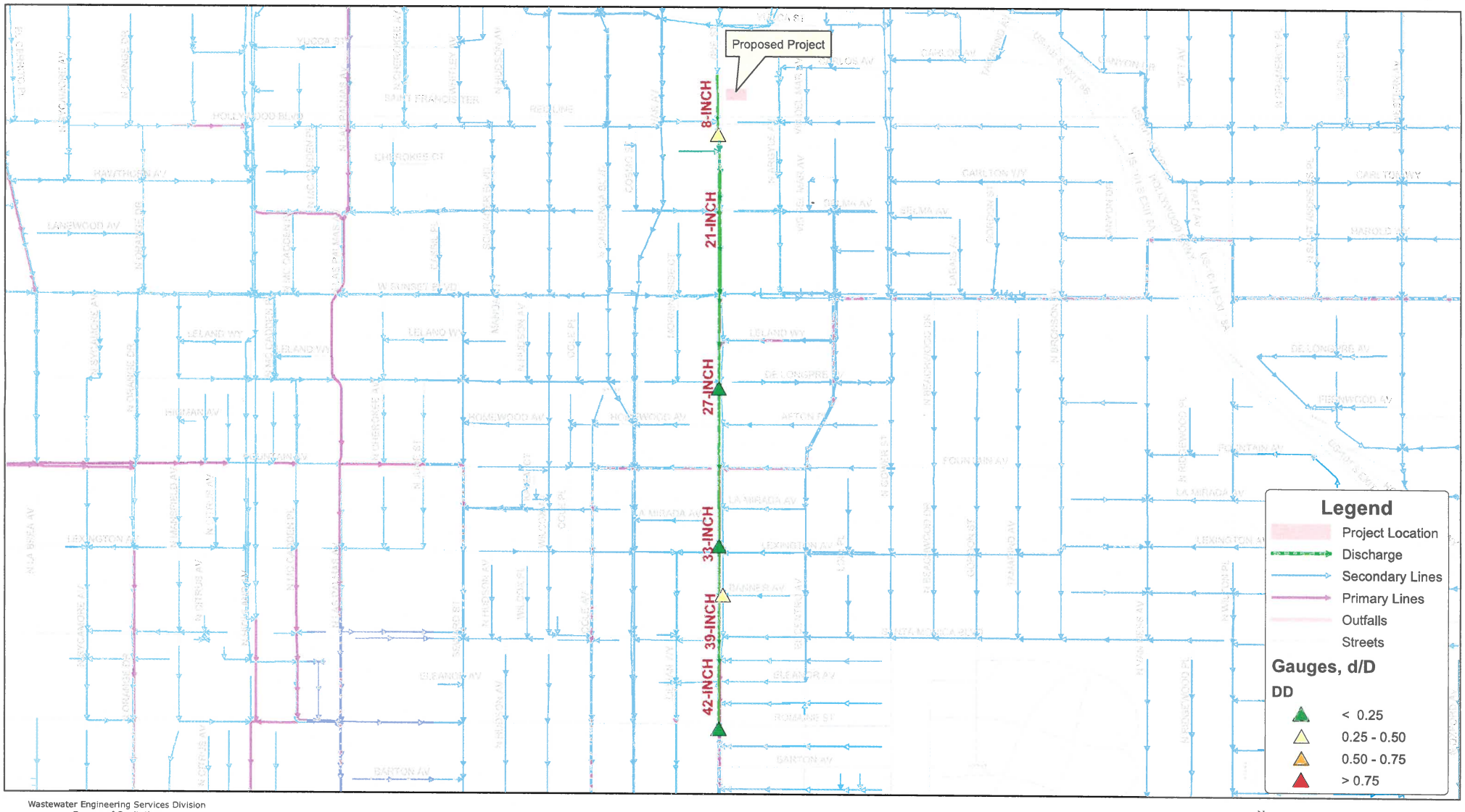
SOLID RESOURCE REQUIREMENTS

The City has a standard requirement that applies to all proposed residential developments of four or more units or where the addition of floor areas is 25 percent or more, and all other development projects where the addition of floor area is 30 percent or more. Such developments must set aside a recycling area or room for onsite recycling activities. For more details of this requirement, please contact Daniel Hackney of the Special Project Division at (213)485-3684.

EP/AP:as

Attachment: Figure 1 – Sewer Map

c: Kosta Kaporis, LASAN
Daniel Hackney, LASAN
Eduardo Perez, LASAN



Wastewater Engineering Services Division
Bureau of Sanitation
City of Los Angeles

Figure 1
1718 Vine Street
Sewer Map

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0 310 620 1,240 1,860 2,480
Feet

From: **CREEDLA** <creedla@creedla.com>
Date: Thu, Nov 10, 2016 at 3:30 PM
Subject: Public Records Act Request and Request for Mailed Notice of Public Hearings and Actions- 1718 North Vine Street
To: Erin Strelich <erin.strelich@lacity.org>

November 10, 2016

Via Email and U.S. Mail
Erin Strelich
City of Los Angeles Planning Department
200 N. Spring Street, Room 750
Los Angeles, CA 90012
erin.strelich@lacity.org

RE: Public Records Act Request and Request for Mailed Notice of Public Hearings and Actions- 1718 North Vine Street (CASE NO. CPC-2016-2845-VZC-HD-MCUP-ZAA-SPR; VTT-74293 and CEQA No. ENV-2016-2846-EIR)

Dear Ms. Strelich:

CREED LA is writing to request a copy of any and all records related to the 1718 North Vine Street project (City Case No. CPC-2016-2845-VZC-HD-MCUP-ZAA-SPR; VTT-74293 and CEQA No. ENV-2016-2846-EIR). The developer is proposing a 14-story hotel with 216 guest rooms. We are also writing to request copies of all communications and mailed notice of any and all hearings and/or actions related to the Project.

Our request for mailed notice of all hearings includes hearings, study sessions and community meetings related to the Project, certification of the MND (or recirculated DEIR), and approval of any Project entitlements. This request is made pursuant to Public Resources Code Sections 21092.2, 21080.4, 21083.9, 21092, 21108 and 21152 and Government Code Section 65092, which require local agencies to mail such notices to any person who has filed a written request for them with the clerk of the agency's governing body. Our request includes notice to any City actions, hearings or other proceedings regarding the Project, Project approvals and any actions taken, or additional documents released pursuant to the California Environmental Quality Act.

Our request for all records related to the Project is made pursuant to the California Public Records Act. (Government Code § 6250 et seq.) This request is also made pursuant to Article I, section 3(b) of the California Constitution, which provides a constitutional right of access to information concerning the conduct of government. Article I, section 3(b) provides that any statutory right to information shall be broadly construed to provide the greatest access to government information and further requires that any statute that limits the right of access to information shall be narrowly construed.

We will pay for any direct costs of duplication associated with filling this request up to $200. However, please contact me at (877) 810-7473 with a cost estimate before copying/scanning the materials.

Pursuant to Government Code Section 6253.9, if the requested documents are in electronic format and are 10 MB or less (or can be easily broken into sections of 10 MB or less), please email them to me as attachments.

My contact information is:

U.S. Mail
Jeff Modrzejewski
CREED LA
501 Shatto Place, Suite 200
Los Angeles, CA. 90020

Email
Jeff@creedla.com

Please call me if you have any questions. Thank you for your assistance with this matter.

Sincerely,

Jeff Modrzejewski
Executive Director

NED PAN, INC.

November 4, 2016

Ms. Erin Strelich
City of Los Angeles
Major Projects/EIR Unit
Department of City Planning
200 N. Spring Street
Los Angeles, CA 90012-4801

Ms. Erin Strelich
erin.strelich@lacity.org

Re: Case No. ENV-2016-2846-EIR
Project Name: Citizen M Hollywood & Vine

Dear Ms. Strelich,

I am writing this correspondence on behalf of Ned Pan, Inc. (owner of the Pantages Theatre Bldg.) pursuant to your correspondence dated October 5, 2016 entitled "Notice of Preparation of an EIR". This document specifically requests "your comments as to the scope and content of the EIR" and this correspondence serves that purpose. Please note that we have no specific objections to this Project at this time based on the limited information we have and acknowledge that the new owners of this Property have reached out and been professionally responsible and responsive as regards their conceptual plans. We do however wish to preserve all our legal rights consistent with our comments below and the lack of specific detailed information regarding the Project.

Please note that the Pantages Theatre Bldg. property is an adjacent neighbor to the M Hotel site. It shares an Easement with the M Hotel site and we want to make sure that, 1) the Easement remains unencumbered and is not impinged upon and, 2) the various municipal agencies know about this Easement and make its various decisions consistent with the terms of the Easement. That can be accomplished by the Easement being part of the record. This information could conceivably impact vehicle ingress and egress as well as the actual "footprint" of the constructed Project. Ned Pan, Inc. had problems with the prior owner(s) of the property which resulted in legal action having to be taken. We believe the results of that legal action should also be made known to the various municipal agencies which will become involved in the review of this Project. Specifically, there were determinations made in the legal judgement rendered by the Court related to the level of sound which could be generated by the adjoining property and heard inside the Pantages Theatre during performances. We believe the legal judgment ("Final Statement of Decision") rendered in Case #BC323424 should also be made part of the public record and be specifically referenced and acknowledged in the appropriate sections of the EIR.

We look forward to working with the new owners of the subject property as good and cooperative neighbors respectful of each other's property rights. We also look forward to the development of the new M Hotel as another positive step in the building of the new Hollywood for the benefit of its residents, workers, visitors and immediate neighbors.

Sincerely,

David Green
Senior Vice President/CFO
6233 Hollywood Blvd
Los Angeles, CA 90028
(323) 468-1750
dgreen@nederlander.com

From: **Natalie Schuman** <nschuman@unitehere11.org>
Date: Fri, Nov 3, 2017 at 4:45 PM
Subject: 1718 Vine CitizenM Hotel
To: Erin Strelich <erin.strelich@lacity.org>

Hi Erin,
As discussed, I would like to be added to the interested parties list for the proposed hotel project at 1718 North Vine Street (Case no: CPC-2016-2845-VZC-HD-MCUP-ZAA-SPR).
Thanks!

--
Natalie Schuman
Research Analyst
UNITE HERE! Local 11
464 S. Lucas Ave
Los Angeles, CA 90017
Phone: (213) 481-8530 ext. 328
Cell: (646) 510-6622
Fax: (213) 481-0352

UNIVERSAL MUSIC GROUP

MAUREEN SCHULTZ
SENIOR VICE PRESIDENT
PROCUREMENT AND FACILITIES OFFICE SERVICES

November 2, 2016

Mr. Eric Strelich
City of Los Angeles
Department of City Planning
Major Projects/EIR Unit
200 N. Spring Street, Suite 750
Los Angeles, CA 90012

Case No.: ENV-2016-2846-EIR
Project Name: citizen Hollywood & Vine
Project Application: citizen
Project Address: 1718 N. Vine Street, Los Angeles, CA 90028
Community Planning Area: Hollywood
Council District: 13 – Mitch O'Farrell

Dear Mr. Strelich:

I am writing to inform you or our concerns regarding the citizenM Hotel that will be constructed at 1718 N. Vine Street in Hollywood.

Capitol Records is concerned that the noise during construction will affect our Capitol Studios. The noise problem with the other two projects currently under construction has caused us to have to request them to stop construction while we have had people in sessions.

We would like our issues to be taken into account while the building is under construction. If you have any questions, please give me a call at 323-871-5411.

Sincerely,

Maureen B. Schultz

1750 NORTH VINE STREET HOLLYWOOD CA 90018 TEL 323 871 5411
E-MAIL maureen.schultz@umusic.com
www.umusic.com
A VIVENDI COMPANY

From: **Carly Chaikin** <carlyhannah@gmail.com>
Date: Thu, Nov 3, 2016 at 6:19 PM
Subject: URGENT: Hollywood and Vine project
To: erin.strelich@lacity.org

Hi Erin,

I'm writing to you because I am VERY concerned about this potential project and want to STRONGLY object to going through with this. I live at the Lofts at Hollywood and Vine, I have the top two floors, corner unit directly facing the capitol records building and am surrounded by huge windows. If this hotel went through, that would mean I would be staring directly into the building/guest room right outside my windows, which in turn would mean they would be directly staring right into mine. Not only am I younger woman, but I am also an actress and take my privacy very seriously. I do not feel safe or comfortable having people go in and out and have full access to looking into my entire apartment all day and night... Thats not what I signed up for. Aside from the safety and privacy concern, my view would be COMPLETELY obstructed (as would everyones) and I can tell you I never would've purchased this property if it was staring directly into a hotel room and right up against another building.

I am also already burdened by the sounds of construction starting from early on in the morning due to the buildings that are being built on the other side of the block. I could not even fathom how disturbing it would be to have a hotel built directly outside especially when my windows offer no protection against sound... I also know this wouldn't be a fast process.

I know that there is not one single person in my building who is ok with this project going up and we are the ones who it effects the most. This is our home and where we've chosen to be and I think someone coming in and doing this would be beyond invasive and disrespectful of our space. I also think the city is taking away from what Hollywood and Los Angeles is. It's not a city like new york where we want to be bombarded by buildings left and right and incapable of seeing anything beyond the outside of another building 10 feet in front of us.

Erin, I URGE you to not let this happen. Aside from the owners of this new hotel, there is not ONE person in Hollywood who would support this project and I hope you take that into consideration.

Sincerely,
Carly Chaikin
(who's begging you not to do this)

From: **Arielle Vandenberg** <ariellevan@yahoo.com>
Date: Thu, Nov 3, 2016 at 7:05 PM
Subject: URGENT: Regarding citizenM Hollywood & Vine
To: erin.strelich@lacity.org

Hello Erin,

I have received a letter regarding a project titled citizenM Hollywood & Vine. Which seems to be a 14 story hotel that is supposed to be constructed next door to where I live, 6253 Hollywood Blvd. I am deeply concerned that a 14 story building will destroy my view and much of the value of my condominium. Also the property line is so close to where my building is that if a hotel is built on the lot once it is in use I will have absolutely no privacy.

I am an actress and my privacy is very important to me. Just being a woman in general, it's very unsettling to know that a new person every day will be able to look directly into my living room. This scares me.

I am not the only owner of a condominium in my building who will be objecting in a more formal way and I would like to be kept informed of any plans for the project.

I hope you have a wonderful evening and thank you for your time.

-Arielle Vandenberg