

## RESOLUTION NO. PC 14-1091

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING THAT THE CITY COUNCIL CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT (EIR), ADOPT A MITIGATION MONITORING PROGRAM AND ADOPT A STATEMENT OF OVERRIDING CONSIDERATIONS IN CONJUNCTION WITH THE PROPOSED MIXED-USE DEVELOPMENT, LOCATED AT 8899 BEVERLY BOULEVARD, WEST HOLLYWOOD, CALIFORNIA AND 8846 – 8908 ROSEWOOD AVENUE, WEST HOLLYWOOD, CALIFORNIA.**

The Planning Commission of the City of West Hollywood hereby resolves as follows:

SECTION 1. On December 20, 2012 an application was submitted on behalf of Beverly Blvd Associates, L.P. for General Plan Amendment 012-003, Zone Map Amendment 012-017, Vesting Tentative Tract Map 012-004, Demolition Permit 012-022, and Development Permit 012-043 to develop a mixed-use project that expands an existing non-conforming office building on Beverly Boulevard and converts it to 65 residential units (including 10 affordable inclusionary units); 24,269 square feet of retail and restaurant uses, 10,562 square feet of office space, and constructs 16 new residential (9 market-rate and 7 affordable) units on adjacent parcels on Rosewood Avenue, as well as 257 parking spaces. The project was deemed complete on January 17, 2013. The Specific Plan application (SP 014-002) was added to the project on April 2, 2013.

SECTION 2. Notice of the public hearing before the Planning Commission on July 17, 2014 was posted on the site for a period of at least twenty-eight days, beginning on June 3, 2014. An advertisement was posted in the West Hollywood Independent and in the Beverly Press on July 3, 2014, and notices were mailed to surrounding property owners and residents, Neighborhood Watch groups, and constituents requesting notification of proposed hearings on July 3, 2014. At the July 17, 2014 Planning Commission public hearing the item was continued to August 7, 2014.

SECTION 3. Pursuant to the California Environmental Quality Act ("CEQA"), The City, acting as Lead Agency, circulated a Notice of Preparation of an Environmental Impact Report for the original project for a 30-day period beginning July 13, 2013. A public scoping meeting was held on July 31, 2013. A Draft Environmental Impact Report (DEIR) was completed and released to the public on December 24, 2013, beginning a 60 day comment period. The Final EIR was made public on July 10, 2014. All required notifications were provided pursuant to CEQA (Public Resources Code Section 21092.5) and all comment letters were incorporated into the Final EIR.

SECTION 4. In accordance with Public Resources Code Section 21092.5, the City provided written proposed responses to public agencies that commented on the Draft EIR ten (10) days prior to certification of the Final EIR.

**ITEM 10.A. EXHIBIT G**

SECTION 5. The City prepared the 8899 Beverly Boulevard Project EIR in its capacity as lead agency under CEQA and in compliance with CEQA. The Final EIR consists of the Initial Study, NOP, Notice of Availability, Draft EIR, Technical Studies, the Responses to Comments, Final Corrections and Additions, Mitigation Monitoring and Reporting Program, and Statement of Overriding Considerations. Hereafter, these documents will be referred to collectively as the "Final EIR." These Findings are based on the entire record before the Planning Commission, including the Final EIR.

SECTION 6. In accordance with CEQA Section 21082.1, the Planning Commission independently reviewed and analyzed the Final EIR and the administrative record relating to the proposed project. The Final EIR constitutes an accurate and complete statement of the environmental impacts of the proposed project. The Final EIR reflects the independent judgment of the Planning Commission and it hereby recommends that the City Council adopt the facts and analysis in the Final EIR and certify the Final EIR. The omission of some detail or aspect of the Final EIR does not mean that it has been rejected by the Planning Commission.

SECTION 7. Changes or alterations have been required in the project that, to the extent feasible, substantially lessen the significant environmental effects identified in the EIR. These changes or alterations are included in the Mitigation Monitoring and Reporting Program (Attachment A). The Planning Commission hereby recommends that the City Council adopt the Mitigation Monitoring and Reporting Program incorporated herein as Attachment A.

SECTION 8. Subsequent to the publication of the Final EIR on July 8, 2014, the Project Applicant submitted a letter on July 15, 2014 proposing amendments to the project that they hoped would better serve the City's affordable housing needs and provide some public benefits. The applicant revised the project description but the total unit count remained the same. The revised project would not result in new or greater environmental impacts pursuant to CEQA and Section 15088.5 of CEQA that would otherwise require additional analysis or recirculation of the EIR. Therefore, no additional environmental analysis would be warranted or required by CEQA.

SECTION 9. The Planning Commission hereby recommends that the City Council make the findings described in Attachment B and adopt the Statement of Overriding Considerations.

APPROVED BY A MOTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD ON THIS 7<sup>TH</sup> DAY OF AUGUST, 2014.

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ROY HUEBNER, CHAIRPERSON

ATTEST:

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DAVID DEGRAZIA, PLANNING MANAGER  
CURRENT & HISTORIC PRESERVATION PLANNING

DRAFT

# ATTACHMENT A

## *8899 Beverly Boulevard Project Mitigation Monitoring and Reporting Program*

Section 21081.6 of the Public Resources Code requires a Lead Agency to adopt a “reporting or monitoring program for changes to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.” In addition, Section 15097(a) of the *California Environmental Quality Act (CEQA) Guidelines* requires that:

*[I]n order to ensure that the mitigation measures and project revisions identified in the EIR or negative declaration are implemented, the public agency shall adopt a program for monitoring or reporting on the revisions which it has required in the project and measures it has imposed to mitigate or avoid significant environmental effects. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity which accepts the delegation; however, until mitigation measures have been completed the lead agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.*

The 8899 Beverly Boulevard Project EIR has been prepared to address the potential environmental impacts of the proposed project. Where appropriate, the EIR includes recommended mitigation measures to avoid or substantially lessen the significant environmental impacts associated with the proposed project. This Mitigation Monitoring and Reporting Program is designed to monitor implementation of the mitigation measures required for the proposed project.

This Mitigation Monitoring and Reporting Program has been prepared in compliance with Public Resources Code Section 21081.6. It describes the requirements and procedures to be followed by the City of West Hollywood to ensure that required mitigation measures adopted as part of the proposed 8899 Beverly Boulevard project will be carried out as described in the EIR. The following table contains a list of these mitigation measures with their associated implementation and monitoring phases, the agency responsible for enforcing the mitigation measure, agency, and a checklist the City can use for verification of compliance.

## Attachment A: Mitigation Monitoring and Reporting

Standard Conditions and Mitigation Measures	Monitoring Phase	Enforcement Agency	Monitoring Agency
<b>A. Aesthetics</b>			
No mitigation measures required.			
<b>B. Air Quality</b>			
<p><b>Standard Condition B-1:</b></p> <p>3.2-1) The City shall implement the following measures to reduce the amount of fugitive dust that is re-entrained into the atmosphere from parking lots and construction sites.</p> <p>Require the following measures to be taken during the construction of all projects to reduce the amount of fugitive dust and other sources of PM<sub>10</sub> in accordance with SCAQMD Rule 403:</p> <ul style="list-style-type: none"> <li>• Dust suppression measures at construction sites using vegetation, surfactants, and other chemical stabilizers</li> <li>• Wheel washers for construction equipment</li> <li>• Watering down all of construction areas</li> <li>• Limit speeds at construction sites to 15 miles per hour</li> <li>• Cover aggregate or similar material during transportation of material</li> </ul> <p>Adopt incentives, regulations, and/or procedures to reduce paved road dust emissions through targeted street sweeping of roads subject to high traffic levels and slit loadings.</p>	Construction	Community Development Department, Planning	South Coast Air Quality Management District and Community Development Department, Planning
<p><b>Standard Condition B-2:</b></p> <p>(3.2-2) The City shall require the Applicant, as a condition of Project approval, to implement the following measures to reduce exhaust emissions from construction equipment.</p> <ul style="list-style-type: none"> <li>• Commercial electric power shall be provided to the Project Site in adequate capacity to avoid or minimize the use of portable gas-powered electric generators and equipment.</li> <li>• Where feasible, equipment requiring the use of fossil fuels (e.g., diesel) shall be replaced or substituted with electrically driven equivalents (provided that they are not run via a portable generator set).</li> <li>• To the extent feasible, alternative fuels and emission controls shall be used to further reduce exhaust emissions.</li> <li>• On-site equipment shall not be left idling when not in use.</li> <li>• The hours of operation of heavy-duty equipment and/or the amount of equipment in use at any one time shall be limited.</li> <li>• Staging areas for heavy-duty construction equipment shall be located as far as possible from sensitive receptors.</li> <li>• Before construction contracts are issued, the Applicant shall perform a review of new technology, in consultation with SCAQMD, as it relates to heavy-duty equipment, to determine what (if any) advances in emissions reductions are available for use and are economically feasible. Construction contract and bid specifications shall require contractors to utilize the available and economically feasible technology on an established</li> </ul>	Construction	Community Development Department, Planning	South Coast Air Quality Management District and Community Development Department, Planning

### Attachment A: Mitigation Monitoring and Reporting

Standard Conditions and Mitigation Measures	Monitoring Phase	Enforcement Agency	Monitoring Agency
percentage of the equipment fleet. It is anticipated that in the near future both NOx and PM <sub>10</sub> control equipment will be available.			
<b>C. Cultural Resources</b>			
<b>Standard Condition C-1: Historic</b> No mitigation measures required.			
<b>Standard Condition C-2.1: Archaeology</b> Prior to excavation and construction on the Proposed Project site, the prime construction contractor and any subcontractor(s) shall be cautioned on the legal and/or regulatory implications of knowingly destroying cultural resources or removing artifacts, human remains, bottles, and other cultural materials from the Proposed Project site.  If any archaeological materials are encountered during the course of the Project development, construction shall be halted in the immediate area and a qualified archaeologist shall be consulted to determine the discovery's significance and, if necessary, develop a mitigation plan, pursuant to the Public Resources Code Section 21803.2, 21084.1 and CEQA Guidelines Section 15064.5. The services of an archaeologist shall be secured by contacting the Center for Public Archaeology - Cal State University Fullerton, or a member of the Society of Professional Archaeologist (SOPA) or a SOPA-qualified archaeologist to assess the resources and evaluate the impact.  If the discovered cultural materials are prehistoric in nature or include Native American remains, the Project archaeologist shall arrange for a Native American monitor to be retained to assist in the identification of the resources or human remains. The Native American monitor shall be retained from a list of suitable candidates from the Native American Heritage Commission.  Copies of the archaeological survey, study or report shall be submitted to the South Central Coastal Information Center (SCCIC) at Cal State University Fullerton. A covenant and agreement shall be recorded prior to obtaining a grading permit.	Construction	Community Development Department, Planning	South Central Coast Information Center (SCCIC) at Cal State University Fullerton, Native American Heritage Commission and Community Development Department, Planning
<b>Standard Condition C-3.1: Paleontology</b> The Project Applicant shall identify and engage a qualified paleontologist by contacting the Center for Public Paleontology - USC, UCLA, Cal State Los Angeles, Cal State Long Beach, or the County Natural History Museum prior to any excavation, grading, or construction. The City of West Hollywood Planning Department shall approve the selected paleontologist prior to issuance of the grading permit. The Project Paleontologist shall attend the pre-grading meeting to discuss how to recognize paleontological resources in the soil during grading activities. The prime construction contractor and any subcontractor(s) shall be cautioned on the legal and/or regulatory implications of knowingly destroying or removing sensitive scientific resources, including fossils preserved either as impressions of soft (fleshy) or hard (skeletal) parts, mineralized remains of skeletons, tracks, or burrows, or other trace fossils, coprolites (fossilized excrement), seeds or pollen, and other microfossils from terrestrial, aquatic, or aerial organisms from the Proposed Project site.	Construction	Community Development Department, Planning	Los Angeles County Natural History Museum and Community Development Department, Planning

### Attachment A: Mitigation Monitoring and Reporting

Standard Conditions and Mitigation Measures	Monitoring Phase	Enforcement Agency	Monitoring Agency
<p>If any paleontological materials are encountered during the course of the Project development, construction shall be halted in the immediate area. The Project Paleontologist shall be called in to assess the resources and evaluate the impact. Any discovery of paleontological resources would be treated in accordance with Society of Vertebrate Paleontology guidelines for identification, evaluation, disclosure, avoidance or recovery, and curation, as appropriate. The paleontologist shall then prepare a report summarizing the results of the monitoring program including methods of fossil recovery and curation, and a description of the fossils collected and their significance. Copies of the paleontological survey, study or report shall be submitted to the Los Angeles County Natural History Museum. Any recovered fossils and a copy of the report will be deposited in an accredited curation facility. A covenant and agreement shall be recorded prior to obtaining a grading permit.</p>			
<b>D. Geology and Soils</b>			
<p><b>Standard Condition D-1:</b> Prior to the issuance of a grading or building permit, a final geotechnical report shall be prepared by a registered civil engineer and civil engineering geologist in accordance with and to the satisfaction of the Department of Public Works. Construction of the Project shall be performed according to the recommendations identified in the final geotechnical report. The final geotechnical report shall further sample and test the subsurface soils for expansion potential and if issues with expansive soils are identified, these may be mitigated by structural design (increased concrete thickness and/or steel reinforcement, removal and replacement of the potentially expansive soils, treatment of potentially expansive soils, or a combination of these. Recommendations for mitigation, if required, shall be included in the final geotechnical report. The final geotechnical report shall also include all other construction and building design considerations measures associated with foundation design, general pavement, seismic design features, site preparation, dewatering, excavation stability, shoring, and fill placement.</p>	Pre-Construction	Department of Public Works, Engineering	Department of Public Works, Engineering
<b>E. Greenhouse Gas Emissions</b>			
<p>No mitigation is required. The proposed Project would, however, be subject to the GHG emission controls required under mitigation measure 3.15-1 from the Final Program EIR for the City of West Hollywood General Plan 2035 and Climate Action Plan. These emission control measures would be applied to the Project as conditions of Project approval</p>			
<b>F. Hydrology and Water Quality</b>			
<p><b>Standard Condition F-1:</b> The proposed Project shall be designed and constructed in accordance with California Building Code seismic standards, the City of West Hollywood Building Code, the site- specific recommendations provided in the Geotechnical Report, and qualified structural engineers and as approved by the City of West Hollywood Building and Safety Division.</p>	Pre-Construction	Building and Safety Division	Building and Safety Division
<p><b>Standard Condition F-2:</b> The Applicant shall comply with the SWPPP and maintain all structural or treatment control BMPs</p>	Construction and Occupancy	Building and Safety Division	Building and Safety Division

### Attachment A: Mitigation Monitoring and Reporting

Standard Conditions and Mitigation Measures	Monitoring Phase	Enforcement Agency	Monitoring Agency
for the life of the Project as required by the SWPPP			
<p><b>Standard Condition F-3:</b> All earthworks on the Project site shall be performed in accordance with the requirements of the City of West Hollywood Building and Safety, the City of West Hollywood Civil Engineer of Record, and the Storm Water Pollution Prevention Program.</p>	Construction	Building and Safety Division, Department of Public Works, Engineering	Building and Safety Division, Department of Public Works, Engineering
<p><b>Standard Condition F-4:</b> The following SWPPP BMPs are required to prevent construction debris and/or pollutants from equipment maintenance, from entering the municipal storm drain system:</p> <ul style="list-style-type: none"> <li>• All construction waste shall be disposed of in accordance with all applicable laws and regulations. Properly labeled recycling bins shall be utilized for recyclable construction materials including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non-recyclable materials and wastes must be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed, regulated disposal site by a licensed waste hauler.</li> <li>• All leaks, drips, and spills occurring during construction shall be cleaned up promptly and in compliance with all applicable laws and regulations to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.</li> <li>• Material spills on pavement shall not be hosed down or otherwise be allowed to enter the stormdrain system. Dry cleanup methods shall be used whenever possible.</li> <li>• Construction dumpsters shall be covered with tarps or plastic sheeting if left uncovered for extended periods. All dumpsters shall be well maintained.</li> <li>• During the construction period, the Applicant/Contractor shall conduct on-going street sweeping and truck wheel cleaning and truck washing to prevent dirt in stormwater.</li> <li>• The Applicant/Contractor shall keep vehicles in good working order. All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.</li> </ul>	Construction	Building and Safety Division, Department of Public Works, Engineering	Building and Safety Division, Department of Public Works, Engineering
<p><b>Standard Condition F-5:</b> The following SWPPP BMPs are required to prevent construction silt from entering the municipal storm drain system:</p> <ul style="list-style-type: none"> <li>• The amount of exposed soils shall be limited and erosion control procedures implemented for those areas that must be exposed.</li> <li>• Grading activities shall be phased so that graded areas are landscaped or otherwise covered, as quickly as possible after completion of activities.</li> </ul>	Construction	Building and Safety Division, Department of Public Works, Engineering	Building and Safety Division, Department of Public Works, Engineering

### Attachment A: Mitigation Monitoring and Reporting

Standard Conditions and Mitigation Measures	Monitoring Phase	Enforcement Agency	Monitoring Agency
<ul style="list-style-type: none"> <li>• Appropriate dust suppression techniques, such as watering or tarping shall be used in areas that must be exposed.</li> <li>• The area shall be secured to control off-site migration of pollutants. Construction entrances shall be designed to facilitate removal of debris from vehicles exiting the site, by passive means such as paved/graveled roadbeds, and/or by active means such as truck washing facilities.</li> <li>• Truck loads shall be tarped.</li> <li>• Roadways shall be swept or washed down to prevent generation of fugitive dust by local vehicular traffic.</li> <li>• Simple sediment filters shall be constructed at or near the entrances to the municipal storm drain system wherever feasible.</li> </ul>			
<p><b>Standard Condition F-6:</b> The Applicant(s) shall implement stormwater BMPs to retain or treat the runoff from a storm event producing 34 inch of rainfall in a 24-hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required, and shall be provided to the City of West Hollywood Building and Safety Division prior to Project occupancy.</p>	Occupancy	Building and Safety Division, Department of Public Works, Engineering	Building and Safety Division, Department of Public Works, Engineering
<p><b>Standard Condition F-7:</b> Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rates for developments where increased peak stormwater discharge rate will result in increased potential for downstream erosion.</p>	Occupancy	Building and Safety Division, Department of Public Works, Engineering	Building and Safety Division, Department of Public Works, Engineering
<p><b>Standard Condition F-8:</b> Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.</p>	Occupancy	Building and Safety Division, Bureau of Sanitation	Building and Safety Division, Bureau of Sanitation
<p><b>Standard Condition F-9:</b> Any toxic wastes must be discarded at a licensed regulated disposal site. Store trash dumpsters either under cover and with drains routed to the sanitary sewer or use non-leaking and water tight dumpsters with lids. Use drip pans or absorbent materials whenever grease containers are emptied. Wash containers in an area with properly connected sanitary sewer.</p>	Occupancy	Building and Safety Division, Bureau of Sanitation	Building and Safety Division, Bureau of Sanitation
<p><b>Standard Condition F-10:</b> Reduce and recycle wastes, including: paper, glass, aluminum, oil, and grease.</p>	Occupancy	Building and Safety Division,	Building and Safety Division, Bureau of Sanitation

### Attachment A: Mitigation Monitoring and Reporting

Standard Conditions and Mitigation Measures	Monitoring Phase	Enforcement Agency	Monitoring Agency
		Bureau of Sanitation	
<p><b>Standard Condition F-11:</b> Reduce the use of hazardous materials and waste by: using detergent-based or water-based cleaning systems; and avoid chlorinated compounds, petroleum distillates, phenols, and formaldehyde.</p>	Occupancy	Building and Safety Division, Bureau of Sanitation	Building and Safety Division, Bureau of Sanitation
<p><b>Standard Condition F-12:</b> All storm drains inlets and catch basins within the Project area must be stenciled with prohibitive language (such as “NO DUMPING – DRAINS TO OCEAN”) and/or graphical icons to discourage illegal dumping. Legibility of stencils and signs must be maintained.</p>	Occupancy	Building and Safety Division, Bureau of Sanitation	Building and Safety Division, Bureau of Sanitation
<p><b>Standard Condition F-13:</b> Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.  The storage area must be paved and sufficiently impervious to contain leaks and spills.  The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.</p>	Occupancy	Building and Safety Division, Bureau of Sanitation	Building and Safety Division, Bureau of Sanitation
<p><b>Standard Condition F-14:</b> Store trash dumpsters both under cover and with drains routed to the sanitary sewer or use non-leaking and water tight dumpsters with lids. Wash containers in an area with properly connected sanitary sewer.</p>	Occupancy	Building and Safety Division, Bureau of Sanitation	Building and Safety Division, Bureau of Sanitation
<p><b>Standard Condition F-15:</b> The owner(s) of the property will prepare and execute covenant and agreement satisfactory to the City of West Hollywood binding the owners to post construction maintenance on the structural and operational BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and/or per manufacturer’s instructions.</p>	Occupancy	Building and Safety Division, Bureau of Sanitation	Building and Safety Division, Bureau of Sanitation
<p><b>Standard Condition F-16:</b> If the final geotechnical study deems that dewatering is necessary, the Project Applicant shall install a cutoff wall to prevent the water table from being lowered beneath the adjacent structures or underpinning the existing building. The cutoff wall shall be designed by a certified geologist or hydro-geologist and the design to be reviewed and approved by the City of West Hollywood Department of Public Works, Engineering.</p>	Pre-Construction	Department of Public Works, Engineering	Department of Public Works, Engineering

### Attachment A: Mitigation Monitoring and Reporting

Standard Conditions and Mitigation Measures	Monitoring Phase	Enforcement Agency	Monitoring Agency
<b>G. Land Use and Planning</b>			
No mitigation measures required.			
<b>H. Noise</b>			
<b>Standard Condition H-1:</b> The Project construction contractors shall ensure that equipment is properly maintained per the manufacturers' specifications and fitted with the best available noise suppression devices (i.e., mufflers, silencers, wraps, etc.).	Construction	Community Development Department, Planning	Community Development Department, Planning
<b>Standard Condition H-2:</b> The Project construction contractors shall shroud or shield all impact tools, and muffle or shield all intake and exhaust ports on power equipment.	Construction	Community Development Department, Planning	Community Development Department, Planning
<b>Standard Condition H-3:</b> The Project construction contractors shall ensure that construction equipment engines are turned off when not in use (i.e., the equipment does not idle for unnecessary lengths of time).	Construction	Community Development Department, Planning	Community Development Department, Planning
<b>Standard Condition H-4:</b> The Project construction contractors shall locate fixed and/or stationary equipment as far as possible from noise-sensitive receptors (e.g., generators, compressors, cement mixers).	Construction	Community Development Department, Planning	Community Development Department, Planning
<b>Standard Condition H-5:</b> If feasible, the Project construction contractors shall install a 12-foot high temporary barrier along the northern, eastern, and western property lines. The acoustical barrier shall be constructed of material having a minimum surface weight of two pounds per square foot or greater, and a demonstrated Sound Transmission Class rating of 25 or greater as defined by American Society for Testing and Materials Test Method E90. The barrier shall be required during the excavation and parking structure construction phases of development.	Construction	Community Development Department, Planning	Community Development Department, Planning
<b>Standard Condition H-6:</b> The Project construction contractors shall ensure that music is not audible at offsite locations.	Construction	Community Development Department, Planning	Community Development Department, Planning
<b>Standard Condition H-7:</b> Two weeks prior to the commencement of construction at the Project Site, notification shall be provided to the owners and tenants of residential properties located along Rosewood Avenue between Almont Avenue and Robertson Boulevard disclosing the planned construction schedule, including the various types of activities and equipment that would be occurring throughout the duration of the construction period. This notification shall also provide a contact name and phone number for residents to call for construction noise related complaints. All reasonable concerns shall	Pre-Construction and Construction	Community Development Department, Planning	Community Development Department, Planning

### Attachment A: Mitigation Monitoring and Reporting

Standard Conditions and Mitigation Measures	Monitoring Phase	Enforcement Agency	Monitoring Agency
be rectified within 24 hours of receipt.			
<b>I. Population and Housing</b>			
No mitigation measures required.			
<b>J. Public Services</b>			
<b>Standard Condition J-1: Fire</b> Prior to Construction and Final Map approval, the Applicant shall install one new public fire hydrant on Rosewood Avenue on the same side of the street as the Proposed Project as indicated by LACFD. Once installed, all required fire hydrants shall be tested and accepted or bonded prior to construction and Final Map approval.	Pre-Construction	Los Angeles County Fire Department	Los Angeles County Fire Department
<b>Standard Condition J-2: Police</b> <i>J-2.1:</i> During construction activities, the project developer shall hire security guards and have them present at all times during the building phase of the Project.	Construction	Community Development Department, Planning	Community Development Department, Planning
<i>J-2.2:</i> During construction activities, the project developer shall ensure that all onsite areas of active development, material and equipment storage, and vehicle staging, that are adjacent to existing public roadways, are secured to prevent trespass.	Construction	Community Development Department, Planning	Community Development Department, Planning
<i>J-2.3:</i> Prior to issuance of the building permit, the project applicant shall submit the landscape plan to the planning department for final review to ensure that the landscaping does not obstruct the project buildings.	Pre-Construction	Community Development Department, Planning	Community Development Department, Planning
<i>J-2.4:</i> Prior to issuance of the certificate of occupancy, the project developer shall review its onsite security system with LACSD to ensure that private security staffing and patrols are adequate.	Pre-Construction	Los Angeles County Sheriff Department and Community Development Department, Planning	Los Angeles County Sheriff Department and Community Development Department, Planning
<b>Standard Condition J-3: Schools</b>  No mitigation measures required.			
<b>Standard Condition J-4: Recreation and Parks</b>  No mitigation measures required.			

### Attachment A: Mitigation Monitoring and Reporting

Standard Conditions and Mitigation Measures	Monitoring Phase	Enforcement Agency	Monitoring Agency
<p><b>Standard Condition J-5: Libraries</b></p> <p>No mitigation measures required.</p>			
<p><b>K. Transportation/Traffic</b></p>			
<p><b>Standard Condition K-1:</b></p> <p>A detailed Construction Management Plan, including street closure information, detour plans, haul routes, and staging plans would be prepared and submitted to the City. The construction traffic management plan shall be based on the nature and timing of the specific construction activities and other projects in the vicinity of the Project Site, and shall include the following elements as appropriate:</p> <ul style="list-style-type: none"> <li>• Provisions for temporary traffic control during all construction activities adjacent to public right-of-way to improve traffic flow on public roadways (e.g., flag men);</li> <li>• Scheduling of construction activities to reduce the effect on traffic flow on surrounding arterial streets;</li> <li>• Construction-related vehicles shall not park on surrounding public streets;</li> <li>• Provisions of safety precautions for pedestrians and bicyclists through such measures as alternate routing and protection barriers;</li> <li>• Contractors shall be required to participate in a common carpool registry during all periods of contract performance to be monitored and maintained by the general contractor;</li> <li>• Scheduling of construction-related deliveries to reduce travel during peak travel periods as identified in this study, <b>to the extent feasible</b>; and</li> <li>• Obtaining the required permits for truck haul routes from the City of West Hollywood prior to issuance of any permit for the proposed project.</li> </ul>	<p>Pre-Construction and Construction</p>	<p>Community Development Department, Engineering</p>	<p>Community Development Department, Engineering</p>
<p><b>L. Utilities</b></p>			
<p><b>Standard Condition L-1: Wastewater</b></p> <p>No mitigation measures required.</p>			
<p><b>Standard Condition L-2: Water</b></p> <p>No mitigation measures required.</p>			
<p><b>Standard Condition L-3: Solid Waste</b></p> <p><i>L-3.1:</i></p> <p>Though no significant impacts were identified, the following Best Management Practices are provided as conditions of approval:</p> <p style="padding-left: 40px;">Prior to issuance of Project building occupancy permit, the Applicant shall provide adequate storage area in the Existing Building, Apartment Building and Townhomes for recycling bins; and recycling education shall be posted at key locations on the Project Site. Further, the</p>	<p>Occupancy</p>	<p>Department of Public Works</p>	<p>Department of Public Works</p>

**Attachment A: Mitigation Monitoring and Reporting**

<b>Standard Conditions and Mitigation Measures</b>	<b>Monitoring Phase</b>	<b>Enforcement Agency</b>	<b>Monitoring Agency</b>
<p>Project Applicant shall demonstrate to the City of West Hollywood Public Works Department that tenants of the Project will receive regularly scheduled education materials encouraging participation in recycling to the maximum possible.</p>			
<p><b>Standard Condition L-4: Electricity and Natural Gas</b>  <i>L-4.1:</i>                      No significant impacts related to electricity supply and infrastructure have been identified. However, the following condition of approval is provided regarding the existing on site electricity lines:                      Prior to issuance of construction and demolition permits, the Applicant shall contact Southern California Edison regarding the overhead transmission lines traversing the Project Site to ensure Project construction would not disrupt service for the Project area.</p>	<p>Pre-Construction</p>	<p>Southern California Edison</p>	<p>Southern California Edison and Community Development Department, Engineering</p>

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# ATTACHMENT B

## *8899 Beverly Boulevard Project Statement of Overriding Considerations*

Pursuant to CEQA Section 21081(b) and the CEQA Guidelines Section 15093, the City of West Hollywood has balanced the benefits of the proposed 8899 Beverly Boulevard Project against unavoidable adverse Noise (Construction) impacts associated with the proposed project and has adopted all feasible mitigation measures. The City of West Hollywood has also examined five alternatives to the proposed project in the EIR, and as indicated therein; the No Project/No Development Alternative is considered environmentally superior. However, the No Project/No Development Alternative does not achieve any of the project objectives. As specified in the CEQA Guidelines, if the No Project/No Development Alternative is environmentally superior, the EIR shall also identify an environmentally superior alternative among the other alternatives.<sup>1</sup> Of the other alternatives considered, Alternative 3, Reduced Density Alternative 1, would be environmentally superior to the proposed project.

Alternative 3, Reduced Density Alternative 1 included reducing the density on the Rosewood Avenue side of the project site. Modifications to the Existing Building would be the same as the proposed project under this Alternative. The renovation and expansion of the Existing Building would provide 56 market rate condominium units and 8 affordable apartments and would include modifications to the commercial uses as proposed under the project. On Rosewood Avenue, this Alternative would provide 12 single-family units, one on each of the 12 lots located on Rosewood Avenue, one less townhouse unit than under the proposed project. This Alternative would not include the four units of affordable housing and would not include the indoor pool house amenity. The single-family units would be 25-feet in height and similar in appearance to the townhomes. Setbacks and landscaping provided would be the same as the proposed project. The units would be located above the subterranean parking structure under this Alternative. This alternative meets most of the project objectives; however, it reduces the number of affordable rental housing units. Thus, this Alternative does not meet all of the project objectives.

A different alternative has been proposed that fulfills the project requirements and meets all of the project objectives. This additional Alternative is an improvement over the original proposal:

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<sup>1</sup> California Code of Regulations, Title 14, Division 6, Chapter 3, *State CEQA Guidelines*, Section 15126.2(d)(2).

- 17 affordable units are now provided, with 10 units in the Beverly Boulevard building and 7 units in the Rosewood Avenue building (overall unit count remains at 81 units, as follows: 17 affordable, 55 condominiums, and 9 single-family).
- The affordable unit amenity room is provided on the third floor of the Beverly Boulevard building, with direct access to the 2,000+ SF common outdoor terrace on the roof of the Rosewood Avenue building.
- The market-rate units on Rosewood Avenue in Subarea 2 of the Specific Plan have been reduced from 13 to 9 with an FAR limited to 0.5:1, and will all be detached single-family homes instead of attached two- and three-unit buildings. The homes will observe R1B height and setback requirements. The FAR of the entire Rosewood Avenue frontage will be limited to 0.675:1 (equal to the R1B limit of 0.5 plus the 35% density bonus).
- Garages have been relocated from the front to the rear for four of the nine homes.
- The two-story, 4,417 square foot indoor pool house and indoor pool has been eliminated, and replaced with an outdoor pool adjoining the 8899 Beverly Building and one-story, 1,125 square foot changing room/amenity space building adjoining Rosewood Avenue.
- An approximately 800 square-foot community/neighborhood meeting room is included in the Beverly Boulevard building.

While reducing the overall massing on Rosewood Avenue portion of the project site, this Alternative increases the number of affordable rental housing units from 12 to 17.

Specifically, this new Alternative would include 9 single-family detached units replacing the originally proposed 13 attached townhomes in two and three-unit buildings. Of the 9 single-family detached units, four units would include detached garages placed at the rear of the units, away from view on Rosewood Avenue, thereby further reducing the massing of structures along the street. This additional Alternative would further reduce the massing by replacing the 4,417 square foot, two-story, indoor pool house with an outdoor pool accompanied by a 1,125 square foot, single-story, accessory structure with changing room/amenity space. Though the apartment structure would increase from four units to seven units, the overall massing as viewed from Rosewood Avenue would remain the same as the proposed project. This Alternative would reduce the overall massing and would respect all material zoning requirements of the R1-B zone including

height limit, setback requirements and density limits. The overall FAR of the entire Rosewood Avenue frontage would be limited to 0.675:1 (equal to the R1B limit of 0.5 plus the 35 percent density bonus). Though this Alternative would be replacing the 13 townhomes with 9 single-family units on Rosewood Avenue, the overall unit count of the Project would remain the same at 81 units.

Because the unit count of 81 units has not changed, there are no changes to the amount of traffic generated by the project and no new or additional traffic impacts would be generated by this new project site design. If anything, project circulation on Rosewood Avenue would be slightly reduced with fewer units and vehicular access. This reduction in massing also responds to concerns from the neighborhood about the size and intensity of the project adjacent to the single-family home neighborhood. The revisions make the Rosewood side of the project more compatible with existing uses. This new Alternative would achieve all of the project objectives unlike Alternative 3, Reduced Density Alternative 1. In fact, this new Alternative creates a greater community benefit with additional affordable housing units. No other feasible alternative analyzed in the EIR, including the environmentally superior alternative (Alternative 3, Reduced Density Alternative 1) achieves the two goals of reducing massing on Rosewood Avenue and providing more affordable rental housing units.

All alternatives including this new Alternative, as well as the proposed project, involve temporary noise construction activities that result in significant impacts. All of the noise mitigation measures proposed in the EIR, mitigation measures IV.H-1 through IV.H-7) would be applied to all alternatives including the new Alternative. An acoustical barrier has been proposed in the EIR (mitigation measure IV.H-5) that would reduce the impact during excavation and parking structure construction to less than significant levels. However, construction of the proposed subterranean parking structure is expected to affect most of the northern portion of the project site and it is not known if there would be adequate room to erect a temporary barrier within the project site perimeter. Thus, the homes to the immediate east of the project site are located only four feet from the project boundary. Also, the temporary barrier would need to be removed prior to construction of the buildings proposed along Rosewood Avenue. Construction of these buildings would increase daytime noise levels at nearby homes by at least 10dBA  $L_{eq}$  during various times. Consequently, temporary construction noise would be significant and unavoidable for all alternatives including the new Alternative as well as the proposed project. Thus, the new Alternative would not result in new or greater environmental impacts pursuant to CEQA.

After examining the alternatives, the City has determined that adoption and implementation of the new Alternative is the most desirable, feasible, and appropriate action given its greater community benefit with more affordable housing rental units and reduced massing along Rosewood Avenue than the proposed project or other project alternatives previously analyzed in the EIR.

Therefore, a Statement of Overriding Considerations is necessary for project implementation.

### **Significant Unavoidable Impacts**

Based on the information and analysis set forth in the Final EIR and the record of proceedings,<sup>2</sup> construction of the proposed project will result in significant Noise (Construction) impacts.

#### *1. Noise (Construction)*

*Noise impacts are localized in nature. Given the distance of the related projects from the project site, the timing of construction, and the decrease in noise levels with distance, construction activities associated with the related projects when considered together with the proposed project would not be cumulatively significant. Further, the proposed project and related projects would be required to comply with the City of West Hollywood Noise Ordinance for those projects located within city limits and the City of Los Angeles Noise Ordinance for those located in nearby Los Angeles to limit noise during construction.*

*Vibration impacts associated with construction activities are extremely localized because they are groundborne. Ground vibration generated by construction equipment spreads through the ground and diminishes in magnitude with increases in distance. Although the proposed project would result in vibration annoyance at adjacent residential uses, because of the distance between them, ground vibration associated with the proposed project would not be heightened due to the related projects. Consequently, no cumulative impacts from vibration would result.*

*As discussed in Chapter IV.H. of the Final EIR, traffic generated by the proposed project would increase traffic noise on adjacent streets. It is assumed that the related projects would generate an increase in the amount of traffic on local roads, as well, and this increased noise was considered as part of the project-specific long-term noise impact to onsite residents in Chapter IV.H. of the EIR. When considered together, the proposed project and the related projects would not create a significant cumulative impact on permanent ambient noise levels in the vicinity of the project site. Traffic generated by the proposed project in conjunction with the related projects would not exceed the City's standards for residential and commercial uses, which are 65 dBA and 70 dBA, respectively.*

### **Project Benefits**

The City has analyzed the project's benefits against the significant unavoidable impacts. The City finds that the project's benefits outweigh the project's significant unavoidable impacts, and those impacts, therefore, are considered

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<sup>2</sup> The West Hollywood City Clerk is the custodian of the record of the proceedings, available at West Hollywood City Hall.

acceptable in light of the project's benefits. The City finds that each of the following benefits is an overriding consideration, independent of the other benefits, that warrant approval of the project notwithstanding the project's significant unavoidable impacts to noise (construction). The proposed project would provide public benefits described below.

*Implementation of General Plan Goals and Objectives*

This project will implement many of the existing General Plan goals of the City of West Hollywood. Among them:

- Policy LU1.3 – *Encourage new development to enhance the pedestrian experience.* The project will enhance the pedestrian experience along Beverly Boulevard by providing for direct street-level access into the existing building that is currently largely precluded due to existing design constraints. The project will also enhance and activate the Beverly Boulevard frontage by creating direct street-level access to several of the retail tenant spaces, and through the installation of street trees and landscape elements.
- Policy LU-1.1 - *Maintain a balanced land use pattern and buildings to support a broad range of housing choices, retail businesses, employment opportunities, cultural institutions, entertainment venues, educational institutions, and other supportive urban uses within the City.* The project will support a broad range of housing choices, retail businesses, employment opportunities, and other supportive urban uses within the City. The project will provide 17 new affordable apartments and 55 new condominium and 9 new single-family home units, which will accommodate households that are diverse in size, type and income, to help meet the housing needs of the City. The project will enhance the residential area to the north by replacing an open commercial parking lot with low-density residential uses that are more in keeping with the pattern of development within this area. The project has been designed to reflect and respect the low-density residential neighborhood to the north and east of the property, while also recognizing that these residential units are in a transitional zone between commercial and residential uses, by providing wide, landscaped setbacks and limiting the building height of the homes to 25 feet or less at the primary facades along Rosewood Avenue.
- Policy ED 5.1– *Strive to attract a variety of fashion, arts, design, and other complementary businesses to locate in the City.* The project includes approximately 19,875 square feet of retail space, and 10,562 square feet of office space that has been designed to appeal to creative office users. Furthermore, because of its location adjacent to the West Hollywood Design District, these uses will help maintain the continuity of the creative industry in West Hollywood.

- Policy H4.1 – *Encourage and provide incentives for the development of housing in mixed-use and transit-oriented developments.* The project includes the inclusion of both market-rate and affordable housing units within a mixed-use development and in proximity to bus routes along Beverly Boulevard and San Vicente Boulevard.

#### *Vision 2020 Strategic Plan*

According to the 2020 Strategic Plan (Strategic Plan) the City has five Primary Strategic Goals and 14 Ongoing Strategic Programs. The following two Primary Strategic Goals are promoted by the proposed project: 1) Maintaining the City's Unique Urban Balance with Emphasis on Residential Neighborhood Livability; and 2) Affordable Housing (enhancing affordable housing opportunities). Also, the proposed project is consistent with three of the Ongoing Strategic Programs: 1) Promote economic development while maintaining business vitality and diversity; and 2) Upgrade existing buildings and infrastructure.

#### *Community Benefits*

Some of the community benefits provided by the proposed project include the following:

- **Neighborhood Meeting Room.** An approximate 800 square foot neighborhood meeting room would be provided within the Beverly Building. The meeting room would be directly accessible from an elevator and event participants would have access to a beverage/food preparation area and a public restroom. Community groups and organization and the City would have access to the meeting room 24 times a year. Tenants of the office space in the building would have access to the room when not reserved. Providing a meeting room would provide a meeting space for neighborhood groups on the west side of the city.
- **Contribution to the Affordable Housing Trust Fund.** The Applicant has offered a \$1,000,000 contribution to the City's Affordable Housing Trust Fund, which was roughly established in-lieu of providing 3 additional units and providing funds equal to revenue estimations for a potential affordable housing component over 30 years.

#### **Conclusion**

The proposed project represents a balance between several competing needs in the City of West Hollywood, including providing for new affordable housing, maintaining long-term tax revenue for the City, and creating a high-quality multi-use development located at a major gateway to the City. After balancing the specific economic, legal, social, technological, and other benefits of the proposed project, the Planning Commission has determined that the unavoidable adverse

environmental impacts identified may be considered acceptable due to the specific considerations listed above which offset the unavoidable, adverse environmental impacts that will be caused by implementation of the project.

Recognizing that significant unavoidable impacts from noise (construction) will result from implementation of the proposed project, the City adopts the following Statement of Overriding Considerations. Having adopted all feasible mitigation measures and recognized all unavoidable significant impacts, the City hereby finds that each of the separate benefits of the proposed project, as stated herein, is determined to be unto itself an overriding consideration, independent of other benefits, that warrants approval of the proposed project and outweighs and overrides its unavoidable significant effects, and thereby justifies the approval of the 8899 Beverly Boulevard Mixed Use Project. Based on the foregoing findings and the information contained in the record, it is hereby determined that:

- a. All significant Aesthetics, Air Quality, Paleontological Resources, Geology and Soils, and Hazards and Hazardous Materials, Hydrology and Water Quality, Cultural Resources, and Traffic/Circulation and effects on the environment due to approval of the project have been eliminated or substantially lessened where feasible; and
- b. Any remaining significant Noise effects on the environment found to be unavoidable are acceptable due to the factors described in the Statement of Overriding Considerations above.

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## RESOLUTION NO. PC 14-1092

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING THAT THE CITY COUNCIL APPROVE A GENERAL PLAN AMENDMENT; ADOPT A SPECIFIC PLAN, BY ADDING TEXT TO CHAPTER 19.16 OF THE W.H.M.C.; AND ADOPT A ZONING MAP AMENDMENT TO CHANGE THE ZONING DESIGNATION OF THE PROJECT SITE TO "8899 BEVERLY SPECIFIC PLAN" IN CONJUNCTION WITH A MIXED-USE DEVELOPMENT LOCATED AT 8899 BEVERLY BOULEVARD, WEST HOLLYWOOD, CALIFORNIA AND 8846 – 8908 ROSEWOOD AVENUE, WEST HOLLYWOOD, CALIFORNIA.**

The Planning Commission of the City of West Hollywood does hereby resolve as follows:

SECTION 1. On December 20, 2012 an application was submitted on behalf of Beverly Blvd Associates, L.P. for General Plan Amendment 012-003, Zone Map Amendment 012-017, Vesting Tentative Tract Map 012-004, Demolition Permit 012-022, and Development Permit 012-043 to develop a mixed-use project that expands an existing non-conforming office building on Beverly Boulevard and converts it to residential use and constructs new residential units on adjacent parcels on Rosewood Avenue. The project was deemed complete on January 17, 2013. The Specific Plan application (SP 014-002) was added to the project on April 2, 2013.

SECTION 2. Notice of the public hearing before the Planning Commission on July 17, 2014 was posted on the site for a period of at least twenty-eight days, beginning on June 3, 2014. An advertisement was posted in the West Hollywood Independent and in the Beverly Press on July 3, 2014, and notices were mailed to surrounding property owners and residents, Neighborhood Watch groups, and constituents requesting notification of proposed hearings on July 3, 2014. At the July 17, 2014 Planning Commission public hearing, after the Commission listened to comments from the public and the applicant, the item was continued to August 7, 2014, to allow the applicant an opportunity to submit a revised proposal.

SECTION 3. In accordance with the California Environmental Quality Act, CEQA, a Draft Environmental Impact Report (DEIR) was prepared for the proposed project and released to the public on December 24, 2013, for 60-day review period, comments received have been reviewed and responded to in the Final Environmental Impact Report (FEIR) released July 10, 2014. All required notifications were provided pursuant to CEQA (Public Resources Code Section 21092.5) and all comment letters were incorporated into the Final EIR.

SECTION 4. The Planning Commission of the City of West Hollywood hereby finds that General Plan Amendment, 8899 Beverly Specific Plan and corresponding Zoning Text Amendment, and Zoning Map Amendment are consistent with the Goals, Objectives, Policies, General Land Uses and Programs of the General Plan, and the City's other adopted goals and policies, including the criteria to be considered when contemplating increases in the permitted FAR and height (LU-2.8):

- a. *Expand existing facilities or introduce new uses which are considered to be of significant importance (public benefits, historical use, socially-valued use, etc.)* The project includes 17 on-site affordable units, including 7 for very low-income households and 10 for moderate-income households. The project provides amenities for the affordable units, as well as space for meetings and gatherings for use by the neighbors and the City, as well as an in-lieu payment (providing for three additional very-low income units) and additional public benefits, which total \$1 million to the City's Affordable Housing Trust Fund.
- b. *Provide significant benefits to the City.* The revised project includes more on-site affordable housing units than required, a payment of more than \$1 million to the City's Affordable Housing Trust Fund, along with other programmatic benefits, inclusive of a neighborhood/community meeting room that would not otherwise occur.
- c. *Offer architectural design that is of unusual merit and will enhance the City.* At the Planning Commission's Design Review Subcommittee meeting on the Project, held on June 13, 2013, the Subcommittee members endorsed the design of the 8899 Beverly building.
- d. *Affordable Housing.* The project, as revised and conditioned, reduces the Housing Department's concerns over the affordable housing portion of the project and brings it in compliance with both the spirit and the letter of Chapter 19.22. The project's on-site affordable housing units include a total of 17 units, and the applicant will provide an in-lieu fee of \$1 million to provide for three additional very low-income units and an additional payment to the City's Affordable Housing Trust Fund. The project also includes very low-income units, which the City does not otherwise require. In addition, unit sizes are appropriately-sized, and they will remain for-rent rather than for-sale, to fit the City's affordable housing needs more closely. Since these revised affordable housing project elements are supported by the Housing Department as being in line with the City's affordable housing requirements, the Planning Commission finds that the an increase in height and FAR is consistent with the guidance in LU-2.8.

SECTION 5. The Planning Commission recommends that the City Council approve a General Plan Amendment by adding 8899 Beverly Specific Plan to the list of Land Use Designations, to Table 3-2, and to the Land Use Designations Map (Figure 3-4) in Chapter 3-15, of the General Plan.

SECTION 6. The Planning Commission recommends that the City Council approve the 8899 Beverly Specific Plan as described in Attachment A.

SECTION 7. The Planning Commission recommends that the City Council approve a Zoning Map Amendment adding Chapter 19.16.020 to Title 19 of the WHMC to read as described in Attachment B.

SECTION 8. Based on the foregoing, the Planning Commission of the City of West Hollywood hereby recommends approval of General Plan Amendment 012-003, Specific Plan 014-002, and Zone Map Amendment 012-017 as described in the Attachments of this resolution.

APPROVED BY A MOTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD ON THIS 7<sup>TH</sup> DAY OF AUGUST, 2014.

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ROY HUEBNER, CHAIRPERSON

ATTEST:

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DAVID DEGRAZIA, PLANNING MANAGER  
CURRENT & HISTORIC PRESERVATION PLANNING

# ATTACHMENT A

## Draft 8899 Beverly Boulevard Specific Plan

### 19.16.020 8899 Beverly Boulevard Specific Plan.

A. *Location and Description.* The 8899 Beverly Boulevard Specific Plan (the “8899 Beverly Specific Plan”) applies to the 1.73 acre property located at 8899 Beverly Boulevard, on the west side of West Hollywood, and is generally bound by Almont Drive to the west, Rosewood Avenue to the north, Robertson Boulevard to the east, and Beverly Boulevard to the south. The precise boundaries of the 8899 Beverly Specific Plan are depicted on Figure 1. The 8899 Beverly Specific Plan is divided into two Subareas, Subarea 1 and Subarea 2, as delineated on Figure 1. Subarea 1 has a frontage of 250 feet along Beverly Boulevard, extending north to a depth of 110 feet. Subarea 2 has a frontage of 480 feet along Rosewood Avenue, extending south to a depth of 100 feet and is immediately north of Subarea 1.

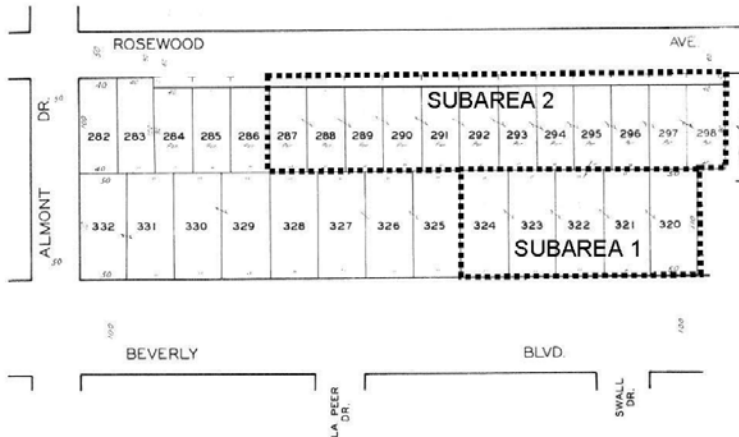


Figure 1.

### B. *Permitted Uses.*

1. *Subarea 1.* Uses within Subarea 1 shall be limited to the following:
  - a. Commercial and residential uses permitted in accordance with the commercial community (CC) zone, as set forth in Chapter 19.10.
  - b. Alcoholic beverage sales for on-site consumption shall be permitted in connection with one restaurant. Alcoholic beverage sales in connection with any other establishment shall require the approval of a Conditional Use Permit or Minor Conditional Use Permit pursuant to the requirements set forth in Chapter 19.52.

2. *Subarea 2.* Uses within Subarea 2 shall be limited to the following:

- a. A maximum of seventeen (16) dwelling units.
- b. Home businesses shall be permitted pursuant to the requirements of Section 19.36.040.
- c. Residential recreational facilities.
- d. Subterranean parking facilities.

*C. Floor Area Ratio.*

1. The floor area ratio ("FAR") within the 8899 Beverly Specific Plan shall not exceed a total of 2.8:1.

2. All legally available density bonuses are deemed to have been included in the density established in the proposed Specific Plan. The approval of this project satisfies all and any incentives, concessions and waivers to which the applicant or any future property owner might be entitled under SB 1818 and 19.22.050 or any similar provision of law relating to density bonus.

*D. Maximum Building Height.*

1. *Subarea 1.* The maximum building height of all structures in Subarea 1 shall not exceed 120.5 feet.

2. *Subarea 2.* The maximum building height of all structures in Subarea 2 shall not exceed 25 feet, except that the affordable housing structure shall not exceed 28 feet. The area that exceeds 25 feet in height shall be set back a minimum of 50 feet from the front property line.

*E. Setbacks.*

1. *Subarea 1.* No minimum setbacks shall be required.

2. *Subarea 2.* Minimum setbacks for structures above finished ground level shall be provided as follows:

- a. *Front.* 15 feet.
- b. *Rear.* 15 feet.
- c. *Side.* 5 feet from the east and west property lines.
- d. No setbacks shall be required for a subterranean parking structure located below the finished ground level.

e. A one-story attached or detached garage or carport may be located within required setbacks in accordance with the provisions of Section 19.36.311.A.

F. *Open Space.* The provisions of Section 19.36.280(A) shall be modified for the 8899 Beverly Specific Plan as follows:

1. Affordable housing units shall not be required to provide private open space.
2. All other units shall be provided with an average of 120 square feet per unit, with no minimum amount.
3. A minimum of 2,000 square feet of roof-top contiguous common open space for active and passive recreational uses shall be provided on the rooftop of the affordable building fronting on Rosewood Avenue.

G. *Loading.* No off-street loading spaces shall be required.

H. *Parking.*

1. A minimum of 247 parking spaces shall be provided based upon the maximum permitted FAR of 2.8:1 and the following breakdown by use: i) retail - 19,875 square feet; ii) office - 10,562 square feet; iii) restaurant - 4,394 square feet; iv) 32 studio units and one bedroom units; and v) 49 two and three bedroom units. If the mix of uses specified above is changed, a shared parking analysis shall be prepared by a licensed traffic engineer to determine the number of parking spaces required for the changed mix of uses, subject to the approval of the Director.
2. Residential parking spaces may be located in the same parking area as the commercial parking spaces to allow for shared parking between the two uses.
3. Tandem parking may be arranged to be no more than three spaces in depth, provided that the operator of the parking facility provide a valet or attendant at all times that the tandem parking is used. The parking supply may include valet-assisted parking spaces for up to 50 vehicles located within the drive aisles. Mechanical parking lifts may be used to provide parking spaces to satisfy parking requirements.
4. Parking spaces and drive aisles in the existing building in Subarea 1 are non-conforming and may be maintained. The seismic retrofit required for the building will result in minor encroachments into both the parking spaces and drive aisles due to widening of certain columns and construction of shear walls. Such encroachments shall be permitted notwithstanding the nonconforming status of the parking spaces and drive aisles.

I. *Affordable Housing Requirements.* Notwithstanding Chapter 19.22 of this Code, the following shall apply to the provision of affordable housing within the 8899 Beverly Specific Plan:

1. *Location, Layout, and Floor Plan.* The Affordable/inclusionary housing area location and layout and the floor areas of all units, amenities and room located within the affordable/inclusionary housing area shall substantially conform to the revised conceptual plans reviewed by the Planning Commission on August 7, 2014, to the satisfaction of the Director.

2. *Minimum Number of Units Required.* A minimum of 17 units shall be reserved as affordable housing units, with a minimum of seven units reserved for very low income households. These affordable housing units provided shall contain a minimum interior area of 650 square feet for units with one or more bedrooms, and 500 square feet for studio units, with finishes and appliances of “builder’s quality” or better.

3. In no circumstances shall less than 17 affordable units be constructed and continuously offered, managed, and maintained as rental units for households qualifying for the specified income limits:

- i. A minimum of seven units shall be reserved for very low income households.
- ii. A minimum of nine units shall be reserved for moderate income households.
- iii. One manager unit shall be provided which is not income-limited, but shall be considered as part of the affordable housing requirement.

4. *Clustering.* Affordable units may be clustered within the 8899 Beverly Specific Plan with the provision of a documented public benefit as determined by the reviewing authority.

5. *Area of Affordable/Inclusionary Housing Component.* The area of the affordable housing component shall be delineated on the vesting tract map and shall include the units, and common areas including indoor amenity space (lounge, kitchen, meeting room, etc.), laundry, storage, circulation, and any other areas serving the affordable housing component, as well as the community meeting room. The affordable/inclusionary housing component shall be equal to or greater than 20% of the residential floor area of all non-inclusionary units, not including any floor area added as a result of any density bonus pursuant to Section 19.16.030.C.3 but in no circumstances shall the affordable area be less than 22,265 square feet of countable floor area.

J. *Infrastructure.* Due to the urbanized nature of the surrounding area, the 8899 Beverly Specific Plan area is currently provided with adequate facilities for sewage, water, drainage, solid waste disposal, and energy. As limited in size and intensity of use by the 8899 Beverly Specific Plan, the 8899 Beverly Specific Plan area will not require the development of additional sewage, water, solid waste disposal, energy, or other essential facilities. However, the developer will be required to pay its fair share to mitigate any cumulative impacts on City facilities. In addition, all utility construction, connections and maintenance shall conform to the provisions of the West Hollywood Municipal Code.

1. *Water.* The City of Beverly Hills provides water to the 8899 Beverly Specific Plan area. The existing supply and distribution of water can accommodate the level of water demand from the commercial and residential uses proposed in the 8899 Beverly Specific Plan area. Figure 2 shows the location and size of the water distribution system that serves the 8899 Beverly Specific Plan area.
2. *Sewer.* Wastewater generated from the 8899 Beverly Specific Plan area would be conveyed through these lines and treated at the Hyperion Water Treatment Plant in El Segundo. The calculations prepared by the City in connection with its review of the Specific Plan indicate that the existing sewer lines are adequate to accommodate the level of wastewater generated by the 8899 Beverly Specific Plan. Figure 3 shows the present size and location of the sewer facilities servicing the 8899 Beverly Specific Plan area.
3. *Solid Waste Disposal.* Solid waste disposal for the 8899 Beverly Specific Plan area is provided through a franchise with the City. All solid waste generated by uses within the 8899 Beverly Specific Plan area will be disposed of at landfills in Los Angeles or Riverside Counties. Based on the projected solid waste generation, the 8899 Beverly Specific Plan area will not have significant solid waste disposal impacts, and existing solid waste disposal facilities and landfill capacities are sufficient to accommodate the 8899 Beverly Specific Plan's projected solid waste.
4. *Storm Drains.* The 8899 Beverly Specific Plan area is currently developed with a commercial building and parking lot. Implementation of the 8899 Beverly Specific Plan will not materially increase the amount of impermeable land or result in changes in absorption rates that would increase the amount of stormwater runoff from the 8899 Beverly Specific Plan area. In addition, development within the 8899 Beverly Specific Plan area is required to comply with all requirements of the City's National Pollution Discharge Elimination System Permit (NPDES) and the City's stormwater and urban runoff pollution control ordinance (Article 3, Chapter 15.56, Title 19 of the West Hollywood Municipal Code). The storm drain plan for the 8899 Beverly Specific Plan Area is shown on Figure 4.

5. *Energy.* The Southern California Edison Company provides electricity to the 8899 Beverly Specific Plan area. The Southern California Gas Company provides natural gas to the 8899 Beverly Specific Plan area. According to the studies prepared for the 8899 Beverly Specific Plan, the existing supply and distribution of electricity and natural gas can accommodate the level of demand from the uses proposed in the 8899 Beverly Specific Plan. Figure 5 illustrates electrical and gas facilities.

*K. Implementation Measures.*

1. *Financing.* The developer will be responsible for all on-site improvements and will pay its fair share allocation of any off-site improvements as required to mitigate any significant environmental impacts associated with implementation of the 8899 Beverly Specific Plan, as may be identified in the Final EIR. No public funds are necessary to implement the 8899 Beverly Specific Plan.

2. In the event of a conflict between the provisions of the 8899 Beverly Specific Plan and Title 19 of the West Hollywood Municipal Code, the 8899 Beverly Specific Plan shall govern. In addition, the provisions of the 8899 Beverly Specific Plan shall supersede the demolition provisions of Section 19.72.040.D.

*L. Relationship to the West Hollywood General Plan.* The General Plan serves as the long-term planning guide for future development throughout the City. The General Plan operates as a guide to the type of community desired for the future and provides the means to accomplish that goal. California law requires a specific plan to be consistent with the adopted general plan. The 8899 Beverly Specific Plan has been adopted in conjunction with general plan amendments to (a) add text in the Land Use Element of the General Plan regarding the development of the 8899 Beverly Specific Plan area that is consistent with the development permitted under the 8899 Beverly Specific Plan, and (b) amend the Land Use Element to change the land use designation for the 8899 Beverly Specific Plan area from “Community Commercial 1” (CC1) and “Two Family Residential” (R1B) to “8899 Beverly Specific Plan” in order to permit a mix of residential and commercial uses in the 8899 Beverly Specific Plan area based on the direction given in the General Plan, as amended.

Consistent with the Land Use Element of the General Plan, the 8899 Beverly Specific Plan encourages the mixture of uses and activities, open space and buildings, improved street design and traffic circulation and enhanced pedestrian amenities. The 8899 Beverly Specific Plan guides and manages the growth and development of the 8899 Beverly Specific Plan area to provide opportunity for needed housing and to expand the City's economic base by generating property and sales tax revenues.

Consistent with the Housing Element of the General Plan, the 8899 Beverly Specific Plan enhances the quality of the City's housing stock by encouraging the adaptive reuse of an existing structure for residential purposes and providing newly-constructed residential units that comply with current life-safety and energy standards,

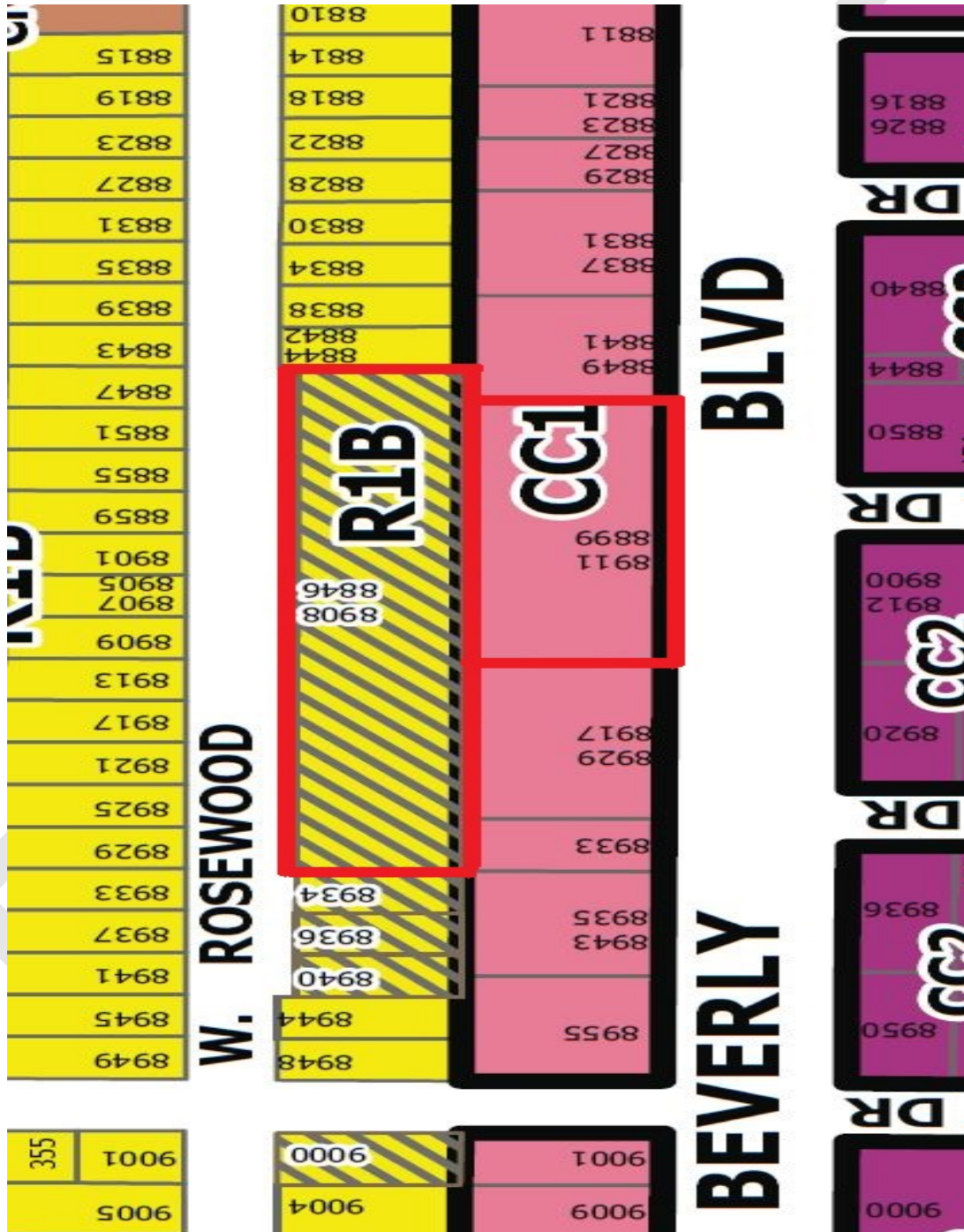
and provides for a mix of residential units that are diverse in size, type and income, that will help meet the housing needs of the City.

Consistent with the Mobility Element of the General Plan, the 8899 Beverly Specific Plan furthers the general directives to improve the quality of life and public health and increase mobility and access. The 8899 Beverly Specific Plan area is located on a major commercial corridor and is close to numerous mass-transit opportunities within the immediate area or a short walk from the 8899 Beverly Specific Plan area. In addition, the 8899 Beverly Specific Plan will enhance the pedestrian experience along Beverly Boulevard by creating street-level storefronts with direct access from Beverly Boulevard and adding new landscaping.

DRAFT

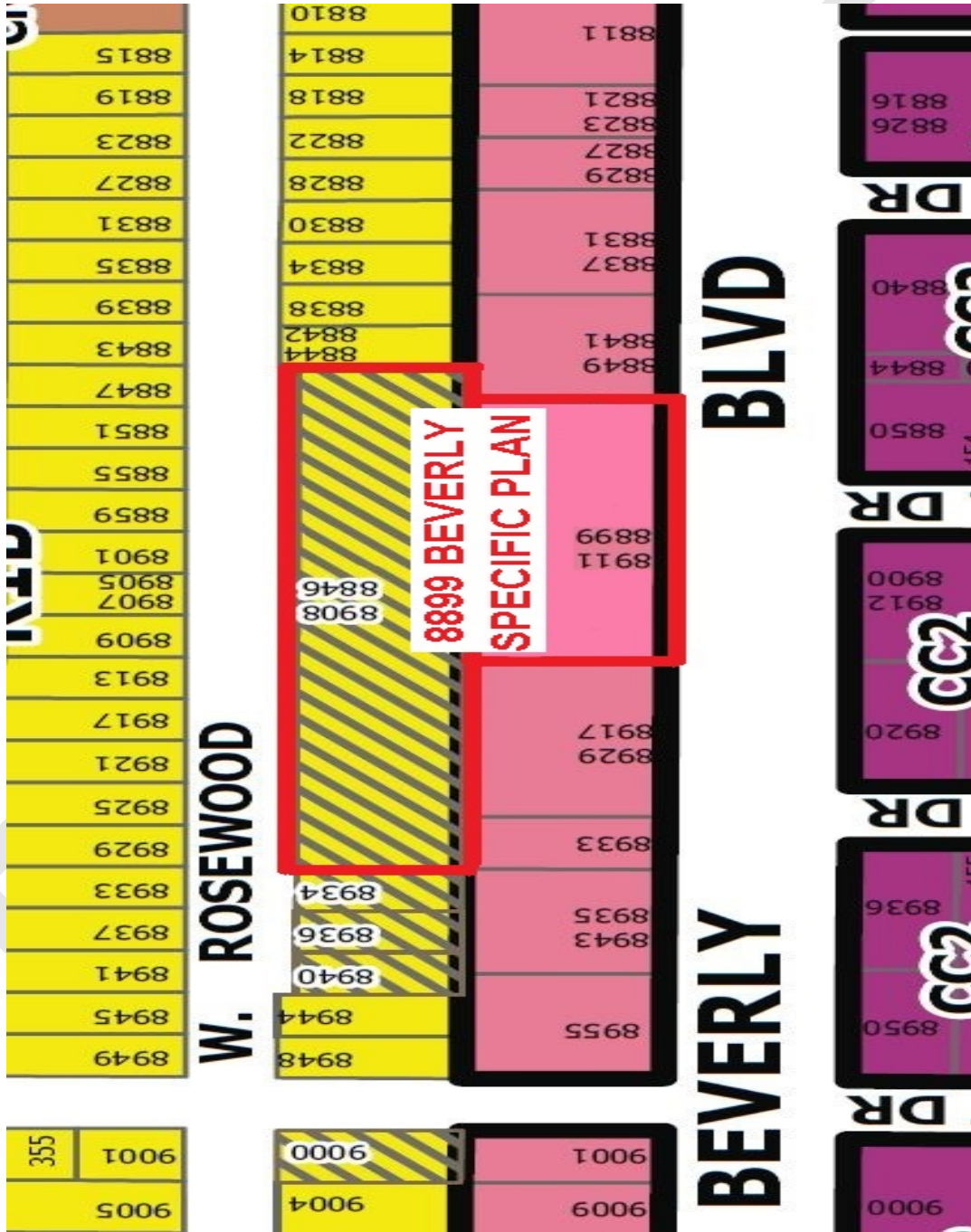
# ATTACHMENT B

## EXISTING ZONING



# ATTACHMENT C

## PROPOSED ZONING



## RESOLUTION NO. PC 14-1093

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD APPROVE A DEMOLITION PERMIT AND DEVELOPMENT PERMIT, FOR THE CONSTRUCTION OF AN APPROXIMATELY 211,395 GROSS SQUARE-FOOT MIXED USE DEVELOPMENT, FOR THE PROPERTY LOCATED AT 8899 BEVERLY BOULEVARD, WEST HOLLYWOOD, CALIFORNIA AND 8846 – 8908 ROSEWOOD AVENUE, WEST HOLLYWOOD, CALIFORNIA.**

The Planning Commission of the City of West Hollywood hereby resolves as follows:

SECTION 1. On December 20, 2012 an application was submitted on behalf of Beverly Blvd Associates, L.P. for General Plan Amendment 012-003, Zoning Map Amendment 012-017, Vesting Tentative Tract Map 012-004, Demolition Permit 012-022, and Development Permit 012-043 to develop a mixed-use project that expands an existing non-conforming office building on Beverly Boulevard and converts it to residential use and constructs new residential units on adjacent parcels on Rosewood Avenue. The project was deemed complete on January 17, 2013. The Specific Plan application (SP 014-002) was added to the project on April 2, 2013.

SECTION 2. Notice of the public hearing before the Planning Commission on July 17, 2014 was posted on the site for a period of at least twenty-eight days, beginning on June 3, 2014. An advertisement was posted in the West Hollywood Independent and in the Beverly Press on July 3, 2014, and notices were mailed to surrounding property owners and residents, Neighborhood Watch groups, and constituents requesting notification of proposed hearings on July 3, 2014. At the July 17, 2014 Planning Commission public hearing, after the Commission listened to comments from the public and the applicant, the item was continued to August 7, 2014, to allow the applicant an opportunity to submit a revised proposal.

SECTION 3. In accordance with the California Environmental Quality Act, CEQA, a Draft Environmental Impact Report (DEIR) was prepared for the proposed project and released to the public on December 24, 2013, for a 60-day review period. Comments received have been reviewed and responded to in the Final Environmental Impact Report (FEIR) released July 10, 2014. All required notifications were provided pursuant to CEQA (Public Resources Code Section 21092.5) and all comment letters were incorporated into the Final EIR. The Planning Commission recommends certification of the FEIR and adoption of findings in Resolution No. PC-1091.

SECTION 4. Pursuant to Section 19.50.050 of the West Hollywood Municipal Code, the Planning Commission recommends that the City Council make the following findings regarding Demolition Permit 012-022:

- a. With the approval of this resolution, all other discretionary permits necessary for the new project to be constructed on the site have been approved.
- b. The buildings on the subject site are not designated historic resources, are not being formally considered for designation as historic resources, nor are they listed on the City's List of Potential Resources, as demonstrated in the EIR.

SECTION 5. Pursuant to Section 19.48.050 of the West Hollywood Municipal Code, the Planning Commission recommends that the City Council make the following findings regarding Development Permit 012-043:

- a. With approval of the requested Specific Plan and General Plan Amendment, the proposed use or construction is allowed by Article 19-2 within the applicable zoning district and complies with all other applicable provisions of this Zoning Ordinance and the Municipal Code (WHMC). Mixed-use developments are permitted in the 8899SP zoning district, (to which the Commission recommends approval under Resolution PC 14-1092) and all uses to be contained within the site are allowed pursuant to the new Specific Plan and General Plan Amendment.
- b. The proposed project can be adequately conditioned so as not to endanger, jeopardize, or otherwise constitute a menace to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the proposed use in that the project meets all Zoning Ordinance requirements, as discussed above, and the General Plan and Zoning Ordinance have been amended to accommodate the proposed development. The project provides adequate off-street parking for the proposed uses, construction mitigation standards are required prior to construction to minimize impacts of these activities on surrounding land uses, and mitigation measures have been incorporated as feasible to lessen any impacts generated by the project during construction and implementation. The density on Rosewood has been reduced to be more compatible with single-family neighborhood. Any ongoing impacts that cannot be reduced to a less than significant level are off-set by the project benefits as discussed in the Project EIR and Statement of Overriding Considerations.
- c. The Planning Commission finds that provision of an 800 square foot community meeting room designed as conditioned and with a minimum of 24 meeting times free for the City and community organizations/groups, a non-profit affordable housing partner as manager of the affordable unit area, and a \$1,000,000 dollar contribution to the City's affordable housing trust fund would be a

documented public benefit as required in Chapter 22 of Title 19 of the West Hollywood Municipal Code for clustering the affordable/inclusionary housing units.

- d. The proposed use or construction is consistent with the objectives, policies, general land uses, and programs of the General Plan and the specific plan in that the General Plan details criteria to be considered when contemplating increases in the permitted FAR and height (LU-2.8):
- i. *Provide significant benefits to the City.* The project as revised and conditioned would include seventeen affordable housing units and a neighborhood/community meeting room, along with a requirement for a non-profit affordable housing provider as manager for the affordable housing area, ownership tie between the commercial and affordable housing areas and commitment from the commercial property owner to cover any revenue losses that would result in the affordable housing area operating in the negative, and contribution of a million dollars to the City's Affordable Housing Trust Fund.
  - ii. *Affordable Housing.* The project, as revised and conditioned, reduces the Housing Department's concerns over the affordable housing portion of the project and brings it in line with both the spirit and the letter of Chapter 19.22, except that as proposed amenity areas for the market-rate and affordable units would be separated. Housing staff does not support the separation of amenity areas and as conditioned all residents would be allowed access to all amenity areas. Additionally, the project's on-site affordable housing units would be increased for a total of 17 units within the same amount of floor area, seven of which would be reserved for very low-income households. The units would be reduced in size and remain for-rent rather than for-sale to fit the City's affordable housing needs more closely. The affordable housing area would be linked to the commercial component of the project, and agreements would be required for the commercial owner to cover any revenue losses so that the affordable housing area does not operate in the negative financially, and agreements would be required with the commercial owner and market-rate home owners association preventing extraordinary operation or maintenance costs for the affordable housing component to ensure that the affordable housing area can operate without incurring expenses resulting in negative cash flow. Also, funds to move a City shuttle closer to the project and provision of free parking for affordable unit tenants, manager and support staff would reduce financial and parking concerns. Since these revised and conditioned affordable housing project elements are supported by the Housing Department as being in line with the City's affordable housing requirements, the Planning Commission finds that the

an increase in height and FAR is consistent with the guidance in LU-2.8.

Further, the project aids the City in achieving Goals, Objectives, and Policies pertaining to provision of affordable housing, economic development within the City, land uses and forms within the City, and increasing the efficiency of the built environment. For example, the project furthers efforts toward meeting the following General Plan Policies:

- *Policy LU-1.1: Maintain a balanced land use pattern and buildings to support a broad range of housing choices, retail businesses, employment opportunities, cultural institutions, entertainment venues, educational institutions, and other supportive urban uses within the City.*
- *Policy LU-1.4: Continue to maintain regulations that encourage preservation of existing housing and development of new housing that accommodates households that are diverse in size, type and income.*
- *Goal LU-2: Maintain a balanced mix and distribution of land uses that encourage strategic development opportunities and mobility choices within the City.*
- *Policy LU-2.3: Allow residential mixed-use development in commercial corridors.*
- *Policy LU-2.5: Allow increases to permitted density/intensity and height for projects that provide affordable housing.*
- *Policy LU-2.10: Encourage the reuse of existing commercial structures through the use of incentives in order to maintain the scale of neighborhoods.*

Consistent with these Goals and Policies, the project will support a broad range of housing choices, retail businesses, employment opportunities, and other supportive urban uses within the City. The project will provide 17 new affordable apartments and 56 new condominium and 9 new single-family homes, which will accommodate households that are diverse in size, type and income, to help meet the housing needs of the City. The project will enhance the residential area to the north by replacing an open commercial parking lot with low-density residential uses that are more in keeping with the pattern of development within this area. The project has been designed (and reduced in size) to reflect and respect the low-density residential neighborhood to the north and east of the property, while also recognizing that these residential units are in a transitional zone between commercial and residential uses, by providing wide, landscaped setbacks and limiting the

building height of the homes to 25 feet or less at the primary facades along Rosewood Avenue.

The project will enhance the pedestrian experience along Beverly Boulevard by providing for direct street-level access into the existing building that is currently largely precluded due to existing design constraints. The project will also enhance and activate the Beverly Boulevard frontage by creating direct street-level access to several of the retail tenant spaces, and through the installation of street trees and landscape elements.

- *Goal LU-5: Encourage a high level of quality in architecture and site design in all construction and renovation of buildings.*
- *Policy LU-5.1: Continue to encourage diverse architectural styles that reflect the City's diversity and creativity.*

The proposed construction along Rosewood Avenue has been designed to reflect the low-scale residential character of the surrounding area. The front facades of the homes will be articulated and varied, and limited to 25 feet in height or less, consistent with the requirements of the R1B zone that are applicable to the surrounding properties.

The base of the existing building meets the sidewalk with similar street level scale as the existing context. The proposed changes improve the pedestrian experience by connecting the interior program more directly with the street by reducing the amount of stairs and ramps that front Beverly Boulevard.

- *Goal LU-11: Expand the Melrose/Beverly District as a national and international destination for high-end arts and design studios, offices, and related businesses.*
- *Policy LU-11.1: Encourage a variety of retail, creative office, commercial, and residential uses to support the vision for the area.*
- *Policy LU-11.4: Facilitate the transformation of Beverly Boulevard over time into a walkable, mixed-use boulevard that capitalizes on nearby planned fixed route transit service and the area's proximity to Cedars-Sinai Medical Center.*
- *Policy LU-11.7: As feasible, maintain a beautiful and attractive pedestrian environment with wider sidewalks, benches, and street trees, and continue to enhance the pedestrian experience in the area by implementing the following building and public realm concepts:*
  - a. *Locate buildings on or near the sidewalk edge to create an attractive and interesting pedestrian environment.*

- b. Support the overall experience of the streetscape through active and transparent ground floor frontages with main entries that face the street.*

Consistent with these goals and policies, the project seeks to include commercial tenants that are compatible with the feel and direction of the Melrose/Beverly District as a national and international destination for high-end arts and design studios, offices, and related businesses. Along Rosewood Avenue, the project incorporates a combination of setbacks, scale transitions, and buffers, in relation to the existing residential areas to the north and east in order to maintain physical compatibility between the new and existing buildings. The project proposes to improve the pedestrian experience along Beverly Boulevard. Presently, most of the storefronts are elevated above street level and separated by a ramp system and other features that preclude direct access to the storefronts. The project proposes to create new transparent storefronts that are directly accessible from Beverly Boulevard at the street level.

- *Goal H-3: Encourage a diverse housing stock to address the needs of all socioeconomic segments of the community.*
- *Policy H-3.3: Continue to implement the Inclusionary Housing Ordinance to ensure that new housing developments expand affordable housing opportunities for lower and moderate income households.*
- *Policy H-3.6: Encourage the development of mixed-income housing that includes various household compositions to accommodate a range of ages and family types.*
- *Goal H-4: Provide for adequate opportunities for new construction of housing.*
- *Policy H-4.1: Encourage and provide incentives for the development of housing in mixed use and transit-oriented developments.*
- *Policy H-4.3: Encourage the adaptive reuse of existing structures for residential purposes.*

Consistent with these goals and policies, the project includes the adaptive reuse of an existing commercial building for residential purposes, and the construction of new housing units on an infill development site that is presently occupied by a commercial parking lot within a residential neighborhood. The project will increase the housing stock available within the City by adding 81 dwelling units, 16 of which will be income restricted, to meet the needs of a diverse range of households. The project is consistent with the goals and objectives of the Mixed-Use Incentive Overlay

Zone, and is appropriately situated on a commercial thoroughfare close to retail and commercial businesses and mass-transit services.

SECTION 6. The applicant has requested a density bonus under SB 1818. The current density of the legal nonconforming structure far exceeds the maximum density in the zone prior to the General Plan or Zoning Map amendments proposed by the application. All legally available density bonuses are deemed to have been included in the density established in the proposed Specific Plan. The approval of this project satisfies all and any incentives, concessions and waivers to which the applicant or any future property owner might be entitled under SB 1818 and 19.22.050 or any similar provision of law relating to density bonus. The Planning Commission has recommended approval of the Specific Plan and General Plan amendment for the reasons set forth in Resolution No. PC-1092, contingent upon and with the understanding that approval of the Specific Plan and General Plan Amendment include all available density bonuses and constitute the fixed maximum density for the site.

SECTION 7. Pursuant to the above findings, the Planning Commission of the City of West Hollywood hereby recommends approval of Demolition Permit 012-022 and Development Permit 012-043 subject to the following conditions:

CONTENTS:

- 1.0 Legal Requirements
- 2.0 Project Description
- 3.0 Affordable/Inclusionary Housing
- 4.0 Fees
- 5.0 Bonds
- 6.0 Demolition/Construction Phase
- 7.0 Building and Safety/Engineering
- 8.0 Landscaping
- 9.0 Design Requirements
- 10.0 Solid Waste and Recycling
- 11.0 Transportation, Parking and Circulation
- 12.0 Operations
- 13.0 General Plan Mitigation Measures
- 14.0 EIR Mitigation Measures

## **1.0 LEGAL REQUIREMENTS**

- 1.1) This permit shall not be effective for any purpose unless within 30 days of the approval of this permit a duly authorized representative of the owner of the property has filed with the Department of Community Development, a notarized affidavit accepting all the conditions of this permit. This affidavit shall be recorded with the County Recorder and is binding on successors. If the property owner is a corporation, then an officer of the corporation duly authorized to bind the corporation shall sign the acceptance affidavit. (\_\_\_\_ Planning)
- 1.2) If any provision of this permit is held or declared by a court of competent jurisdiction to be invalid and such invalidation would result in a material change to the obligations of or the benefits accruing to either the City or the applicant hereunder, the Director may declare the permit to be void and the privileges granted hereunder to have lapsed. (\_\_\_\_ Planning)
- 1.3) Approval of this permit shall expire twenty-four (24) months from the date of approval by the approving authority, unless significant construction or improvements or the use authorized hereby has commenced or an extension of the permit has been granted. One or more extensions of time for use inauguration may be requested. No extension shall be considered unless requested at least 30 days prior to the expiration date. (\_\_\_\_ Planning)
- 1.4) Each mitigation measure set forth in the Environmental Impact Report is a condition of this permit and is hereby incorporated by this reference and expressly made a part hereof (See Mitigation Monitoring and Reporting Program – Attachment A). (\_\_\_\_ Planning)
- 1.5) In the event that the applicant violates or fails to comply with any of the conditions of approval of this permit, the City may take measures to cure such violations, including but not limited to, revocation of this permit. The applicant shall be required to reimburse the City fully for its costs and expenses, including but not limited to, attorney's fees, in undertaking such corrective action. Reimbursement of enforcement costs shall constitute a civil debt and may be collected by any means permitted by law. In the event that violations of this permit occur, the City shall refrain from issuing further permits, licenses or other approvals until such violation has been fully remedied. (\_\_\_\_ Planning)
- 1.6) The applicant shall defend, indemnify and hold harmless the City and its agents, employees and officers from any claim, action, or proceeding brought by a third party against the City, its agents, employees or officers and the applicant to attack, set aside, or void any this resolution or any permit authorized hereby for the project, including (without limitation) reimbursing the City its actual attorneys fees and costs in defense of the Litigation.
- 1.7) Construction permits for the project shall not be issued until this permit is deemed final based on Section 19.62.020 of the West Hollywood Municipal Code. (\_\_\_\_ Planning)
- 1.8) Prior to the issuance of Building Permits, the applicant shall record all necessary documents to join all parcels on the site into one legal parcel. (\_\_\_\_ Planning)
- 1.9) All legally available density bonuses are deemed to have been included in the density approved by the Specific Plan and Zoning Map Amendment. The approval of this project satisfies all and any density bonuses to which the applicant or any future property owner might be entitled under SB 1818 and WHMC §19.22.050 or any similar provision of law relating to density bonus. This approval is made under the express condition and subject to the mutual agreement between the applicant/property owner and the City that approval of the Specific Plan and General Plan Amendment includes all legally available density bonuses and constitute the fixed maximum density for the site.

## **2.0 PROJECT DESCRIPTION**

- 2.1) This permit is for a ten-story mixed-use development project that expands an existing non-conforming office building and converts it to residential use and the construction of new residential units on adjacent parcels. It includes the following uses:
- a. Residential: Eighty-one (81) residential units including sixty-four (64) units of market-rate residential, seven (7) units of very low-income housing, ten (10) units of moderate-income housing;
  - b. Office: approximately 10,562 square feet;
  - c. Retail: approximately 19,875 square feet;
  - d. Restaurant/Café: approximately 4,394 square feet; and
  - e. Parking: approximately 257 parking spaces.

The project is located at 8899 Beverly Boulevard, West Hollywood, California, and 8846-8908 Rosewood Avenue in the City of West Hollywood, California. ( \_\_\_\_ Planning)

- 2.2) All legally available density bonuses are deemed to have been included in the density established in the proposed Specific Plan. The approval of this project satisfies all and any incentives, concessions and waivers to which the applicant or any future property owner might be entitled under SB 1818 and 19.22.050 or any similar provision of law relating to density bonus. ( \_\_\_\_ Planning)
- 2.3) This recommended approval is based on those plans date stamped August 7, 2014 which are those plans reviewed and approved by the Planning Commission at its meeting of August 7, 2014. A copy of said plans shall be maintained in the files of the City Planning Division. The project shall be developed and maintained in substantial conformance with said plans, except as otherwise specified in these conditions of approval. ( \_\_\_\_ Planning)

## **3.0 AFFORDABLE/INCLUSIONARY HOUSING**

- 3.1) The entirety of Chapter 22 of Title 19 of the West Hollywood Municipal Code, Affordable Housing Requirements, applies to this Specific Plan and Project except for those requirements modified by the 8899 Beverly Boulevard Specific Plan. ( \_\_\_\_ Housing)
- 3.2) The affordable/inclusionary housing area layout and floor area shall substantially conform to the revised conceptual plans reviewed by the Planning Commission on August 7, 2014, to the satisfaction of the Director. ( \_\_\_\_ Housing)
- 3.3) All inclusionary units in a residential development shall be constructed concurrently with or before the construction of the non-inclusionary units. ( \_\_\_\_ Planning)
- 3.4) Within 30 days of the approval of the project, the applicant shall execute and record the City's Agreement Imposing Restrictions on Real Property (Inclusionary Housing Agreement). ( \_\_\_\_ Housing)
- 3.5) Prior to issuance of a certificate of occupancy, the property owner shall retain an experienced non-profit affordable housing provider to operate and manage the affordable housing component of the project. ( \_\_\_\_ Housing)
- 3.6) Prior to issuance of a certificate of occupancy, the applicant/property owner shall execute and record operational agreements with the commercial and non-inclusionary residential (Home Owner's Association) components of the project removing any operational or building maintenance obligation from the affordable/inclusionary housing component. ( \_\_\_\_ Housing)
- 3.7) Prior to issuance of building permits, the applicant/property owner shall submit funds adequate to cover the costs of relocating an existing City shuttle stop closer to the affordable/inclusionary housing entrance on Beverly Boulevard. ( \_\_\_\_ Housing)

3.8) This project utilizes the City's square footage calculation for determining affordable housing requirement; therefore, the project shall include an affordable/inclusionary housing area equal to 20-percent of the gross non-inclusionary residential floor area; in no circumstances, including reduction of the non-inclusionary residential floor area, shall the affordable housing area, consisting of residential floor area of affordable units, amenity area, community meeting room/affordable housing recreation area, hallways, elevators, laundry and trash rooms, and other incidental building areas be less than 22,265 square feet in floor area measured pursuant to City's definition of gross floor area, to the satisfaction of the Director. Although not included in the floor area calculation, the common open space provide on top of the inclusionary building on Rosewood Avenue shall be considered associated with the affordable/inclusionary units because it is being provided in-lieu of private open space for those units. ( \_\_\_\_ Housing)

3.9) Seventeen affordable housing units shall be constructed and reserved for households qualifying for affordable income limits. Final bedroom count could be as follows, to the satisfaction of the Director. ( \_\_\_\_ Housing)

Number of Units	Affordability Level	Bedroom Count
2	Moderate Income	Studio
7	Very Low Income	1-bedroom
6	Moderate Income	1-bedroom
1	Moderate Income	2-bedroom
1	Manager's Unit (not income-limited)	1-bedroom

3.10) The affordable/inclusionary housing area shall be located on the north side of the third floor in the Beverly Building, and in the adjacent building fronting on Rosewood Avenue. The Beverly Building shall contain at a minimum 10 one-bedroom apartments, amenity area, community meeting, laundry facilities, trash room, storage area, and access elevator to the first floor lobby and below ground garage. The Rosewood Avenue Building shall contain up to seven affordable units and elevator access to the below ground garage and access to Rosewood Avenue. ( \_\_\_\_ Housing)

3.11) Private outdoor space shall not be required in exchange for the provision of at least 2,000 square feet of common outdoor space provided in whole and located on the top of the affordable/inclusionary housing building fronting on Rosewood Avenue. ( \_\_\_\_ Housing)

3.12) Prior to submitting an application for final tract map approval, the affordable/inclusionary housing area shall be revised to comprise 22,265 square feet in floor area and accurately reflect the affordable/inclusionary area as depicted on the plans reviewed by the Planning Commission on August 7, 2014. ( \_\_\_\_ Housing)

3.13) Prior to submitting an application for final tract map approval, the affordable/inclusionary housing area shall be legally tied to the commercial component of the project by a legally binding and recorded lot tie agreement in a form approved by the City Attorney. ( \_\_\_\_ Housing)

3.14) Prior to submitting an application for final tract map approval and because fewer units than would be financially self-sufficient over the long-term are proposed, and as part of the documented public benefit to justify clustering the affordable units, the applicant shall record covenants against the commercial component and the affordable housing area assigning financial responsibility for the affordable housing to the owner of the commercial area and specifically obligating the owner of the commercial component to fund the difference between the revenue from the statutory affordable rents and the operating budget for the affordable housing project. ( \_\_\_\_ Housing)

- 3.15) The project shall provide seven affordable units reserved for very low income households. The base unit count stated for this project is 60, which shall yield a maximum of 21 additional, 'bonus', units inclusive of the 17 affordable units required provided that the affordable units are continuously offered for rent. ( \_\_\_\_ Housing)
- 3.16) In no circumstances shall less than 17 affordable units, which is the minimum requirement for utilizing the City's square footage calculation, be constructed and continuously offered, managed, and maintained as rental units for households qualifying for the specified income limits as stated prior. ( \_\_\_\_ Housing)
- 3.17) The applicant/property owner shall provide the following documented public benefit: Prior to final tract map provide covenants against the affordable housing area and commercial area as described above, prior to issuance of building permits provide a \$1,000,000 dollar contribution to the City's affordable housing trust fund, and upon issuance of a Certificate of Occupancy enter into an agreement with a non-profit housing provider to provide management for the affordable housing area and also provide a community meeting room designed and operated substantially as described following. ( \_\_\_\_ Housing)
- 3.18) The community meeting room shall be at least 800 square feet and shall be located substantially as depicted on the plans reviewed by the Planning Commission on August 7, 2014. Main access to the community room shall be provided from an elevator lobby. The community room shall be made available to the City or community organizations/groups a minimum of two times per month or 24 times in a calendar year. A beverage/food preparation area and public restrooms shall be made available for participants to use during events. ( \_\_\_\_ Housing)
- 3.19) Affordable/inclusionary units shall be sized substantially in proportion to the units reviewed by the Planning Commission on August 7, 2014, and shall be of 'builder's quality' in terms of appearance, finished quality, materials, and appliances as approved by the review authority, to the satisfaction of the Director. ( \_\_\_\_ Planning)
- 3.20) At least 1,000 square feet of amenity space with windows and direct access outside shall be provided in the location depicted on the plans reviewed by the Planning Commission on August 7, 2014. ( \_\_\_\_ Housing)
- 3.21) Amenity space shall be shared in common between the affordable/inclusionary housing unit tenants and the non-inclusionary home owners and residents shall have access to all amenities. ( \_\_\_\_ Housing)
- 3.22) Parking for the affordable/inclusionary housing component including parking for tenants, on site manager, and supporting staff shall be provided free of charge in perpetuity. ( \_\_\_\_ Housing)

#### **4.0 FEES**

- 4.1) Prior to issuance of building permits, the applicant shall pay a fee to the City's Affordable Housing Trust Fund which the City will use as directed by that trust fund. The Affordable Housing Development Fee shall be \$1,000,000 per Attachment E of the August 7, 2014 Planning Commission staff report. ( \_\_\_\_ Housing)
- 4.2) Prior to issuance of building permits, the applicant shall pay the Public Open Space Development Fee of \$0.79 per net new square foot of gross floor area to the City, or the fee in effect at the time that building permits are issued. ( \_\_\_\_ Planning)
- 4.3) Prior to issuance of building permits, the applicant shall pay the Child Care Facilities Development Fee of \$0.65 per net new square foot of gross floor area to the City, or the fee in effect at the time that building permits are issued. ( \_\_\_\_ Planning)

- 4.4) Prior to issuance of building permits, the applicant shall pay the Transportation Facilities and Programs Fee of \$1.85 per net new square foot of gross floor area, or the fee in effect at the time that building permits are issued. (\_\_\_\_ Planning)
- 4.5) Prior to the issuance of building permits, the applicant shall pay a Waste Water Mitigation Fee of \$75 for each net sewage unit to offset any net increase in waste water outflow. (\_\_\_\_ Planning)
- 4.6) Within five days after approval of this project, the applicant shall remit to the City a cashier's check, payable to the County Clerk, in the amount of \$75.00 for a documentary handling fee in connection with Fish and Game Code requirements. Furthermore, if the Department of Fish and Game determines that this project is not exempt from a filing fee imposed pursuant to Fish and Game Code Section 711.4 because the project has more than a de minimis impact on fish and wildlife then the applicant shall also pay to the Department of Fish and Game any fee and any fine which the Department determines to be owed. (\_\_\_\_ Planning)
- 4.7) Prior to issuance of the building permit, the applicant shall satisfy the urban art program requirement in accordance with West Hollywood Municipal Code Chapter 19.38. An amount equal to one percent (1%) of the total building valuation shall be allocated for the acquisition and permanent installation of art on the project site, as approved by the Arts and Cultural Affairs Commission; or, an in-lieu fee in the amount of 1% of the total building valuation shall be paid to the Public Beautification Trust Fund. Prior to the issuance of the Building Permit, either the 1% in-lieu fee must be paid, or a complete Art Plan must be approved by the Arts and Cultural Affairs Commission. (\_\_\_\_ Art Liaison)
- 4.8) In order to offset the cost of developing the mitigation monitoring plan for this project, the applicant shall pay a sum of \$722 plus \$42 per mitigation measure. In order to offset the cost of administering the mitigation monitoring plan for this project, the applicant shall pay a sum of \$135 for each mitigation measure for the first year, the year being defined as starting with the issuance of building permits, and \$91 for each mitigation measure for each of the years two through five, or until the monitoring is no longer required. Fees for Mitigation Monitoring Plan Implementation, as adopted by the City Council, shall be paid by the applicant prior to issuance of building permits. This is an up-front deposit for mitigation monitoring. In some cases the actual cost of enforcement will exceed the initial deposit paid. The City retains the right to bill the applicant for additional hours spent administering the monitoring program. (\_\_\_\_ Planning)
- 4.9) Prior to the issuance of Building Permits, the applicant shall pay Engineering Plan Check Fees. This includes, but may not be limited to, fee for the review of off-site grading plans, street improvement plans, construction mitigation, landscaping plans, dedication plans, and parcel, tentative, and final tract maps. In the event the fee schedule is revised by the City Council, all fees shall be recalculated so that they are based on the revised fee schedule in effect at the time building permits are obtained. (\_\_\_\_ Engineering)
- 4.10) Prior to issuance of Building Permits, the applicant shall pay a deposit to the satisfaction of the City Engineer to cover City costs for inspection of all construction work impacting the public right-of-way. This includes, but may not be limited to off-site temporary street/lane closures and traffic control, street and sidewalk improvements, traffic signal construction, sewer construction, and any other utility construction (\_\_\_\_ Engineering)
- 4.11) Prior to the issuance of Building Permits, the applicant shall pay Environmental Services Plan Check Fees. This includes, but may not be limited to, fee for the review storm water pollution prevention plans and recycling plans for construction/demolition. In the event the fee schedule is revised by the City Council, all fees shall be recalculated so that they are based on the revised fee schedule in effect at the time building permits are obtained. (\_\_\_\_ Environmental Services)

- 4.12) Prior to the issuance of building permits, the applicant shall pay the Los Angeles Unified School District Developer Fees. (\_\_\_\_B&S)
- 4.13) All other development and permit fees shall be paid prior to the issuance of grading and building permits. (\_\_\_\_B&S)
- 4.14) In the event the fee schedule is revised by the City Council, all development fees and exaction fees shall be recalculated so that they are based on the revised fee schedule in effect at the time building permits are obtained. (\_\_\_\_ Planning)
- 4.15) Prior to the issuance of building permits, the applicant shall pay the Los Angeles Unified School District Developer Fees. (\_\_\_\_B&S)
- 4.16) Prior to the issuance of building permits, the applicant shall pay the City of West Hollywood any outstanding costs related to public notice for the project not paid at the time of permit application. (\_\_\_\_Planning)

## **5.0 BONDS**

- 5.1) Performance of all the conditions of approval shall be secured and guaranteed by the posting of a bond or by some other security instrument approved by the City in the amount equal to 10% of the valuation of the project. The security instrument shall be posted with the City upon applicant's filing of the executed affidavit accepting these conditions of approval and shall be held until all the construction conditions have been fulfilled and a Certificate of Occupancy or Final Inspection has been issued. When a payment is made to the City, it shall be held in an interest bearing account (with interest inuring to the applicant). In the event applicant fails to satisfy any one or more of all the conditions and persists and fails to do so upon written notice from the City, the City may, without further notice, fulfill the conditions and draw upon the document to reimburse the City for any costs or expenses incurred in so doing. This shall be in addition to any other remedy provided under this permit or by law. (\_\_\_\_ Finance)
- 5.2) If at any time applicant fails or refuses to comply with or violates any of the conditions upon demand of City, applicant shall post a cash bond with City in an amount specified by the City to guarantee and secure such compliance in the event of a future violation. City shall have the right to issue a stop work order that shall not be lifted until the bond is posted; moreover, no other permit of any kind shall be issued unless and until such bond is posted. The bond shall be held by City in an interest bearing account with interest inuring to applicant for as long as compliance with any of the conditions is required. City may, without notice to applicant, fulfill the conditions and draw upon the bond to reimburse the City for any costs or expenses incurred in so doing. This shall be in addition to any other remedy provided under this permit or by law. After three substantial code violations, the City will hire a third party to monitor the site until all of the conditions are brought into compliance. The City may, without notice to the applicant, draw upon the bond to pay the costs of hiring the third party. (\_\_\_\_ Code Compliance)

## **6.0 DEMOLITION/CONSTRUCTION PHASE**

- 6.1) A laminated copy of the conditions of approval shall be posted on-site during the demolition/construction phase. (\_\_\_\_B&S)
- 6.2) Prior to issuance of demolition/building permits, a sign shall be provided on the construction site with minimum dimensions of four feet by four feet, with lettering no less than two inches in height on a contrasting background, visible and readable from the public right of way stating the following

- :
- a) Job site address
  - b) Name and phone number of project owner or owner's representative
  - c) Name and phone number of the general contractor and /or on-site superintendent (both if not the same person).
  - d) Construction hours:
    - Monday through Friday 8:00 AM to 7:00 PM
    - Saturday interior work only 8:00 AM to 7:00 PM
    - No construction activities on Sundays or the following holidays: New Year's Day, Martin Luther King Day, President's Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, the day after Thanksgiving and Christmas Day
  - e) No equipment staging or start-up, material deliveries, or personnel arrivals before 8:00 AM Monday through Saturday.
  - f) To report violations to the City of West Hollywood call the Code Compliance Hotline at (323) 848-6516. (\_\_\_\_ B&S)
- 6.3) There shall be an on-site construction manager present at all times during construction. (\_\_\_\_ B&S)
- 6.4) Sidewalks and streets shall be kept clean and passable during all phases of construction, to the satisfaction of the City Engineer. Temporary sidewalks shall be constructed, or alternative passage for pedestrians shall be provided based on construction, should the existing sidewalk need to be closed during construction. (\_\_\_\_ Engineering)
- 6.5) Vehicles hauling dirt or other construction debris from the site shall cover any open load with a tarpaulin or other secure covering to minimize dust emissions. (\_\_\_\_ B&S)
- 6.6) A construction period mitigation plan shall be prepared by the applicant and submitted to the Building Official, City Engineer and the Director of Community for approval, prior to issuance of a building permit. As applicable, this plan shall:
- a) Specify the names, addresses, telephone numbers and business license numbers of all contractors, subcontractors, the developer and the architect.
  - b) List a designated on-site construction manager, with 24-hour contact information to be used only in case of emergency. Install construction sign.
  - c) Describe how demolition of any existing structures is to be accomplished, equipment to be used, and placement of construction debris.
  - d) Designate the permitted waste haulers and recyclers and include the construction period disposal and recycling plan.
  - e) Indicate where any cranes are to be located for erection and construction.
  - f) Describe how much of the public street, alleyway, or sidewalk is proposed to be used in conjunction with construction.
  - g) Set forth the extent and nature of any pile-driving operations.
  - h) Describe the length and number of any tiebacks, which must extend under the property of other persons.
  - i) Provide a drainage plan and describe all BMPs (best management practices) that will be used to prevent construction debris from entering the storm drain system.
  - j) Specify the nature and extent of any dewatering and its effect on any adjacent buildings.
  - k) Describe anticipated construction-related truck routes, number of truck trips, hours of hauling and parking locations. Attach a site map if necessary.
  - l) Specify the nature and extent of any helicopter hauling.
  - m) State whether any construction activity beyond normally permitted hours is proposed.
  - n) Describe any proposed construction noise mitigation measures.
  - o) Describe construction-period security measures including any fencing, lighting, and security personnel.
  - p) Provide a construction-period parking plan which shall minimize use of public streets for parking. Describe where workers will park, efforts to carpool to the job site. (\_\_\_\_ B&S, Engineering, Code Compliance)

- 6.7) During the construction phase, the contractor shall employ best management practices consistent with the National Pollutant Discharge Elimination System Permit for the purposes of controlling wet weather erosion and off site sedimentation at the project site. (\_\_\_ Code Compliance, B&S)
- 6.8) Provide a fence with screening, minimum 6'-0" high, around the property prior to start of demolition. (\_\_\_ Code Compliance, B&S, Engineering)
- 6.9) During the demolition of the building and new construction, all Air Quality Management District and State of California requirements, including dust control, shall be met. (\_\_\_ Code Compliance)
- 6.10) During the demolition of the building and the new construction, the site shall be maintained in a safe manner so as not to threaten the public health, safety, or general welfare. (\_\_\_ Code Compliance, B&S, Engineering)
- 6.11) Only mobile food service vendors who have obtained a West Hollywood Peddlers Business License shall only be permitted to visit the construction site during the permitted hours of construction activities cited in condition 5.2. (\_\_\_ Code Compliance)
- 6.12) In the event of an emergency or disaster, the applicant, or any of the project contractors or subcontractors, shall allow the City to use any heavy equipment associated with the project for the purpose of assisting in emergency or disaster relief efforts. (\_\_\_\_\_ Public Safety, B&S)
- 6.13) The Contractor shall reduce the discharge of pollutants in storm water runoff to the maximum extent practicable by the effective implementation of appropriate Best Management Practices, including, but not limited to:
- a) Spills and leaks must be cleaned up immediately.
  - b) Vehicles and equipment must be refueled in a designated area.
  - c) Vehicles and equipment must be washed at a facility that is self-contained, covered, equipped with a clarifier or other pretreatment facility, and properly connected to a sanitary sewer.
  - d) Exposed piles of soil, debris and construction materials must be covered with plastic sheeting or equivalent if rain is predicted.
  - e) Materials must not be stored or deposited on surfaces that drain to streets, storm drains or channels.
  - f) Gravel approaches must be used at ingress and egress points where truck or vehicular traffic is frequent.
  - g) Regular self-inspections of structural BMPs must be made to ensure their proper operation.
  - h) Employees and subcontractors must be trained about the causes of storm water pollution and preventative measures. Educational materials are available from the Planning Division.
- (\_\_\_ Code Compliance)
- 6.14) A sign with a minimum dimension of two feet by two feet, with lettering no less than two inches in height on a contrasting background, visible and readable from the public right of way shall be posted on the site at least three days prior to the start of demolition/construction stating the following:
- a) Demolition/construction activity on this property is anticipated to begin on (day/date).
  - b) Contact information including name and phone number of project owner or owner's representative

**7.0 BUILDING AND SAFETY/ENGINEERING**

- 7.1) The subject property shall be served by on-site underground utilities to the satisfaction of the City. (\_\_\_\_ B&S)
- 7.2) All structures shall conform to the requirements of the City of West Hollywood Building and Safety Division. (\_\_\_\_ B&S)
- 7.3) The project shall be developed and maintained in compliance with requirements of the Los Angeles County Health Department. Adequate water and sewage facilities shall be provided to the satisfaction of the Health Department. (\_\_\_\_ B&S)
- 7.4) All work within the road right-of-way shall be designed to the satisfaction of the City Engineer (including but not limited to curb, gutter, sidewalk, driveways, parkway drains, and street tree locations). (\_\_\_\_ Engineering)
- 7.5) All curbs, gutters, sidewalks, and curb ramps along the property frontage on Santa Monica Boulevard, Melrose Avenue, and Almont Drive shall be replaced. The applicant shall show this on a street and parkway improvement plan designed to the satisfaction of the City Engineer and approved prior to the issuance of building permits. Plan shall be prepared by a registered Civil Engineer licensed to practice in the State of California. (\_\_\_\_ Engineering)
- 7.6) Plan check fees must be paid in accordance with West Hollywood Ordinance No. 21, or such other ordinance in effect, at the time of submittal of plans to the City Engineer. (\_\_\_\_ Engineering)
- 7.7) All proposed public improvements shall be secured by a bond in an amount specified by the City or by some other security instrument approved by the City in an equal amount, prior to issuance of building permits. (\_\_\_\_ Engineering)
- 7.8) The location of any new driveway access points to the subject property shall be reviewed and approved by the City Engineer with the street and parkway improvement plan for the project's frontage. Unused driveway approaches shall be removed and replaced to full height curb, with sidewalk and landscaping to match the adjacent area. (\_\_\_\_ Engineering)
- 7.9) Drainage of storm water, dewatered groundwater, or any other NPDES Permitted discharge from the subject property shall be disposed of under the sidewalks in a manner satisfactory to the City Engineer. On-site drainage systems shall outlet directly into the adjacent public storm drain system. Connection to the County storm drain systems shall be in compliance with any required permits of the jurisdictional agency. A drainage plan shall be submitted to the City Engineer and approved prior to issuance of Building Permits. Discharges to the street gutter that create a public safety nuisance (i.e. chronic surface flow in the street gutter) will not be allowed. (\_\_\_\_ Engineering)
- 7.10) Prior to issuance of Building Permits or any Demolition Permit for the subject project, the applicant shall submit to the satisfaction of the City Engineer a plan for placement of any dumpsters, bins, stockpiles, construction equipment or any other items which will impact the public right-of-way. (\_\_\_\_ Engineering)
- 7.11) An Encroachment Permit must be approved by the City Engineer prior to commencement of any activities affecting the public right-of-way. Prior to issuance of each Encroachment Permit, the applicant shall submit to the satisfaction of the City Engineer plans and details regarding the scope activities covered by the Encroachment Permit. These activities may include, but not be limited to:

- a) Excavation – staging of haul trucks, haul routes, site clean up
  - b) Bins – dumpsters, haul trucks
  - c) Office – construction office in public right of way
  - d) Material Deliveries
  - e) Material Storage
  - f) Concrete Pours – staging of trucks, clean out, clean up
  - g) Worker Parking
  - h) Construction Equipment – crane, gunite equipment, scaffolding, etc.
  - i) Traffic and Pedestrian Management Safety Plan at Project
  - j) Public Improvements, Sidewalk, Curb, Gutter, Driveways.(\_\_\_\_ Engineering)
- 7.12) All utility systems shall meet the requirements of the respective agency. (\_\_\_\_Engineering)
- 7.13) A General NPDES (National Pollutant Discharge Elimination System) Permit may be required by the California Regional Water Quality Control Board (CRWQCB) for discharge of on-site groundwater (pumped from subterranean areas) to the public storm drain system. It is the applicant's responsibility to confer with the CRWQCB regarding NPDES compliance for the site. (\_\_\_\_ Engineering)
- 7.14) If construction will be carried out on the project between October 1 and April 15, a Wet Weather Erosion Control Plan must be prepared. The preparation, submittal and adherence to all City requirements are the responsibility of the Contractor. (\_\_\_\_ Environmental Services)
- 7.15) The structure(s) shall be equipped with ultra-low flush toilets. If showers are present, showerheads shall not exceed 2.5 gallons per minute flow. (\_\_\_\_ B&S)
- 7.16) Any improvements to hardscape and/or streetscape in the public right of way, along the Santa Monica Blvd frontage of the property shall be consistent with the Santa Monica Boulevard Master Plan. (\_\_\_\_ Engineering)
- 7.17) Improvements in the public right of way, on the Santa Monica Boulevard frontage of the property shall be designed to accommodate installation of a future bicycle lane on the south side of Santa Monica Boulevard between Doheny Drive and Almont Drive. (\_\_\_\_ Engineering)
- 7.18) Any improvements to hardscape and/or streetscape in the public right of way, along the Melrose Avenue and Almont Drive frontages of the property shall be consistent with the West Hollywood Design District Master Plan. (\_\_\_\_ Engineering)
- 7.19) Prior to issuance of Building Permits for the subject project, the applicant shall prepare to the satisfaction of the City Engineer an updated traffic signal plan for the modification of the Santa Monica Boulevard/Doheny Drive intersection to eliminate the northbound Doheny Drive left turn onto westbound Santa Monica Boulevard. (\_\_\_\_ Engineering)
- 7.20) Prior to issuance of the Certificate of Occupancy, the applicant shall complete construction of the traffic signal modifications to eliminate the northbound Doheny Drive turn left onto westbound Santa Monica Boulevard, to the satisfaction of the City Engineer (\_\_\_\_ Engineering)
- 7.21) Prior to issuance of Building Permits for the subject project, the applicant shall design, construct, and install to the satisfaction of the City Engineer a video detection system for the following two signalized intersections: Santa Monica Blvd/Doheny Drive (all approaches), and Santa Monica Blvd/Almont Drive (east and west approaches only). (\_\_\_\_ Engineering)

- 7.22) Standard Urban Stormwater Mitigation Plan (SUSMP) must be incorporated into the project design and will require a detailed review and approval by the City prior to the issuance of the Building Permits. This plan must specify the various infrastructure components and Best Management Practices (BMPs) for the project post construction that will control/prevent non-storm water discharges. SUSMP is required for the following: (\_\_\_\_ Environmental Services)
- a) Development of 10 or more unit homes, including multiple family homes, condominiums, apartments, etc.
  - b) Industrial or commercial development with 1 acre or more of impervious surface
  - c) Automotive Repair Shops
  - d) Retail Gasoline Outlets
  - e) Restaurant
  - f) Parking lots of 5000 square feet or more or with 25 or more parking spaces and potentially exposed to storm water runoff.
  - g) Redevelopment Projects – land disturbing activity that results in the creation, addition or replacement of 5000 square feet or more of impervious surface area on an already developed site.
  - h) Any project located in, adjacent to or discharging directly to an Environmentally Sensitive Area AND creates 2500 square feet or more of impervious surface area. (\_\_\_\_ Environmental Services)
- 7.23) Prior to issuance of Building Permits and prior to issuance of the Certificate of Occupancy for the subject project, the applicant shall submit to the satisfaction of the City Engineer documentation that the approximately 82,021 gross square feet of Retail/Restaurant Uses for the project do not exceed the following uses: 45,112 square feet for general retail; 16,404 square feet for art galleries; 12,303 square feet for design show rooms; and 8,202 square feet for café/restaurant. The downstream City sewer system may not have capacity to accommodate sewer discharge by any increases to the square footages of the various types of Retail/Restaurant uses for the project. If there are increases to the square footages of the various types of Retail/Restaurant Uses, an updated sewer capacity study may be required to the satisfaction of the City Engineer. Pending the results of the updated sewer capacity study, the applicant shall design and install upgrades to the City sewer system to mitigate capacity deficiencies caused by the changes to the square footages of the project's Retail/Restaurant Uses. (\_\_\_\_Engineering)
- 7.24) For sites involving less than 1 acre of disturbed area, an Owner's Certification & a Storm Water Pollution Prevention Plan (SWPPP) must be prepared and the Contractor must provide evidence to the Building and Safety Division that a Notice of Intent (NOI) has been submitted to the appropriate State agency. (\_\_\_\_ Environmental Services)

## **8.0 LANDSCAPING**

- 8.1) Prior to issuance of a building permit, final landscape and irrigation plans and specifications consistent with the standards set forth in the Zoning Code and design guidelines shall be submitted for review and approval by the Director of Community Development. Landscape plans shall show all plant species, plant locations, size and quantity. Such plans shall be prepared by a landscape architect or landscape contractor licensed by the State of California. (\_\_\_\_Planning)
- 8.2) All landscaping shall be served by a permanent irrigation system with equipment as required by Section 19.26.070.B for this project. An irrigation system shall be installed to assure complete coverage of the landscaped area. Automatic controllers shall be set to water between 7:00 p.m. and 10:00 a.m. to reduce evaporation. (\_\_\_\_Planning)

- 8.3) The applicant shall submit fully dimensioned plans showing the appropriate streetscape improvements as required by the Landscape and Building Maintenance Division. These plans shall be approved by the same division prior to the issuance of building permits. (\_\_\_\_Landscape Division)
- 8.4) The project shall comply with all requirements of the Street Tree Master Plan. Tree species shall be established in accordance with the Street Tree Master Plan. Placement of these trees will be determined by the Landscape and Building Maintenance Division Manager and will be designated on the landscaping plan. All trees planted within the public parkway shall be planted with root barriers to prevent the uplifting of sidewalks. Those trees planted in public sidewalks must have grates placed over the tree well. (\_\_\_\_Landscape Division)
- 8.5) Outdoor dining, plazas and walkways shall be visually attractive, usable and accessible by the public and incorporate extensive landscape, street furniture and pedestrian-oriented amenities. (\_\_\_\_Planning, Engineering)
- 8.6) All landscaping and planting within paved areas shall be contained within a curbed area or planter box, planter island, and other containers which are designed so as not to create hazards or hinder drainage. (\_\_\_\_Planning, Engineering)
- 8.7) All landscaped areas shall be protected from vehicular damage by raised concrete or other curbing of at least six (6") inches in height, except where it is necessary to allow drainage into planted areas. (\_\_\_\_Planning)
- 8.8) All landscaping and planting areas shall be continually maintained in good condition and kept watered, cleaned and weeded. Dead or dying plant material shall be replaced. This shall be consistent with the approved landscape plan for projects that have an approved plan. Landscape and hardscape areas shall be kept free of trash and debris. (\_\_\_\_Code Compliance)
- 8.9) Commercial and industrial projects shall use plant materials and species that are drought-tolerant wherever possible, and shall be grouped by common irrigation need. This must comply with Section 19.26.060.B.1 as follows:
- a) For projects that include landscaped area from 1,000 to 2,000 square feet, at least 50% of total landscaped area shall be drought-tolerant plants. Plants with medium water needs are not considered drought-tolerant. For determining the category of water use to which a plant belongs, see the California Department of Water Resources study, Water Use Classification of Landscape (WUCOLS).
  - b) For projects that include landscaped area over 2,500 square feet, landscape plans must contain calculations of water use. Landscape plans must show hydrozones showing the water required for the landscaped area. Square footage for each area of hydrozone must be showed and water use must not exceed 25 gallons per square feet of landscape area. Calculations must be shown on the City Water Conservation Concept Statement form.
  - c) Landscape plans must show hydrozones, according to high, medium, and low water use. Plans must reflect water use zones through color or patterned drawings submitted to the city.
  - d) Slopes must be planted with hardy, well adapted and drought-tolerant plants. Ground cover shall consist of rooted cuttings. (\_\_\_\_Planning)

## **9.0 DESIGN REQUIREMENTS**

- 9.1) Exterior color and material samples, along with final construction plans for the project, shall be subject to the review and approval of the Director of Community Development prior to issuance of building permits. (\_\_\_\_ Planning)

- 9.2) Mechanical equipment and utilities shall be architecturally screened from view. Screening shall be incorporated into overall project design. (\_\_\_\_ Planning)
- 9.3) Prior to issuance of building permits, the applicant shall provide a lighting plan that specifies type, number, placement, orientation and finish of lighting fixtures, and type and intensity of lamps, as well as all features intended to prevent spillover of light into adjacent properties, and to prevent glare of lights for residential neighbors, pedestrians and motorists. For all billboard plans, including new, remodeled, replacement, relit, and relamped billboards, and for any projects with any lights that generate more than five foot candles over any area greater than five square feet, the lighting plan shall include a plan showing the amount of foot candles over all areas on the subject property, and for any areas of adjacent property, public or private for which light emitted from the subject property is in excess of one foot candle. Cut sheets of lighting fixtures shall be provided for review and approval by the Director of Community Development, and substitutions may not be made without the review and approval of the Director. (\_\_\_\_ Planning)
- 9.4) Glass on the façade at and near the street level shall be clear and untinted. Mirrored, tinted or reflective glass shall not be used except as an architectural or decorative element. (\_\_\_\_ Planning)
- 9.5) Entries into commercial structures from primary commercial frontages must remain functional entries, and may not be locked or closed to entry during business hours or be blocked by physical obstructions on the interior or exterior of the building. (\_\_\_\_ Planning)
- 9.6) The project shall comply with green building requirements in Zoning Ordinance Section 19.20.060. The project is approved with, and shall be constructed to comply with a minimum of 66 points listed on the West Hollywood Green Building Point System Table. Prior to issuance of building permits, the project shall provide plans that show compliance with the required points, subject to review and approval of the Director of Community Development. Prior to issuance of a final Certificate of Occupancy, the project shall provide the City with a Green Features Manual that identifies all Green Building Points incorporated into the constructed project. (\_\_\_\_ Planning)
- 9.7) Location and screening of all utilities and equipment including: Fire Department Connections, backflow preventers, meters, etc. must be approved by the project Planner and the City's Urban Designer. The applicant shall coordinate with public utility agencies to appropriately place or screen all fixtures, utility boxes, fire department standpipes, etc., so that they do not interfere with public amenities or the public right-of-way, to the satisfaction of the Community Development Director. (\_\_\_\_ Planning, Public Works)
- 9.8) The proposal shows glass curtain wall. Glazing for the tall building shall not be modified to storefront windows as that would represent a reduction in quality.
- 9.9) All materials and details shall be of high quality. Materials and details must be reviewed and approved by the City's Urban Designer prior to issuance of Building Permits including:
- a. Materials shall be the equal or better to those shown on drawings dated June 19, 2014.
  - b. Materials at the ground level should be of durable material and high quality.
  - c. All stucco shall be smooth finish. Rough or textured stucco shall not be used unless otherwise approved by the Community Development Director.

- d. Vinyl windows shall not be used unless otherwise approved by Director of Community Development.
- 9.10) The project applicant shall continue to work with the Design Review Subcommittee of the Planning Commission to resolve the following design issues:
- a. Revise/reduce the massing for the Beverly Boulevard building by creating setbacks at the north side similar to on the south side.
  - b. The North elevation appears to be floor to ceiling glazing in a single plane across the entire façade. Provide additional interest and variation in the elevation by, for example, creating a window pattern of solid and void, providing variations in plane and material, while providing a fully integrated design.
  - c. It appears that while there are 9 single-family units fronting Rosewood, there are only two somewhat generic designs. Each single-family unit should be individually designed with a unique design that presents an architectural idea and visual interest.
  - d. The single-family units appear to have a commercial feel, especially at the ground level. Reduce the window-wall area, provide variation in the openings and reduce the window-to-wall ratio for a more residential design. Provide additional textures and details to assist in that objective.

#### **10.0 SOLID WASTE AND RECYCLING**

- 10.1) The project shall be designed to meet the requirements for solid waste storage as shown in Table 3-4, Non-Residential Project Storage Requirements, Zoning Ordinance - Section 19.20.180, and constructed according to the Director's approval. (\_\_\_\_\_ Environmental Services)
- 10.2) Solid waste and recyclable materials storage areas shall be conveniently located for the franchise waste hauler and comply with one or more of these as follows:
- a) Multiple storage areas shall be located adjacent to, or near one another, or combined.
  - b) Must be located inside a specially designated structure or on the outside of a structure in an approved fence or wall enclosure, an interior courtyard area or in the rear or interior side yards.
  - c) Exterior storage areas shall not be located in a required front yard, street side yard, parking space, landscaped, or open space areas.
  - d) Storage areas shall be accessible to employees at all times.
  - e) Driveways and aisles shall provide unobstructed access for collection vehicles and personnel with at least the minimum clearance required by the collection methods and vehicles utilized by the designated collector.
- (\_\_\_\_\_ Environmental Services)
- 10.3) Prior to issuance of the Demolition Permit, the applicant shall submit to the Environmental Services Coordinator a Demolition and Construction Debris Recycling Plan, which indicates where select demolition debris is to be sent for recycling. To the maximum extent possible, all demolition debris and construction waste must be recycled. The Plan will be subject to review and approval by the City. The plan shall list the material to be recycled and the name, address, and phone number of the facility or organization that will accept the materials. For a list of companies that accept demolition debris, contact Environmental Services at (323) 848-6404. (\_\_\_\_\_ Environmental Services)

- 10.4) Demolition debris is to be hauled away only by a hauler permitted to operate in West Hollywood. For a list of permitted haulers, contact the Environmental Services Specialist at (323) 848-6404. (\_\_\_\_\_ Environmental Services)
- 10.5) Prior to issuance of the Certificate of Occupancy, the applicant shall submit to the Environmental Services Coordinator recycling manifests from all disposal sites, recycling sites and landfills that accepted demolition, excavation and/or general construction waste and recycled materials from this site.
- 10.6) Any restaurant or food service business will need to comply with appropriate County of Los Angeles Industrial Waste requirements and they shall be a part of the City of West Hollywood's Food Waste Program provided by the City's franchised waste hauler. (\_\_\_\_\_ Engineering, Environmental)
- 10.7) To mitigate solid waste impacts, PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, permittee shall submit a post construction recycling plan to the Environmental Services Specialist for approval. The recycling plan shall include:
- a) The name of a recycler who has permits to operate within the City;
  - b) A list of materials such as white paper, computer paper, metal cans, cardboard and glass to be recycled;
  - c) The number and location of recycling containers;
  - d) The name or the position/title of an employee who shall serve as the designated recycling coordinator;
  - e) A description of the nature and extent of internal and external pick-up service;
  - f) A pick-up schedule;
  - g) A plan to inform tenants/occupants of service.
  - h) The location of a secure trash enclosure or locking containers to prevent scavenging. (\_\_\_\_\_ Environmental Services)

**11.0 TRANSPORTATION, PARKING AND CIRCULATION**

- 11.1) The project shall be constructed with a minimum total of 257 parking spaces, in accordance with the approved shared parking analysis outlines in the Final EIR. The following table indicates the amount of parking required for the proposed uses:

Proposed Use	Size	Parking Ratio	Required Parking	Approved per Specific Plan
Restaurant	4,394 square feet	9 / 1,000	40	31
Retail/Commercial	19,875 square feet	3.5 / 1,000	70	45
Office	10,562 square feet	3.5 / 1,000	37	3
<b>Commercial Subtotal</b>			<b>147</b>	<b>89</b>
Market-rate Residential	16 one-bedroom units	1 space/units*	16	
	48 two and three bedroom units	2 spaces/unit*	96	
Affordable Residential	16 studio/one-bedroom units	1 space/units*	16	
	1 two-bedroom units	2 spaces/unit*	2	
Residential Guest Parking*			0	
<b>Residential Subtotal</b>			<b>130</b>	<b>168</b>

Proposed Use	Size	Parking Ratio	Required Parking	Approved per Specific Plan
<b>TOTAL</b>			<b>277</b>	<b>257</b>

(\_\_\_\_\_ Planning)

11.2) Prior to issuance of building permits, the applicant shall submit building plans that identify bicycle parking, shower, and clothes locker facilities to the Director of Community Development for review and approval. Specific guidelines are available for planning purposes. In General, the applicant shall provide a minimum of one employee bicycle parking space for every forty employees or part thereof expected to be generated by the development and one visitor/short term space for every 10,000 square feet of development or part thereof; a minimum of one shower facility shall be provided in each development of 10,000 square feet or more as follows:

- 1 shower stall up to 49 employees
- 2 shower stalls up to 149 employees
- 3 shower stalls up to 300 employees
- 4 shower stalls for more than 300 employees;

A minimum of one clothes locker shall be provided for every employee bicycle parking space required; and the circulation area between the roadway and the employee bicycle parking area(s) shall include a bicycle path or otherwise accommodate safe and convenient ingress and egress. For the purposes of calculating the number of employees:

<u>Land Use</u>	<u>No. Of Employees per Square Foot</u>
Office	1:250 square feet
Restaurant, bars, other	1:300 square feet
Retail, personal services (_____LRMP)	1:450 square feet

11.3) Prior to issuance of building permits, the applicant shall submit building plans which identify the carpool preferential parking location(s) to the Director of Community Development for review and approval. A minimum of 10% of the employee parking shall be signed, striped and reserved for use by carpool or vanpool vehicles and located as close as practical to the employee entrance without displacing handicapped and customer parking needs.

For purposes of this requirement, employee parking shall be calculated as follows:

<u>Use</u>	<u>Percent of Total Required Parking Devoted to Employees</u>
Retail	30%
Office/Professional	85%
Industrial/Manufacturing (_____LRMP)	90%

11.4) Prior to issuance of building permits, the applicant shall submit building plans, which identify preferential parking, access to the Director of Community Development for review and approval. Preferential parking spaces reserved for vanpools shall be accessible to vanpool vehicles. When located within a parking structure, a minimum vertical interior clearance of 8'2" shall be provided for those spaces and access ways to be used by vanpool vehicles. Adequate turning radii and parking space dimensions shall be provided for vanpool parking areas. For developments of 100,000 or more square feet, a safe and convenient zone in which vanpool and carpool vehicles may deliver or board their passengers shall be provided. (\_\_\_\_\_LRMP)

- 11.5) Prior to issuance of building permits, the applicant shall submit building plans showing the proximity of building entrances to public transit stops to the Director of Community Development for review and approval. Building entrances shall be designed to provide safe and efficient access to nearby transit stops. (\_\_\_\_LRMP)
- 11.6) Prior to issuance of building permits, the applicant shall submit transit stop improvement plans to the Director of Community Development for review and approval. Improvements may include though not be limited to a bus pad, new benches, and/or shelter. When practical, the bus stop shall be built into the project and/or be thematic of the development. (\_\_\_\_LRMP)
- 11.7) Seventeen (17) parking spaces (2% of total required parking for the project) shall be developed with equipment necessary for providing electric vehicle recharging capabilities as per Section 19.36.320 of the Municipal Code. These facilities shall be included in the final construction plans for the project. (\_\_\_\_ Planning)
- 11.8) Prior to issuance of building permits, the applicant shall submit building plans, which identify the location of the rideshare board(s) to the Director of Community Development for review and approval. The plan shall specify the location of no less than one bulletin board, display case, or kiosk which will be used to display transportation information and which will be located where the greatest number of employees are likely to see it. It shall also specify when information will be updated and who will update the information. The Transportation information displayed shall include, but not be limited to, the following:
- a) Current maps, routes and schedules for public transit routes serving the site.
  - b) Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency and local transit operators.
  - c) Ridesharing promotional material supplied by commuter-oriented organizations.
  - d) Bicycle route and facility information, including regional/local bicycle maps and bicycle safety information.
  - e) A listing of facilities available for car-poolers, vanpoolers, bicyclists, transit riders and pedestrians at the site.
  - f) A statement that preferential carpool or vanpool spaces for employees are available and a description of the method for obtaining such spaces.
- (\_\_\_\_LRMP)
- 11.9) Prior to issuance of building permits, the applicant shall submit a crosswalk improvement plan to the Director of Public Works for review and approval. Crosswalk improvements shall be made at the following crosswalk(s) near or adjacent to the project site in order to improve pedestrian safety and convenience. Such improvements may include though not be limited to striping or restriping, repaving, adding pedestrian actuation to a crosswalk, designing the sidewalk to accommodate the physically impaired, extending the sidewalk and adding landscaping, and/or adding a flashing signal. (\_\_\_\_LRMP)
- 11.10) Prior to issuance of building permits, the applicant shall submit building plans, which identify all exterior pedestrian pathway(s) to the Director of Transportation and Public Works for review and approval. The applicant shall provide sidewalks or other designated pathways following direct and safe routes from the external pedestrian circulation system to each building in the development. (\_\_\_\_LRMP)

- 11.11) Prior to issuance of building permits, the applicant shall submit building plans, which identify driveway and driveway landscaping visibility to the Director of Transportation and Public Works for review and approval. Driveways and driveway landscaping shall be designed so as to minimize interference with pedestrians. Nothing shall obstruct the motorists view from 5 feet back from the property line to a distance of 10 feet from the side of the driveway on to the driver's right side and 10 feet from the centerline of the driveway to the driver's left side. The landscaping in the vicinity of each driveway and the walls of the building shall be designed in a manner so as not to interfere with the view that motorists have to the sidewalk. Shrubs shall be kept below 28 inches in height and the base of the foliage on trees shall be kept at a 5 foot minimum. (\_\_\_\_LRMP)
- 11.12) Prior to issuance of building permits, the applicant shall submit building plans, which identify any parking garage gate(s) and direction of the gate(s) movement to the Director of Community Development for review and approval. Parking garage gates shall not move in a direction which interferes with on-street or pedestrian circulation. Gates shall open inward or by sliding alongside the building wall. Gates shall only open outward if the distance between the property line and the end of the opened gate is greater than 26 feet. Entry controllers shall be set back a minimum of 12 feet from the property line. (\_\_\_\_LRMP)
- 11.13) Prior to issuance of building permits, the applicant shall submit building plans which identify the location and size of the proposed driveway and driveways and intersections within a 1,000 foot radius of the subject property to the Director of Community Development for review and approval. The project driveway shall be located as far away from the nearby intersection(s) and as directly across from any driveway on the opposite side of the street as is practical. The project driveways shall have a width no greater than that required to provide efficient and safe access for delivery, employee and customer vehicles, to the satisfaction of the Director of Community Development. (\_\_\_\_LRMP)
- 11.14) Prior to issuance of building permits, the applicant shall submit a parking operations plan to the Directors of Community Development and Public Works for review and approval. The plan shall specify the type and location of access control that will be used, rates charged for parking if any, method of payment for parking, number of transactions which can be accommodated throughout the day, whether the development will offer validated parking, whether parking for employees will be subsidized, etc. (\_\_\_\_LRMP)
- 11.15) An employer within a development of 10,000 or more square feet who offers free or subsidized parking to any of its employees shall permit employees to receive in-lieu of that parking subsidy its fair market value in the form of a cash allowance for ridesharing or other commuting expenses or as a subsidy for transit fares. (\_\_\_\_LRMP)
- 11.16) In the event that a congestion management program adopted by the designated agency pursuant to California Government Code Section 65088, et seq., as amended from time to time, designates level of service standards or other requirements for highways, principal arterials and/or other roadways in the City, or requires other measures to be taken, the applicant shall pay the cost of complying with such requirements to the extent that (a) such requirements are applicable and attributable to the project or the property, and (b) such requirements are not duplicative of the improvements, facilities or other measures which the City's transportation fees were intended to fund. (\_\_\_\_LRMP)

11.17) Prior to issuance of a Certificate of Occupancy, the applicant shall develop a management and use plan for delivery vehicles, for approval by the Directors of Community Development and Public Works. The plan shall include but not be limited to the following provisions:

- a) restricted delivery hours
- b) coordinated deliveries with nearby businesses
- c) prohibited deliveries or loading trucks on City streets
- d) delivery routes and circulation on City streets  
(\_\_\_\_LRMP)

11.18) The applicant shall include in all leases a clause, the content and form of which must be approved by the City Attorney, that binds all tenants to these conditions of approval.  
(\_\_\_\_CDD)

## **12.0 OPERATIONS**

12.1) Prior to issuance of a Certificate of Occupancy, the applicant shall submit to the Public Safety Officer a public safety and security plan for the project. The following design and security measures should be considered as appropriate in the security plan:

- a) alarms and surveillance cameras;
- b) security lighting;
- c) on-site security personnel;
- d) light colored paint for interiors of the parking structure;
- e) clear and identifiable address indicators;
- f) avoidance of visually isolated pockets within the parking areas.  
(\_\_\_\_Public Safety)

12.2) The business/all business approved here in the development shall use West Hollywood as their business address on all stationery, advertisements, and business identification materials. (\_\_\_\_Planning, Economic Development)

12.3) All tenants and operators shall comply with smoking regulations set forth by the State of California and the City of West Hollywood. (\_\_\_\_Code Compliance)

## **13.0 GENERAL PLAN MITIGATION MEASURES**

13.1) Prior to issuance of a demolition permit or a building permit, a construction mitigation plan shall be approved that includes, the following construction measures to be taken in accordance with SCAQMD Rule 403 (3.2-1):

- a. Dust suppression at construction sites using vegetation, surfactants, and other chemical stabilizers;
- b. Wheel washers for construction equipment;
- c. Watering down of all construction areas;
- d. Limit speeds at construction sited to 15mph; and
- e. Cover aggregate or similar materials during transportation of material.

13.2) Prior to issuance of a demolition permit or a building permit, a construction mitigation plan shall be approved that includes the following measures to reduce exhaust emissions from construction equipment (3.2-2):

- a. Commercial electric power shall be provided to the project site in adequate capacity to avoid or minimize the use of portable gas-powered electric generators and equipment;

- b. Where feasible, equipment requiring the use of fossil fuels (e.g. diesel) shall be replaced or substituted with electrically driven equivalents (provided they are not run via a portable generator set);
  - c. To the extent feasible, alternative fuels and emission controls shall be used to further reduce exhaust emissions;
  - d. On-site equipment shall not be left idling when not in use;
  - e. The hours of operation of heavy-duty equipment and/or the amount of equipment in use at any one time shall be limited;
  - f. Staging areas for heavy-duty construction equipment shall be located as far as possible from sensitive receptors.
  - g. Documentation that the applicant has performed a review of new technology, in consultation with SCAQMD, as it relates to heavy-duty equipment, to determine what (if any) advances in emissions reductions are available for use and are economically feasible. Construction contract and bid specification shall require contractors to utilize the available and economically feasible technology on an established percentage of the equipment fleet. It is anticipated that in the near future, both NOx and PM10 control equipment will be available;
- 13.3) Prior to issuance of a demolition permit or a building permit, a construction mitigation plan shall be approved that includes the following measures to address construction noise (3.9-2):
- a. Construction equipment shall be properly maintained per manufacturers' specifications and fitted with the best available noise suppression devices (i.e., mufflers, silencers, wraps, etc.);
  - b. Shroud or shield all impact tools, and muffle or shield all intake and exhaust ports on power equipment;
  - c. Construction equipment should not be idled for extended periods of time in the vicinity of noise-sensitive receptors;
  - d. Locate fixed and/or stationary equipment as far as possible from noise-sensitive receptors (e.g., generators, compressors, rock crushers, cement mixers). Shroud or shield all impact tools, and muffle or shield all intake and exhaust ports on powered construction equipment;
  - e. Where feasible, temporary barriers shall be placed as close to the noise source or as close to the receptor as possible and break the line of sight between the source and receptor where modeled levels exceed applicable standards. Acoustical barriers shall be constructed of material having a minimum surface weight of 2 pounds per square foot or greater, and a demonstrated STC rating of 25 or greater as defined by American Society for Testing and Materials (ASTM) Test Method E90. Placement, orientation, size and density of acoustical barriers shall be specified by a qualified acoustical consultant.
  - f. Music from a construction site shall not be audible at offsite locations.
- 13.4) Prior to issuance of a Certificate of Occupancy, documentation shall be provided demonstrating that notice is provided to all residents of a mixed-use project warning them about noise intrusions. The notice may use the following language:
- All potential buyers and /or residents of residential property in this mixed-use project are hereby notified that they may be subject to audible noise levels generated by business and entertainment-related operations common to such areas, including implied sound, music, delivery and passenger vehicles, mechanical noise, pedestrians, and other urban noise sources. Binding arbitration may be required for disputes regarding noise in mixed-use building that require legal action.
- 13.5) Prior to issuance of a demolition permit or a building permit, a construction mitigation plan shall be approved that includes the following measures to reduce the potential for human annoyance and architectural/structural damage to a cultural resource resulting from elevated ground borne noise and vibration levels (3.9-6):

- a. Pile driving within a 50-foot radius of a historic structure or sensitive land uses shall utilize alternative installation methods where possible (e.g., pile cushioning, jetting, predrilling, cast-in-place systems or equivalent shall be used where feasible as an alternative to impact pile driving to reduce the number and amplitude of impacts required for seating the pile.
  - b. The pre-existing condition of all designated historic building within a 50-foot radius of proposed construction activities shall be evaluated during a pre-construction survey. The pre-construction survey shall determine conditions that exist before construction begins for use in evaluating damage caused by construction activities. Fixtures and finishes (related to the historic designation) within a 50-foot radius of construction activities susceptible to damage shall be documented (photographically and in writing) prior to construction. All damage will be repaired back to its pre-existing condition.
  - c. Vibration monitoring shall be conducted prior to and during pile driving operations occurring within 100 feet of a historic structure. Every attempt shall be made to limit construction-generated vibration levels in accordance with Caltrans recommendation during pile driving and impact activities in the vicinity of the historic structure.
  - d. Protective covering or temporary shoring of on-site or adjacent historic features shall be provided as required by the Community Development Department.
- 13.6) If paleontological resources are discovered during earthmoving activities, the construction crew shall immediately cease work in the vicinity of the find and notify the City. The project application shall then retain a qualified paleontologist to evaluate the resource and prepare a recovery plan in accordance with Society of Vertebrate Paleontology guidelines (1996). The recovery plan may include, but is not limited to, a filed survey, construction monitoring, sampling and data recovery procedures, museum storage coordination for any specimen recovered, and report of findings. Recommendations in the recovery plan that are determined by the lead agency to be necessary and feasible shall be implemented before construction activities can resume at the site where the paleontological resources were discovered (3.10-1).
- 13.7) Prior to issuance of a demolition permit or a building permit, a construction mitigation plan shall be approved that includes the following measures to reduce construction-generated GHC emissions (3.15-1):
- Documentation that prior to releasing each request for bid to contractors for the construction of each phase of development, the project application shall obtain the most current list of GHC reduction measures that are recommended by the City and stipulate that these measures be implemented in the respective request for bid as well as the subsequent construction contract with the selected primary contractor.
- The project applicant for any particular development phase may submit to the City a report that substantiates why specific measures are considered infeasible for construction of that particular development phase and/or at that point in time. The report, including the substantiation for not implementing particular GHG reduction measures, shall be approved by the City prior to the release of a request for bid by the project applicant of seeking a primary contractor to manage the construction of each development phase. By requiring that the list of feasible measures be established prior to the selection of a primary contractor, this measure requires that the ability of a contractor to effectively implement the selected GHG reduction measures be inherent to the selection process.
- The recommended measures for reducing GHG emissions at the time of the General Plan EIR are listed below. This list will be updated as new technologies or methods become available. The project applicant shall, at a minimum, implement the following items:

- a. Improve fuel efficiency of construction equipment:
  1. Reduce unnecessary idling (modify work practices, install auxiliary power for driver comfort);
  2. Perform equipment maintenance (inspections, detect failures early, corrections);
  3. Train equipment operator in proper use of equipment;
  4. Use the proper size of equipment for the job; and
  5. Use equipment with new technologies (repowered engines, electric drive trains).
- b. Use alternative fuels for electricity generators and welders at construction sites such as propane or solar, or use electrical power.
- c. Use an ARB-approved low-carbon fuel, such as biodiesel or renewable diesel for construction equipment. (emissions of oxides of nitrogen [NOx] from use of low carbon fuel must be reviewed and increases mitigated.) Additional information about low-carbon fuels is available from ARB's Low Carbon Fuel Standard Program (ARB 2010g);
- d. Encourage and provide carpools, shuttle vans, transit passes, and/or secure bicycle parking for construction worker commutes;
- e. Reduce electricity use in the construction office by using compact fluorescent bulbs, powering off computers every day, and replacing heating and cooling units with more efficient ones;
- f. Recycle or salvage non-hazardous construction and demolition debris (goal of at least 75% by weight);
- g. Use locally sourced or recycled materials for construction materials (goal of at least 20% based on costs for building materials, and based on volume for roadway, parking lot, sidewalk, and curb materials);
- h. Minimize the amount of concrete used for paved surfaces or use a low carbon concrete option;
- i. Produce concrete on-site if determined to be less emissive than transporting ready mix;
- j. Use EPA-certified SmartWay trucks for deliveries and equipment transport. Additional information about the SmartWay Transport Partnership Program is available from ARB's Heavy-Duty Vehicle Greenhouse Gas Measure (ARB 2010h) and EPA (EPA 2010f); and ;
- k. Develop a plan to efficiently use water for adequate dust control. This may consist of the use of nonpotable water from a local source.

#### **14.0 EIR MITIGATION MEASURES**

- 14.1) All the Mitigation measures in the Certified EIR are incorporated herein.

APPROVED BY A MOTION OF THE PLANNING COMMISSION OF THE CITY  
OF WEST HOLLYWOOD ON THIS 7<sup>TH</sup> DAY OF AUGUST, 2014.

\_\_\_\_\_  
ROY HUEBNER, CHAIRPERSON

ATTEST:

\_\_\_\_\_  
DAVID DEGRAZIA, PLANNING MANAGER  
CURRENT & HISTORIC PRESERVATION PLANNING

DRAFT

# ATTACHMENT A

## MITIGATION MONITORING AND REPORTING

### A. AESTHETICS

No mitigation measures required.

### B. AIR QUALITY

Although the construction-related impacts of the proposed Project would not be significant, the Project would be required to implement mitigation measures 3.2-1 and 3.2-2 from the Final Program EIR for the City of West Hollywood General Plan 2035 and Climate Action Plan. These measures would be conditions of approval for the Project. These measures include the following:

<b>B-1</b>	<p>(3.2-1) The City shall implement the following measures to reduce the amount of fugitive dust that is re-entrained into the atmosphere from parking lots and construction sites.</p> <p>Require the following measures to be taken during the construction of all projects to reduce the amount of fugitive dust and other sources of PM<sub>10</sub> in accordance with SCAQMD Rule 403:</p> <ul style="list-style-type: none"><li>• Dust suppression at construction sites using vegetation, surfactants, and other chemical stabilizers</li><li>• Wheel washers for construction equipment</li><li>• Watering down of all construction areas</li><li>• Limit speeds at construction sites to 15 miles per hour</li><li>• Cover aggregate or similar material during transportation of material</li></ul> <p>Adopt incentives, regulations, and/or procedures to reduce paved road dust emissions through targeted street sweeping of roads subject to high traffic levels and silt loadings</p> <p><b>Monitoring Phase:</b> Construction</p> <p><b>Enforcement Agency:</b> Community Development Department, Planning</p> <p><b>Monitoring Agency:</b> South Coast Air Quality Management District and Community Development Department, Planning</p>
<b>B-2</b>	<p>(3.2-2) The City shall require the Applicant, as a condition of Project approval, to implement the following measures to reduce exhaust emissions from construction equipment.</p> <ul style="list-style-type: none"><li>• Commercial electric power shall be provided to the Project Site in adequate capacity to avoid or minimize the use of portable gas-powered electric generators and equipment.</li><li>• Where feasible, equipment requiring the use of fossil fuels (e.g., diesel) shall be replaced or substituted with electrically driven equivalents (provided that they are not run via a portable generator set).</li><li>• To the extent feasible, alternative fuels and emission controls shall be used to further reduce exhaust emissions.</li><li>• On-site equipment shall not be left idling when not in use.</li></ul>

	<ul style="list-style-type: none"> <li>• The hours of operation of heavy-duty equipment and/or the amount of equipment in use at any one time shall be limited.</li> <li>• Staging areas for heavy-duty construction equipment shall be located as far as possible from sensitive receptors.</li> <li>• Before construction contracts are issued, the Applicant shall perform a review of new technology, in consultation with SCAQMD, as it relates to heavy-duty equipment, to determine what (if any) advances in emissions reductions are available for use and are economically feasible. Construction contract and bid specifications shall require contractors to utilize the available and economically feasible technology on an established percentage of the equipment fleet. It is anticipated that in the near future both NOx and PM<sub>10</sub> control equipment will be available</li> </ul> <p><b>Monitoring Phase:</b> Construction</p> <p><b>Enforcement Agency:</b> Community Development Department, Planning</p> <p><b>Monitoring Agency:</b> South Coast Air Quality Management District and Community Development Department, Planning</p>
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**C. CULTURAL RESOURCES**

**1. HISTORIC**

No mitigation measures required.

**2. ARCHAEOLOGY**

<b>C.2-1</b>	<p>Prior to excavation and construction on the Proposed Project site, the prime construction contractor and any subcontractor(s) shall be cautioned on the legal and/or regulatory implications of knowingly destroying cultural resources or removing artifacts, human remains, bottles, and other cultural materials from the Proposed Project site.</p> <p>If any archaeological materials are encountered during the course of the Project development, construction shall be halted in the immediate area and a qualified archaeologist shall be consulted to determine the discovery's significance and, if necessary, develop a mitigation plan, pursuant to the Public Resources Code Section 21803.2, 21084.1 and CEQA Guidelines Section 15064.5. The services of an archaeologist shall be secured by contacting the Center for Public Archaeology - Cal State University Fullerton, or a member of the Society of Professional Archaeologist (SOPA) or a SOPA-qualified archaeologist to assess the resources and evaluate the impact.</p> <p>If the discovered cultural materials are prehistoric in nature or include Native American remains, the Project archaeologist shall arrange for a Native American monitor to be retained to assist in the identification of the resources or human remains. The Native American monitor shall be retained from a list of suitable candidates from the Native American Heritage Commission.</p> <p>Copies of the archaeological survey, study or report shall be submitted to the South Central Coastal Information Center (SCCIC) at Cal State University Fullerton. A covenant and agreement shall be recorded prior to obtaining a grading permit.</p> <p><b>Monitoring Phase:</b> Construction</p>
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	<p><b>Enforcement Agency:</b> Community Development Department, Planning</p> <p><b>Monitoring Agency:</b> South Central Coastal Information Center (SCCIC) at Cal State University Fullerton, Native American Heritage Commission and Community Development Department, Planning</p>
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**3. PALEONTOLOGY**

<p><b>C.3-1</b></p>	<p>The Project Applicant shall identify and engage a qualified paleontologist by contacting the Center for Public Paleontology - USC, UCLA, Cal State Los Angeles, Cal State Long Beach, or the County Natural History Museum prior to any excavation, grading, or construction. The City of West Hollywood Planning Department shall approve the selected paleontologist prior to issuance of the grading permit. The Project Paleontologist shall attend the pre-grading meeting to discuss how to recognize paleontological resources in the soil during grading activities. The prime construction contractor and any subcontractor(s) shall be cautioned on the legal and/or regulatory implications of knowingly destroying or removing sensitive scientific resources, including fossils preserved either as impressions of soft (fleshy) or hard (skeletal) parts, mineralized remains of skeletons, tracks, or burrows, or other trace fossils, coprolites (fossilized excrement), seeds or pollen, and other microfossils from terrestrial, aquatic, or aerial organisms from the Proposed Project site.</p> <p>If any paleontological materials are encountered during the course of the Project development, construction shall be halted in the immediate area. The Project Paleontologist shall be called in to assess the resources and evaluate the impact. Any discovery of paleontological resources would be treated in accordance with Society of Vertebrate Paleontology guidelines for identification, evaluation, disclosure, avoidance or recovery, and curation, as appropriate. The paleontologist shall then prepare a report summarizing the results of the monitoring program including methods of fossil recovery and curation, and a description of the fossils collected and their significance. Copies of the paleontological survey, study or report shall be submitted to the Los Angeles County Natural History Museum. Any recovered fossils and a copy of the report will be deposited in an accredited curation facility. A covenant and agreement shall be recorded prior to obtaining a grading permit.</p> <p><b>Monitoring Phase:</b> Construction</p> <p><b>Enforcement Agency:</b> Community Development Department, Planning</p> <p><b>Monitoring Agency:</b> Los Angeles County Natural History Museum and Community Development Department, Planning</p>
<p><b>C.3-2</b></p>	<p>If human remains are encountered unexpectedly during construction demolition and/or grading activities, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to California Public Resources Code (PRC) Section 5097.98. If the remains are determined to be of Native American descent, the Coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will then identify the person(s) thought to be the Most Likely Descendent of the deceased Native American, who will then help determine what course of action should be taken</p>

	in dealing with the remains.
<b>Monitoring Phase:</b>	Construction
<b>Enforcement Agency:</b>	Community Development Department, Planning
<b>Monitoring Agency:</b>	Native American Heritage Commission and Community Development Department, Planning

**D. GEOLOGY AND SOILS**

<b>D-1</b>	<p>Prior to the issuance of a grading or building permit, a final geotechnical report shall be prepared by a registered civil engineer and civil engineering geologist in accordance with and to the satisfaction of the Department of Public Works. Construction of the Project shall be performed according to the recommendations identified in the final geotechnical report. The final geotechnical report shall further sample and test the subsurface soils for expansion potential and if issues with expansive soils are identified, these may be mitigated by structural design (increased concrete thickness and/or steel reinforcement, removal and replacement of the potentially expansive soils, treatment of potentially expansive soils, or a combination of these. Recommendations for mitigation, if required, shall be included in the final geotechnical report. The final geotechnical report shall also include all other construction and building design considerations measures associated with foundation design, general pavement, seismic design features, site preparation, dewatering, excavation stability, shoring, and fill placement.</p> <p><b>Monitoring Phase:</b> Pre-Construction</p> <p><b>Enforcement Agency:</b> Department of Public Works, Engineering</p> <p><b>Monitoring Agency:</b> Department of Public Works, Engineering</p>
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**E. GREENHOUSE GAS EMISSIONS**

No mitigation is required. The proposed Project would, however, be subject to the GHG emission controls required under mitigation measure 3.15-1 from the Final Program EIR for the City of West Hollywood General Plan 2035 and Climate Action Plan. These emission control measures would be applied to the Project as conditions of Project approval

**F. HYDROLOGY AND WATER QUALITY**

<b>F-1</b>	<p>The proposed Project shall be designed and constructed in accordance with California Building Code seismic standards, the City of West Hollywood Building Code, the site- specific recommendations provided in the Geotechnical Report, and qualified structural engineers and as approved by the City of West Hollywood Building and Safety Division.</p> <p><b>Monitoring Phase:</b> Pre-Construction</p> <p><b>Enforcement Agency:</b> Building and Safety Division</p> <p><b>Monitoring Agency:</b> Building and Safety Division</p>
<b>F-2</b>	The Applicant shall comply with the SWPPP and maintain all structural or

	<p>treatment control BMPs for the life of the Project as required by the SWPPP</p> <p><b>Monitoring Phase:</b> Construction and Occupancy</p> <p><b>Enforcement Agency:</b> Building and Safety Division</p> <p><b>Monitoring Agency:</b> Building and Safety Division</p>
<p><b>F-3</b></p>	<p>All earthworks on the Project site shall be performed in accordance with the requirements of the City of West Hollywood Building and Safety, the City of West Hollywood Civil Engineer of Record, and the Storm Water Pollution Prevention Program.</p> <p><b>Monitoring Phase:</b> Construction</p> <p><b>Enforcement Agency:</b> Building and Safety Division, Department of Public Works, Engineering</p> <p><b>Monitoring Agency:</b> Building and Safety Division, Department of Public Works, Engineering</p>
<p><b>F-4</b></p>	<p>The following SWPPP BMPs are required to prevent construction debris and/or pollutants from equipment maintenance, from entering the municipal storm drain system:</p> <ul style="list-style-type: none"> <li>• All construction waste shall be disposed of in accordance with all applicable laws and regulations. Properly labeled recycling bins shall be utilized for recyclable construction materials including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non-recyclable materials and wastes must be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed, regulated disposal site by a licensed waste hauler.</li> <li>• All leaks, drips, and spills occurring during construction shall be cleaned up promptly and in compliance with all applicable laws and regulations to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.</li> <li>• Material spills on pavement shall not be hosed down or otherwise be allowed to enter the stormdrain system. Dry cleanup methods shall be used whenever possible.</li> <li>• Construction dumpsters shall be covered with tarps or plastic sheeting if left uncovered for extended periods. All dumpsters shall be well maintained.</li> <li>• During the construction period, the Applicant/Contractor shall conduct on-going street sweeping and truck wheel cleaning and truck washing to prevent dirt in stormwater.</li> <li>• The Applicant/Contractor shall keep vehicles in good working order. All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.</li> </ul> <p><b>Monitoring Phase:</b> Construction</p> <p><b>Enforcement Agency:</b> Building and Safety Division, Department of Public Works, Engineering</p> <p><b>Monitoring Agency:</b> Building and Safety Division, Department of Public</p>

	Works, Engineering
<p><b>F-5</b></p>	<p>The following SWPPP BMPs are required to prevent construction silt from entering the municipal storm drain system:</p> <ul style="list-style-type: none"> <li>• The amount of exposed soils shall be limited and erosion control procedures implemented for those areas that must be exposed.</li> <li>• Grading activities shall be phased so that graded areas are landscaped or otherwise covered, as quickly as possible after completion of activities.</li> <li>• Appropriate dust suppression techniques, such as watering or tarping shall be used in areas that must be exposed.</li> <li>• The area shall be secured to control off-site migration of pollutants. Construction entrances shall be designed to facilitate removal of debris from vehicles exiting the site, by passive means such as paved/graveled roadbeds, and/or by active means such as truck washing facilities.</li> <li>• Truck loads shall be tarped.</li> <li>• Roadways shall be swept or washed down to prevent generation of fugitive dust by local vehicular traffic.</li> <li>• Simple sediment filters shall be constructed at or near the entrances to the municipal storm drain system wherever feasible.</li> </ul> <p><b>Monitoring Phase:</b> Construction</p> <p><b>Enforcement Agency:</b> Building and Safety Division, Department of Public Works, Engineering</p> <p><b>Monitoring Agency:</b> Building and Safety Division, Department of Public Works, Engineering</p>
<p><b>F-6</b></p>	<p>The Applicant(s) shall implement stormwater BMPs to retain or treat the runoff from a storm event producing 3/4 inch of rainfall in a 24-hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required, and shall be provided to the City of West Hollywood Building and Safety Division prior to Project occupancy.</p> <p><b>Monitoring Phase:</b> Occupancy</p> <p><b>Enforcement Agency:</b> Building and Safety Division, Department of Public Works, Engineering</p> <p><b>Monitoring Agency:</b> Building and Safety Division, Department of Public Works, Engineering</p>
<p><b>F-7</b></p>	<p>Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rates for developments where increased peak stormwater discharge rate will result in increased potential for downstream erosion.</p> <p><b>Monitoring Phase:</b> Occupancy</p> <p><b>Enforcement Agency:</b> Building and Safety Division, Department of Public Works, Engineering</p> <p><b>Monitoring Agency:</b> Building and Safety Division, Department of Public</p>

	Works, Engineering
<b>F-8</b>	<p>Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.</p> <p><b>Monitoring Phase:</b> Occupancy</p> <p><b>Enforcement Agency:</b> Building and Safety Division, Bureau of Sanitation</p> <p><b>Monitoring Agency:</b> Building and Safety Division, Bureau of Sanitation</p>
<b>F-9</b>	<p>Any toxic wastes must be discarded at a licensed regulated disposal site. Store trash dumpsters either under cover and with drains routed to the sanitary sewer or use non-leaking and water tight dumpsters with lids. Use drip pans or absorbent materials whenever grease containers are emptied. Wash containers in an area with properly connected sanitary sewer.</p> <p><b>Monitoring Phase:</b> Occupancy</p> <p><b>Enforcement Agency:</b> Building and Safety Division, Bureau of Sanitation</p> <p><b>Monitoring Agency:</b> Building and Safety Division, Bureau of Sanitation</p>
<b>F-10</b>	<p>Reduce and recycle wastes, including: paper, glass, aluminum, oil, and grease.</p> <p><b>Monitoring Phase:</b> Occupancy</p> <p><b>Enforcement Agency:</b> Building and Safety Division, Bureau of Sanitation</p> <p><b>Monitoring Agency:</b> Building and Safety Division, Bureau of Sanitation</p>
<b>F-11</b>	<p>Reduce the use of hazardous materials and waste by: using detergent-based or water- based cleaning systems; and avoid chlorinated compounds, petroleum distillates, phenols, and formaldehyde.</p> <p><b>Monitoring Phase:</b> Occupancy</p> <p><b>Enforcement Agency:</b> Building and Safety Division, Bureau of Sanitation</p> <p><b>Monitoring Agency:</b> Building and Safety Division, Bureau of Sanitation</p>
<b>F-12</b>	<p>All storm drains inlets and catch basins within the Project area must be stenciled with prohibitive language (such as “NO DUMPING – DRAINS TO OCEAN”) and/or graphical icons to discourage illegal dumping. Legibility of stencils and signs must be maintained.</p> <p><b>Monitoring Phase:</b> Occupancy</p> <p><b>Enforcement Agency:</b> Building and Safety Division, Bureau of Sanitation</p> <p><b>Monitoring Agency:</b> Building and Safety Division, Bureau of Sanitation</p>
<b>F-13</b>	<p>Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.</p> <p>The storage area must be paved and sufficiently impervious to contain leaks and spills.</p> <p>The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.</p> <p><b>Monitoring Phase:</b> Occupancy</p>

	<p><b>Enforcement Agency:</b> Building and Safety Division, Bureau of Sanitation</p> <p><b>Monitoring Agency:</b> Building and Safety Division, Bureau of Sanitation</p>
<b>F-14</b>	<p>Store trash dumpsters both under cover and with drains routed to the sanitary sewer or use non-leaking and water tight dumpsters with lids. Wash containers in an area with properly connected sanitary sewer.</p> <p><b>Monitoring Phase:</b> Occupancy</p> <p><b>Enforcement Agency:</b> Building and Safety Division, Bureau of Sanitation</p> <p><b>Monitoring Agency:</b> Building and Safety Division, Bureau of Sanitation</p>
<b>F-15</b>	<p>The owner(s) of the property will prepare and execute covenant and agreement satisfactory to the City of West Hollywood binding the owners to post construction maintenance on the structural and operational BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and/or per manufacturer's instructions.</p> <p><b>Monitoring Phase:</b> Occupancy</p> <p><b>Enforcement Agency:</b> Building and Safety Division, Bureau of Sanitation</p> <p><b>Monitoring Agency:</b> Building and Safety Division, Bureau of Sanitation</p>
<b>F-16</b>	<p>If the final geotechnical study deems that dewatering is necessary, the Project Applicant shall install a cutoff wall to prevent the water table from being lowered beneath the adjacent structures or underpinning the existing building. The cutoff wall shall be designed by a certified geologist or hydro-geologist and the design to be reviewed and approved by the City of West Hollywood Department of Public Works, Engineering.</p> <p><b>Monitoring Phase:</b> Pre-Construction</p> <p><b>Enforcement Agency:</b> Department of Public Works, Engineering</p> <p><b>Monitoring Agency:</b> Department of Public Works, Engineering</p>

**G. LAND USE AND PLANNING**

No mitigation measures required.

**H. NOISE**

<b>H-1</b>	<p>The Project construction contractors shall ensure that equipment is properly maintained per the manufacturers' specifications and fitted with the best available noise suppression devices (i.e., mufflers, silencers, wraps, etc.).</p> <p><b>Monitoring Phase:</b> Construction</p> <p><b>Enforcement Agency:</b> Community Development Department, Planning</p> <p><b>Monitoring Agency:</b> Community Development Department, Planning</p>
<b>H-2</b>	<p>The Project construction contractors shall shroud or shield all impact tools, and muffle or shield all intake and exhaust ports on power equipment.</p> <p><b>Monitoring Phase:</b> Construction</p>

	<p><b>Enforcement Agency:</b> Community Development Department, Planning</p> <p><b>Monitoring Agency:</b> Community Development Department, Planning</p>
<b>H-3</b>	<p>The Project construction contractors shall ensure that construction equipment engines are turned off when not in use (i.e., the equipment does not idle for unnecessary lengths of time).</p> <p><b>Monitoring Phase:</b> Construction</p> <p><b>Enforcement Agency:</b> Community Development Department, Planning</p> <p><b>Monitoring Agency:</b> Community Development Department, Planning</p>
<b>H-4</b>	<p>The Project construction contractors shall locate fixed and/or stationary equipment as far as possible from noise-sensitive receptors (e.g., generators, compressors, cement mixers).</p> <p><b>Monitoring Phase:</b> Construction</p> <p><b>Enforcement Agency:</b> Community Development Department, Planning</p> <p><b>Monitoring Agency:</b> Community Development Department, Planning</p>
<b>H-5</b>	<p>If feasible, the Project construction contractors shall install a 12-foot high temporary barrier along the northern, eastern, and western property lines. The acoustical barrier shall be constructed of material having a minimum surface weight of two pounds per square foot or greater, and a demonstrated Sound Transmission Class rating of 25 or greater as defined by American Society for Testing and Materials Test Method E90. The barrier shall be required during the excavation and parking structure construction phases of development.</p> <p><b>Monitoring Phase:</b> Construction</p> <p><b>Enforcement Agency:</b> Community Development Department, Planning</p> <p><b>Monitoring Agency:</b> Community Development Department, Planning</p>
<b>H-6</b>	<p>The Project construction contractors shall ensure that music is not audible at offsite locations.</p> <p><b>Monitoring Phase:</b> Construction</p> <p><b>Enforcement Agency:</b> Community Development Department, Planning</p> <p><b>Monitoring Agency:</b> Community Development Department, Planning</p>
<b>H-7</b>	<p>Two weeks prior to the commencement of construction at the Project Site, notification shall be provided to the owners and tenants of residential properties located along Rosewood Avenue between Almont Avenue and Robertson Boulevard disclosing the planned construction schedule, including the various types of activities and equipment that would be occurring throughout the duration of the construction period. This notification shall also provide a contact name and phone number for residents to call for construction noise related complaints. All reasonable concerns shall be rectified within 24 hours of receipt.</p> <p><b>Monitoring Phase:</b> Pre-Construction and Construction</p> <p><b>Enforcement Agency:</b> Community Development Department, Planning</p> <p><b>Monitoring Agency:</b> Community Development Department, Planning</p>

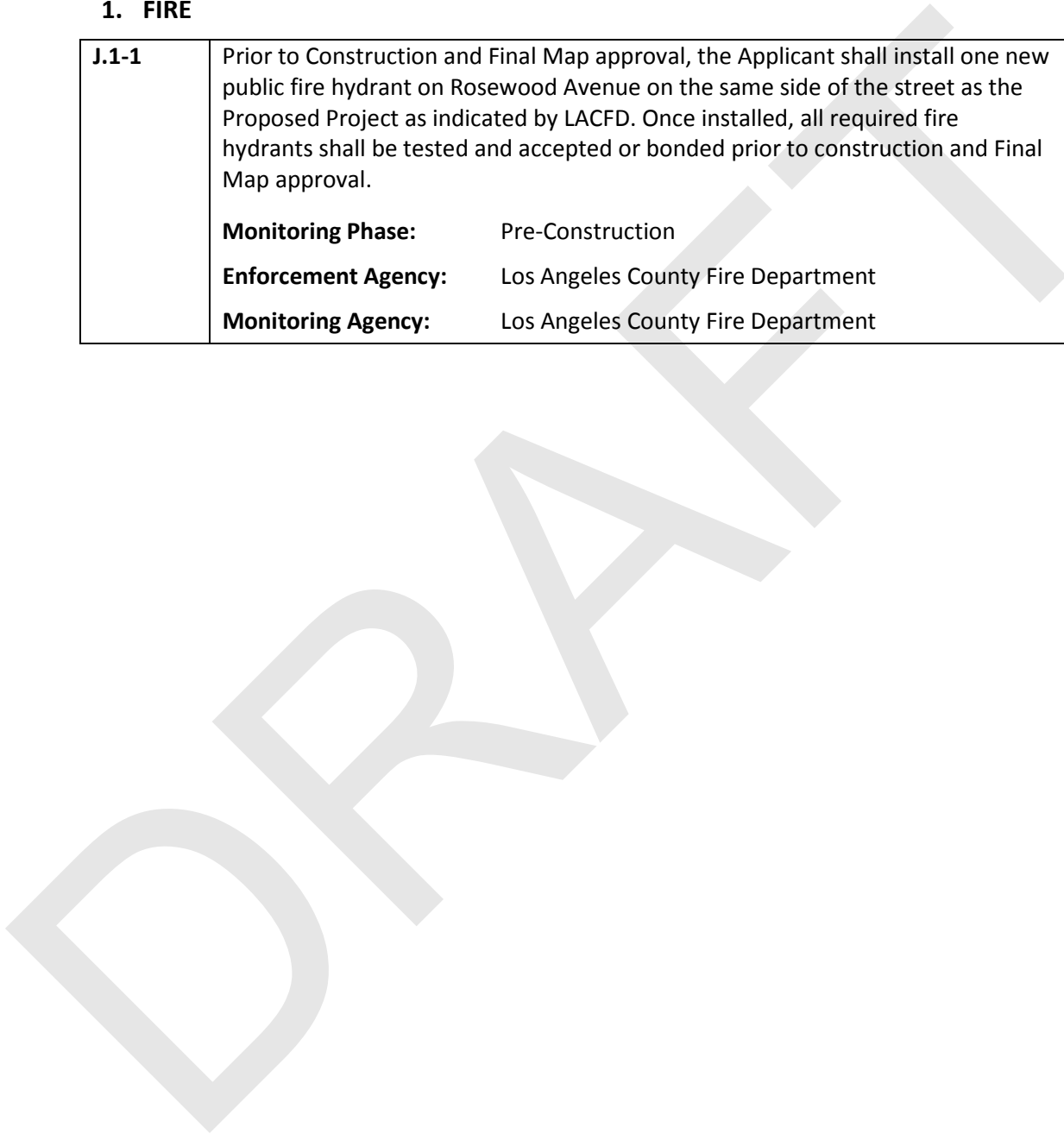
**I. POPULATION AND HOUSING**

No mitigation measures required.

**J. PUBLIC SERVICES**

**1. FIRE**

<b>J.1-1</b>	Prior to Construction and Final Map approval, the Applicant shall install one new public fire hydrant on Rosewood Avenue on the same side of the street as the Proposed Project as indicated by LACFD. Once installed, all required fire hydrants shall be tested and accepted or bonded prior to construction and Final Map approval.  <b>Monitoring Phase:</b> Pre-Construction <b>Enforcement Agency:</b> Los Angeles County Fire Department <b>Monitoring Agency:</b> Los Angeles County Fire Department
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**2. POLICE**

<p><b>J.2-1</b></p>	<p>During construction activities, the project developer shall hire security guards and have them present at all times during the building phase of the Project.</p> <p><b>Monitoring Phase:</b> Construction</p> <p><b>Enforcement Agency:</b> Community Development Department, Planning</p> <p><b>Monitoring Agency:</b> Community Development Department, Planning</p>
<p><b>J.2-2</b></p>	<p>During construction activities, the project developer shall ensure that all onsite areas of active development, material and equipment storage, and vehicle staging, that are adjacent to existing public roadways, are secured to prevent trespass.</p> <p><b>Monitoring Phase:</b> Construction</p> <p><b>Enforcement Agency:</b> Community Development Department, Planning</p> <p><b>Monitoring Agency:</b> Community Development Department, Planning</p>
<p><b>J.2-3</b></p>	<p>Prior to issuance of the building permit, the project applicant shall submit the landscape plan to the planning department for final review to ensure that the landscaping does not obstruct the project buildings.</p> <p><b>Monitoring Phase:</b> Pre-Construction</p> <p><b>Enforcement Agency:</b> Community Development Department, Planning</p> <p><b>Monitoring Agency:</b> Community Development Department, Planning</p>
<p><b>J.2-4</b></p>	<p>Prior to issuance of the certificate of occupancy, the project developer shall review its onsite security system with LACSD to ensure that private security staffing and patrols are adequate.</p> <p><b>Monitoring Phase:</b> Pre-Construction</p> <p><b>Enforcement Agency:</b> Los Angeles County Sheriff Department and Community Development Department, Planning</p> <p><b>Monitoring Agency:</b> Los Angeles County Sheriff Department and Community Development Department, Planning</p>

**3. SCHOOLS**

No mitigation measures required.

**4. RECREATION AND PARKS**

No mitigation measures required.

**5. LIBRARIES**

No mitigation measures required.

**K. TRANSPORTATION/TRAFFIC**

<p><b>K-1</b></p>	<p>A detailed Construction Management Plan, including street closure information, detour plans, haul routes, and staging plans would be prepared and submitted to the City. The construction traffic management plan shall be based on the nature and timing of the specific construction activities and other projects in the vicinity</p>
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	<p>of the Project Site, and shall include the following elements as appropriate:</p> <ul style="list-style-type: none"> <li>• Provisions for temporary traffic control during all construction activities adjacent to public right-of-way to improve traffic flow on public roadways (e.g., flag men);</li> <li>• Scheduling of construction activities to reduce the effect on traffic flow on surrounding arterial streets;</li> <li>• Construction-related vehicles shall not park on surrounding public streets;</li> <li>• Provisions of safety precautions for pedestrians and bicyclists through such measures as alternate routing and protection barriers;</li> <li>• Contractors shall be required to participate in a common carpool registry during all periods of contract performance to be monitored and maintained by the general contractor;</li> <li>• Scheduling of construction-related deliveries to reduce travel during peak travel periods as identified in this study, <b>to the extent feasible</b>; and</li> <li>• Obtaining the required permits for truck haul routes from the City of West Hollywood prior to issuance of any permit for the proposed project.</li> </ul> <p><b>Monitoring Phase:</b> Pre-Construction and Construction</p> <p><b>Enforcement Agency:</b> Community Development Department, Department of Public Works, Engineering</p> <p><b>Monitoring Agency:</b> Community Development Department, Department of Public Works, Engineering</p>
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**L. UTILITIES**

**1. WASTEWATER**

No mitigation measures required.

**2. WATER**

No mitigation measures required.

**3. SOLID WASTE**

<b>L.3-1</b>	<p>Though no significant impacts were identified, the following Best Management Practices are provided as conditions of approval:</p> <p>Prior to issuance of Project building occupancy permit, the Applicant shall provide adequate storage area in the Existing Building, Apartment Building and Townhomes for recycling bins; and recycling education shall be posted at key locations on the Project Site. Further, the Project Applicant shall demonstrate to the City of West Hollywood Public Works Department that tenants of the Project will receive regularly scheduled education materials encouraging participation in recycling to the maximum possible.</p> <p><b>Monitoring Phase:</b> Occupancy</p> <p><b>Enforcement Agency:</b> Department of Public Works</p>
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	<b>Monitoring Agency:</b> Department of Public Works
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**4. ELECTRICITY AND NATURAL GAS**

<b>L.4-1</b>	<p>No significant impacts related to electricity supply and infrastructure have been identified. However, the following condition of approval is provided regarding the existing on site electricity lines:</p> <p>Prior to issuance of construction and demolition permits, the Applicant shall contact Southern California Edison regarding the overhead transmission lines traversing the Project Site to ensure Project construction would not disrupt service for the Project area.</p> <p><b>Monitoring Phase:</b> Pre-Construction</p> <p><b>Enforcement Agency:</b> Southern California Edison</p> <p><b>Monitoring Agency:</b> Southern California Edison and Community Development Department, Department of Public Works Engineering</p>
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## RESOLUTION NO. PC 14-1094

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, APPROVING A TENTATIVE TRACT MAP (MAJOR LAND DIVISION NO. 72177) TO SUBDIVIDE A 75,586 SQUARE-FOOT MIXED -USE DEVELOPMENT INTO SIX SEPARATE AIR-SPACE LOTS FOR GARAGE, RETAIL, APARTMENT, CONDOMINIUM, "SINGLE-FAMILY HOME", AND RECREATIONAL PURPOSES, FOR THE PROPERTY LOCATED AT 8899 BEVERLY BOULEVARD, WEST HOLLYWOOD, CALIFORNIA AND 8846 – 8908 ROSEWOOD AVENUE, WEST HOLLYWOOD, CALIFORNIA.**

The Planning Commission of the City of West Hollywood hereby resolves as follows:

SECTION 1. On December 20, 2012, Beverly Blvd Associates, L.P submitted an application for approval of Vesting Tentative Tract Map 012-004 to subdivide a mixed use development of 211,395 square feet of commercial, residential, garage, and recreational uses into six separate air-space parcels for the property located at 8899 Beverly Boulevard and 8846 – 8908 Rosewood Avenue, West Hollywood, CA.

SECTION 2. Notice of the public hearing before the Planning Commission on July 17, 2014 was posted on the site for a period of at least twenty-eight days, beginning on June 3, 2014. An advertisement was posted in the West Hollywood Independent and in the Beverly Press on July 3, 2014, and notices were mailed to surrounding property owners and residents, Neighborhood Watch groups, and constituents requesting notification of proposed hearings on July 3, 2014. At the July 17, 2014 Planning Commission public hearing, after the Commission listened to comments from the public and the applicant, the item was continued to August 7, 2014, to allow the applicant an opportunity to submit a revised proposal.

SECTION 3. In accordance with the California Environmental Quality Act, CEQA, a Draft Environmental Impact Report (DEIR) was prepared for the proposed project and released to the public on December 24, 2013, for a 60-day review period. Comments received have been reviewed and responded to in the Final Environmental Impact Report (FEIR) released July 10, 2014. All required notifications were provided pursuant to CEQA (Public Resources Code Section 21092.5) and all comment letters were incorporated into the Final EIR. The Planning Commission recommends certification of the FEIR and adoption of findings in Resolution No. PC-1091.

SECTION 4. Pursuant to Section 20.04.010 of the W.H.M.C. and Sections 66473.5 and 66474 of the Subdivision Map Act, the Planning Commission makes the following findings approving Vesting Tentative Tract Map 012-004:

**ITEM 10.A. EXHIBIT J**

1. Approval of a vesting tentative tract map is requested that would permit the subdivision of 17 lots into 6 separate air-space lots. The vesting tentative tract map is requested so that the applicant may obtain real estate flexibility for the property once it is developed. The proposed air-space division is consistent with the requirements the Subdivision Chapter of the W.H.M.C, the Subdivision Map Act and the City of West Hollywood General Plan.
2. The site is physically suitable for the type of development and the proposed density in that there will be no change in either the approved development or the approved density of the site as a result of this tentative tract map. All changes to the density have been codified by the General Plan Amendment and the Specific Plan as approved in Resolution No. PC 14-1092.
3. The design of the subdivision will not cause substantial environmental damage or substantially injure fish, wildlife, or their habitat per the Final Environmental Impact Report for the project.
4. The City Engineer has reviewed the proposed developments and found that, with appropriate conditions, adequate water, sanitation and other public utilities and services exist to service the property and that the proposed development will not cause serious public health problems; and
5. The design of the subdivision will not conflict with easements, acquired by the public at large, for access through or use of each air-space parcel within the proposed subdivision.

SECTION 5. Pursuant to the above findings, the Planning Commission of the City of West Hollywood hereby approves Vesting Tentative Tract Map 012-004 subject to the following conditions:

CONTENTS:

- 1.0 Legal Requirements
- 2.0 Project Description
- 3.0 Fees
- 4.0 Tentative Tract Map
- 5.0 Fire Department
- 6.0 Transportation Parking and Circulation
- 7.0 Affordable Housing
- 8.0 Construction/Utilities/Infrastructure

## **1.0 LEGAL REQUIREMENTS**

- 1.1) These maps shall not be effective for any purpose until a duly authorized representative of the owner of the property has filed with the Department of Community Development, a notarized affidavit accepting all the conditions of these maps. This affidavit shall be recorded with the County Recorder and is binding on successors. If the applicant is a corporation, then an officer of the corporation shall sign the acceptance affidavit. (\_\_\_\_Planning)
- 1.2) If any provision of these maps is held or declared by a court of competent jurisdiction to be invalid and such invalidation would result in a material change to the obligations of or the benefits accruing to either the City or the applicant hereunder, the Director may declare these maps to be void and the privileges granted hereunder to have lapsed. (\_\_\_\_Planning)
- 1.3) The failure to comply with any of the conditions of approval shall be grounds for revocation of the permit. (\_\_\_\_Planning)
- 1.4) Approval of this permit shall expire twenty-four (24) months from the date of approval by the Planning Commission, unless significant construction or improvements or the use authorized hereby have commenced. One or more extensions of time for use inauguration may be requested. No extension shall be considered unless requested at least 45 days prior to the expiration date. (\_\_\_\_Planning)
- 1.5) Conditions of Resolution No. 14-1093 are conditions of this permit as well. In the event that one or more of the new lots is sold and are no longer under common ownership, the applicable conditions of Resolution No. 14-1093 and this resolution shall remain in full force and effect over all parcels. (\_\_\_\_Planning)
- 1.6) The applicant shall defend, indemnify and hold harmless the City and its agents, employees and officers from any claim, action, or proceeding brought by a third party against the City, its agents, employees or officers and the applicant to attack, set aside, or void any this resolution or any permit authorized hereby for the project, including (without limitation) reimbursing the City its actual attorney's fees and costs in defense of the Litigation.

## **2.0 PROJECT DESCRIPTION**

- 2.1) This permit is for the subdivision of a 211,395 square foot mixed-use development into 6 separate air-space units for:
  - One Garage Lot
  - One Retail Lot
  - One Residential Lot (Affordable apartments)
  - One Residential Lot (Condominiums)
  - One Residential Lot ("Single-family homes")
  - One Recreational Lot

on the site located at 8899 Beverly Boulevard and 8846 – 8908 Rosewood Avenue,,  
West Hollywood, CA. (\_\_\_\_ Planning)

- 2.2) This approval is for those plans date stamped August 7, 2014 and which are those plans reviewed and approved by the Planning Commission at its meeting of August 7, 2014. A copy of said plans shall be maintained in the files of the City Planning Division. The project shall be developed and maintained in substantial conformance with said plans, except as otherwise specified in these conditions of approval. (\_\_\_\_ Planning)

### **3.0 FEES**

- 3.1) All development and permit fees shall be paid prior to the issuance of building permits. (\_\_\_\_Planning)
- 3.2) Plan check fees shall be paid per West Hollywood Municipal Code. These include, but may not be limited to, fee for the review of off-site grading plans, street improvement plans, landscaping plans, dedication plans, and tract, tentative, and final tract maps. (\_\_\_\_ Engineering)
- 3.3) In the event the fee schedule is revised by the City Council, all development fees and exaction fees shall be recalculated so that they are based on the revised fee schedule in effect at the time building permits are obtained. (\_\_\_\_Planning)
- 3.4) Prior to final map approval, the applicant shall pay a Public Open Space Development (Quimby) fee in effect at the time of map approval to the City of West Hollywood. The formula used by Los Angeles County to calculate Park and Recreation fees shall be used to calculate the amount of the fees to be paid to the City of West Hollywood. (\_\_\_\_Planning)

### **4.0 VESTING TENTATIVE TRACT MAP**

- 4.1) A vesting tentative tract map shall be submitted to and approved by the City Engineer prior to being filed with the County Recorder and before final map approval. (\_\_\_\_Engineering)
- 4.2) Prior to submitting the tract map to the City Engineer for examination pursuant to Section 66442 and/or 66450 of the Government Code, the applicant shall obtain clearances from all affected Departments and Divisions, including a clearance from the L.A. County Department of Public Works Land Development Division for the following mapping items: mathematical accuracy; survey analysis; and correctness or certificates, signatures, etc. (\_\_\_\_ Engineering)
- 4.3) Signatures of record title and a title report/guarantee showing all fee owners and interest holders will be submitted to the City Engineer. (\_\_\_\_Engineering)
- 4.4) Easements shall be granted to the City, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructure constructed for this land division to the satisfaction of the City Engineer. (\_\_\_\_Engineering)
- 4.5) Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final parcel map is filed with the County Recorder. If an easement is granted after the date of tentative approval, such easement shall be subordinate to the grant or dedication for public streets, highway, access rights, building restriction rights or other easement and the subordination shall be evidenced in writing. The applicant shall provide a copy of this resolution to the easement holder. (\_\_\_\_ Engineering)
- 4.6) Prior to the recording of a final map, the applicant shall submit CC&Rs, or substantially equivalent management documents, that define how the lots, common spaces, ingress, egress, parking, uses and easements will function once individual components are sold, for review and approval of the Community Development Director and City Attorney. Once approved by the City, the management documents shall be recorded as a deed restriction with the Los Angeles County Recorder's Office. (\_\_\_\_Planning, City Attorney)

## **5.0 FIRE DEPARTMENT**

- 5.1) Private driveways shall be indicated on the final map as "Private Driveway and Firelane" with widths clearly depicted and shall be maintained in accordance with the Fire Code. (\_\_\_\_Fire)
- 5.2) Access shall comply with Section 503 of the Fire Code, which requires all weather access. All weather access may require paving. (\_\_\_\_Fire)
- 5.3) Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction. (\_\_\_\_Fire)
- 5.4) Provide Fire Department of City approved street signs and building access numbers prior to occupancy. (\_\_\_\_Fire)
- 5.5) Provide water mains, fire hydrants and fire flows as required by the County of Los Angeles Fire Department, for all land shown on map which shall be recorded. (\_\_\_\_Fire)
- 5.6) The required fire flow for public fire hydrants at this location is 2250 gallons per minute at 20 psi for a duration of two hours, over and above maximum daily domestic demand. Two hydrants flowing simultaneously may be used to achieve the required fire flow. (\_\_\_\_Fire)
- 5.7) All hydrants shall measure 6" x 4" x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall. (\_\_\_\_Fire)
- 5.8) All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction. (\_\_\_\_Fire)
- 5.9) Additional water system requirements may be required when this land is further subdivided and/or during the building permit process. (\_\_\_\_Fire)
- 5.10) Install one new public fire hydrant on Rosewood Avenue, 300 feet west of the existing fire hydrant. (\_\_\_\_Fire)

## **6.0 TRANSPORTATION PARKING AND CIRCULATION**

- 6.1) Approval of this subdivision is contingent upon all required parking spaces being permanently available to patrons and tenants for all parcels. Owner shall record a shared parking and access covenant against all air-space lots that runs with each parcel, in a form approved by the West Hollywood City Attorney, putting all future owners on notice that all required parking spaces shall be permanently available to tenants and patrons as required by condition 11.1 of Resolution No. 12-4300.

## **7.0 AFFORDABLE HOUSING**

- 7.1) Prior to submitting an application for final tract map approval, the affordable/inclusionary housing area shall be revised to comprise 22,265 square feet in floor area and accurately reflect the affordable/inclusionary area as depicted on the plans reviewed by the Planning Commission on August 7, 2014. ( \_\_\_\_\_ Housing)
- 7.2) Prior to submitting an application for final tract map approval, the affordable/inclusionary housing area shall be legally tied to the commercial component of the project by a legally binding and recorded lot tie agreement in a form approved by the City Attorney. ( \_\_\_\_\_ Housing)

- 7.3) Prior to submitting an application for final tract map approval and because fewer units than would be financially self-sufficient over the long-term are proposed, and as part of the documented public benefit to justify clustering the affordable units, the applicant shall record covenants against the commercial component and the affordable housing area assigning financial responsibility for the affordable housing to the owner of the commercial area and specifically obligating the owner of the commercial component to fund the difference between the revenue from the statutory affordable rents and the operating budget for the affordable housing project. ( \_\_\_\_ Housing)

**8.0 CONSTRUCTION/UTILITIES/INFRASTRUCTURE**

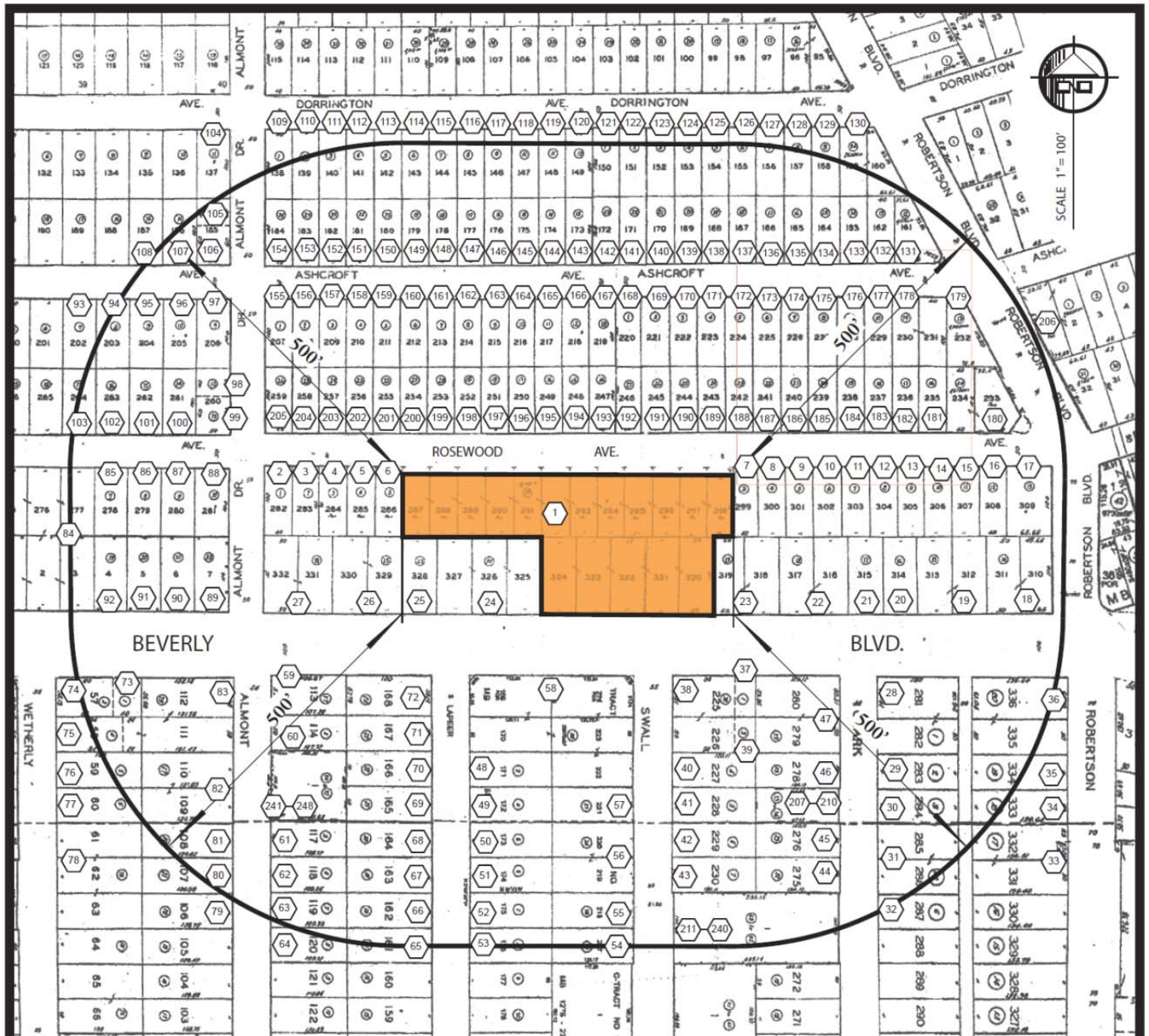
- 8.1) All work within the road right-of-way shall be designed to the satisfaction of the City Engineer (including but not limited to curb, gutter, sidewalk, driveways, parkway drains, and street tree locations). ( \_\_\_\_Engineering)
- 8.2) All utility systems shall meet the requirements of the respective agency. ( \_\_\_\_Engineering)

APPROVED BY A MOTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD ON THIS 7<sup>TH</sup> DAY OF AUGUST, 2014.



\_\_\_\_\_  
ROY HUEBNER, CHAIRPERSON

ATTEST:

\_\_\_\_\_  
DAVID DEGRAZIA, PLANNING MANAGER  
CURRENT & HISTORIC PRESERVATION PLANNING

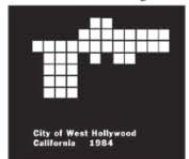


**MAP LEGEND**

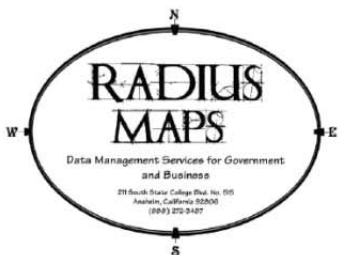
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-  Indicates Assessor's Parcel Number

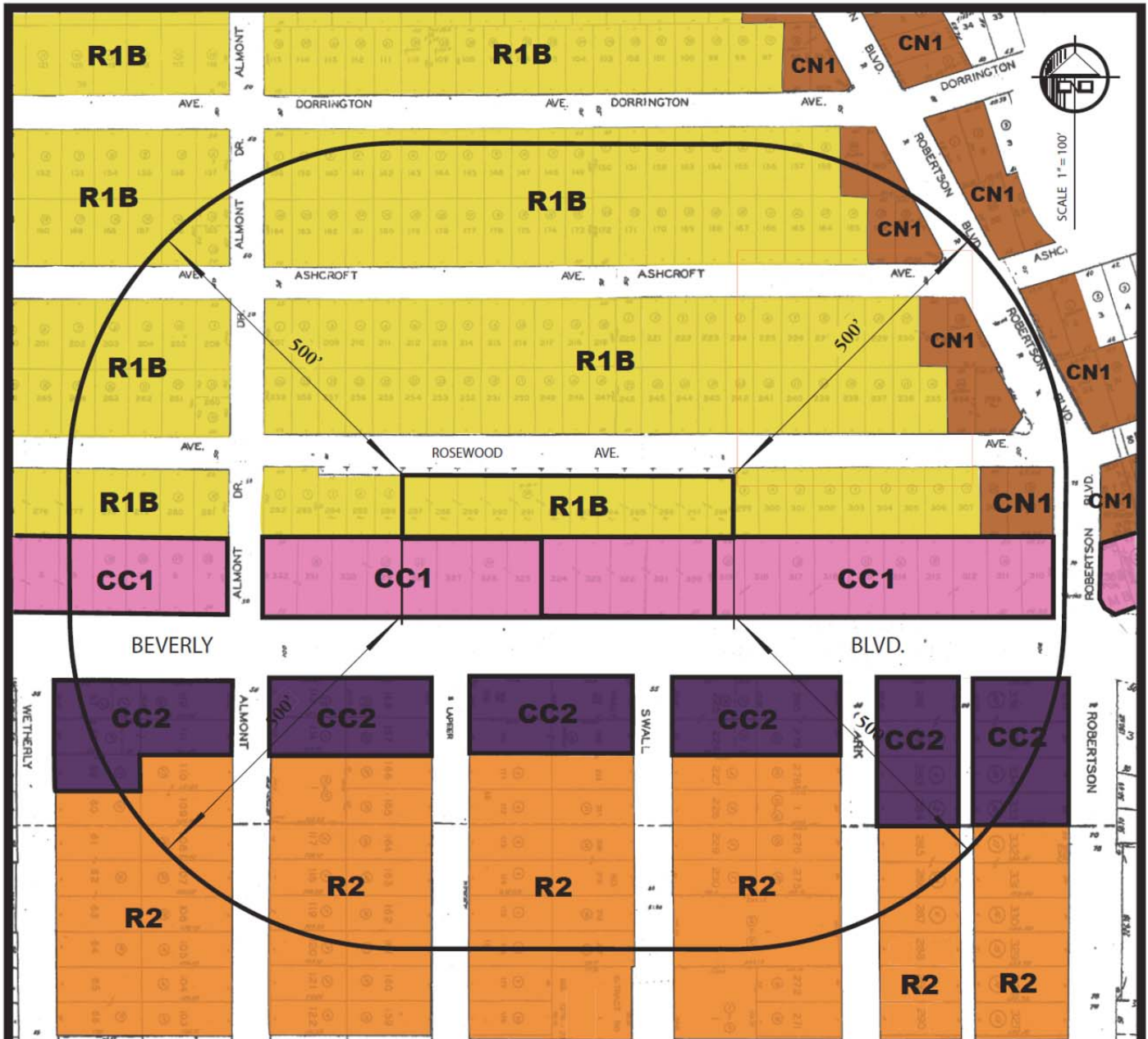
**Public Notification**  
**Boundary**  
 8899 Beverly Blvd.  
 West Hollywood CA 90048  
 APN 4336-019-033  
 June 27, 2014  
 JN 14111

**City of West Hollywood**



City Hall  
 8300 Santa Monica Boulevard  
 West Hollywood, CA 90069-4109  
 TEL (323) 848-6475  
 FAX (323) 848-6589





## Zoning Vicinity Map

8899 Beverly Blvd.  
West Hollywood CA 90048

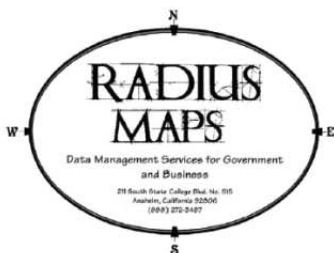
APN 4336-019-033

June 27, 2014  
JN 14111

City of  
West Hollywood

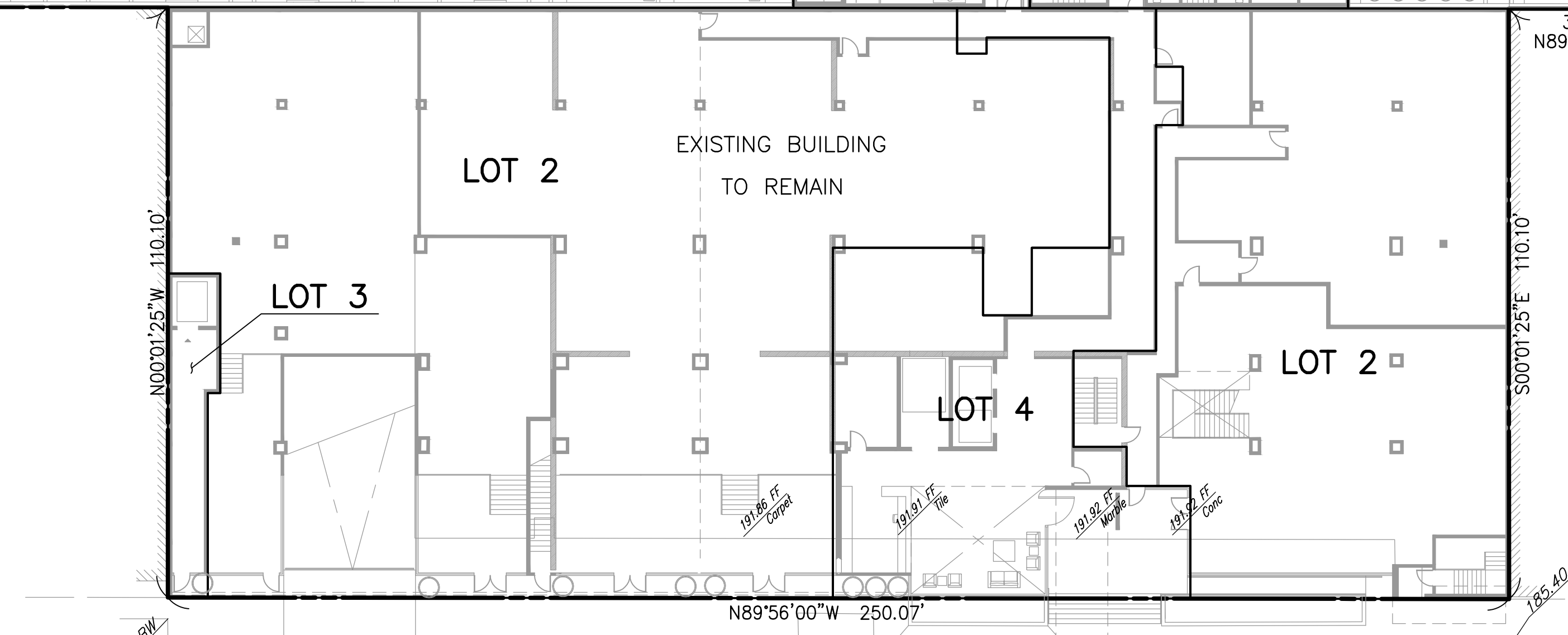
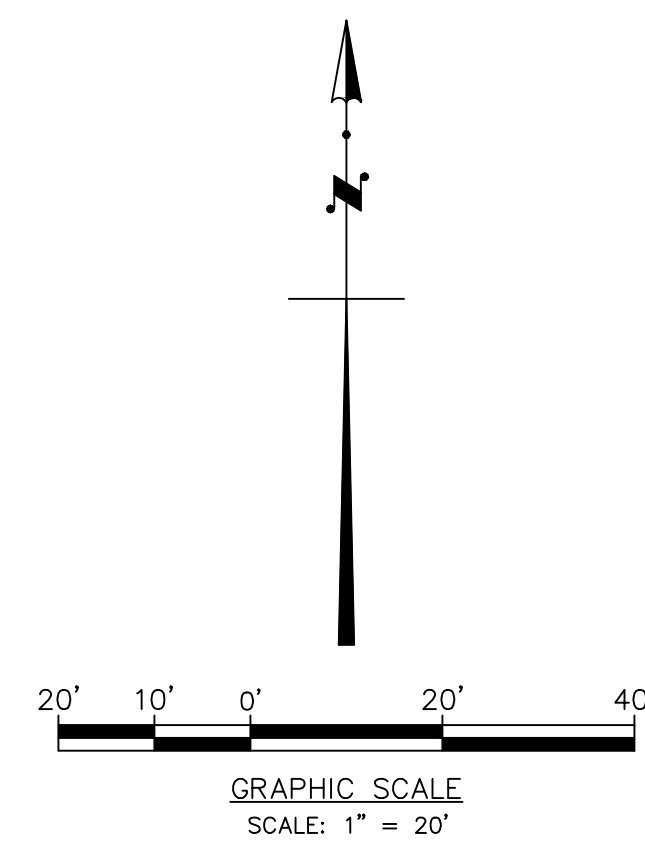
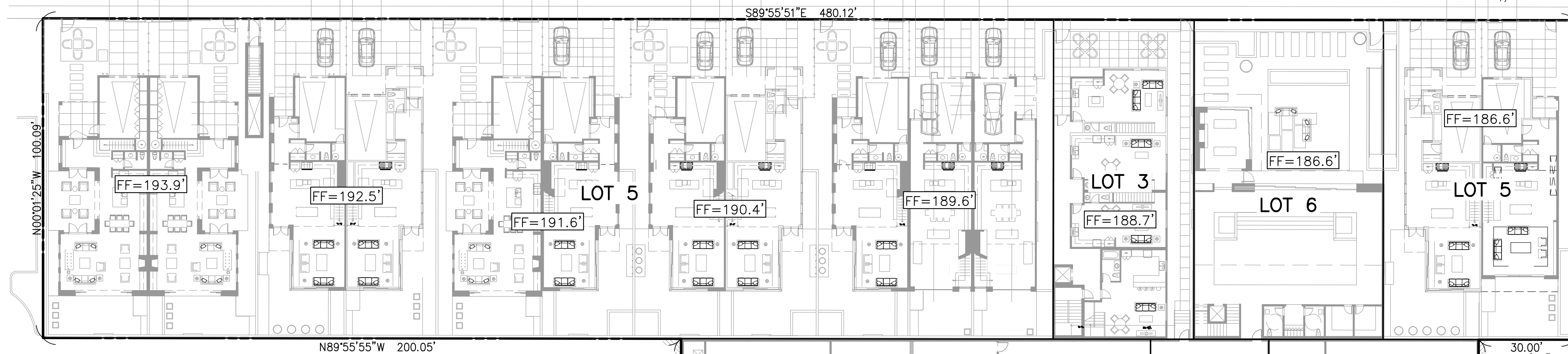


City Hall  
8300 Santa Monica Boulevard  
West Hollywood, CA 90069-4109  
TEL (323) 848-6475  
FAX (323) 848-6589





ROSEWOOD AVENUE



BEVERLY BOULEVARD

PROPOSED CONDITIONS



DESIGNED	G. R. G.	▲			
DRAWN	G. R. G.	▲			
CHECKED	J. D. C.	▲			
REV	DATE	DESCRIPTION	BY	APPD	

BENCHMARK COUNTY OF LOS ANGELES BENCH MARK NO. Y 5286  
 WIRE SPK IN S CB BEVERLY BLVD 5M W/O W P/L  
 SWALL DR 10.5M S & 13.5M W/O C/L INT @ E END CB

ELEVATION 187.304 FEET ADJUSTMENT 2003 (NAVD 1988)

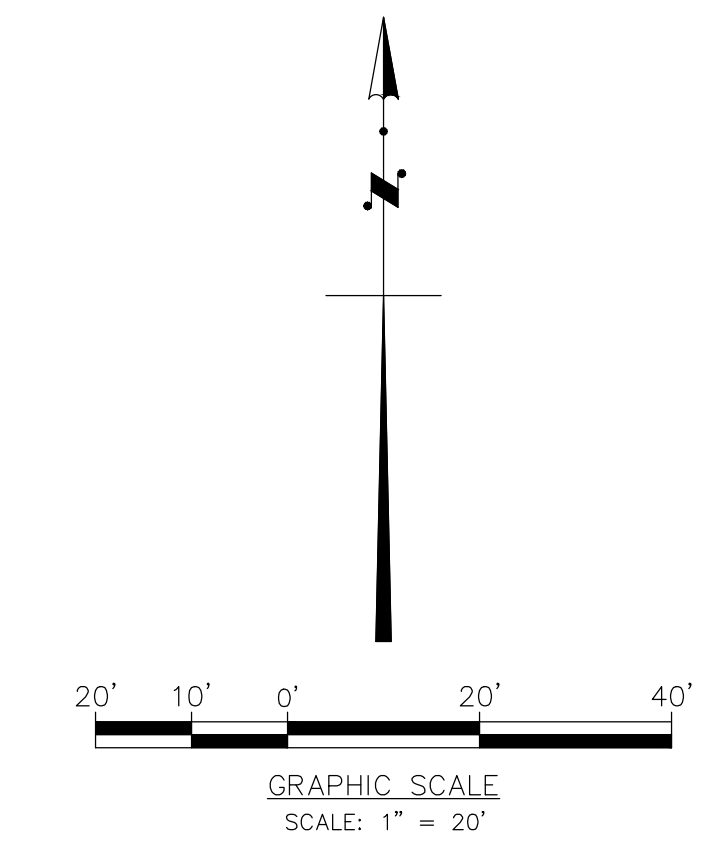
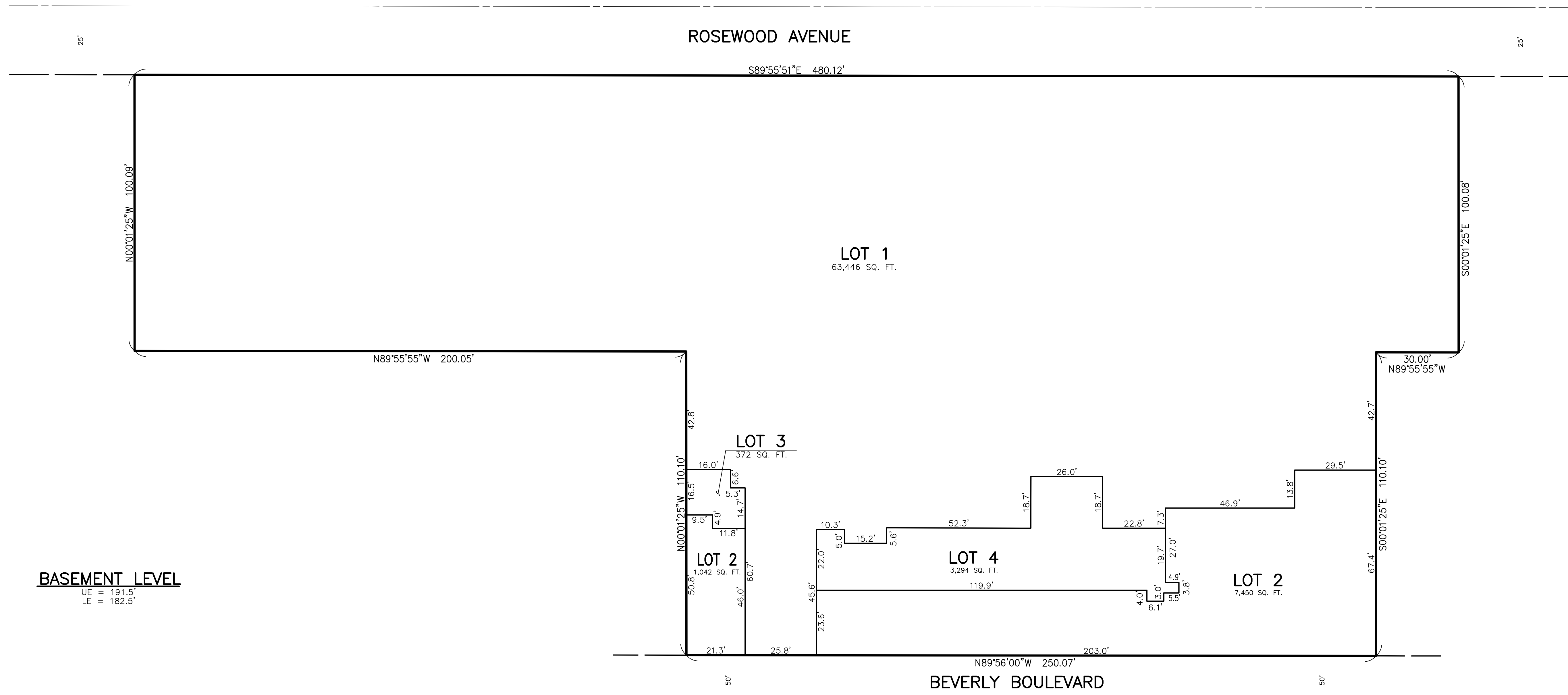
FILE/LOT DATE Dec. 09, 2013 - 08:20:33 DWG Name: \\Westla\projects\1TOW060200\SURVEY\SUBDIVISION\TENTATIVE\PL\1TOW060200.dwg Updated By: ggddo

**PSOMAS**

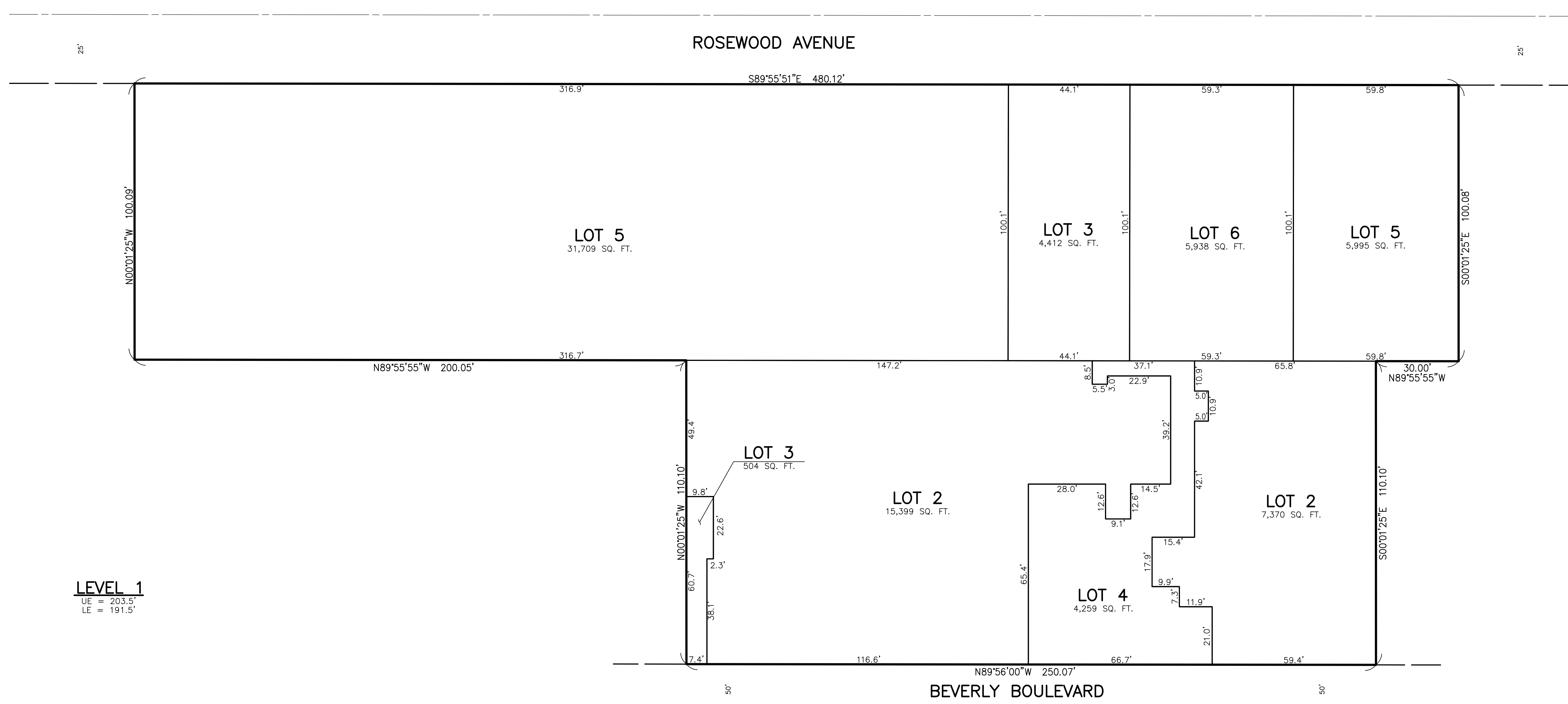
555 South Flower Street, Suite 4300  
 Los Angeles, CA 90071  
 (213) 223-1400 (213) 223-1444 fax  
 www.psomas.com

VESTING TENTATIVE TRACT FOR MERGER, AIRSPACE SUBDIVISION AND CONDOMINIUM PURPOSES:  
**VESTING TENTATIVE TRACT NO. 72177**  
**TOWNSCAPE PARTNERS, LLC**  
 8899 BEVERLY BOULEVARD  
 IN THE CITY OF WEST HOLLYWOOD COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE:	NOVEMBER 1, 2013	SHEET	2
SCALE:	1" = 20'		
PROJECT NUMBER:	1TOW060200		5



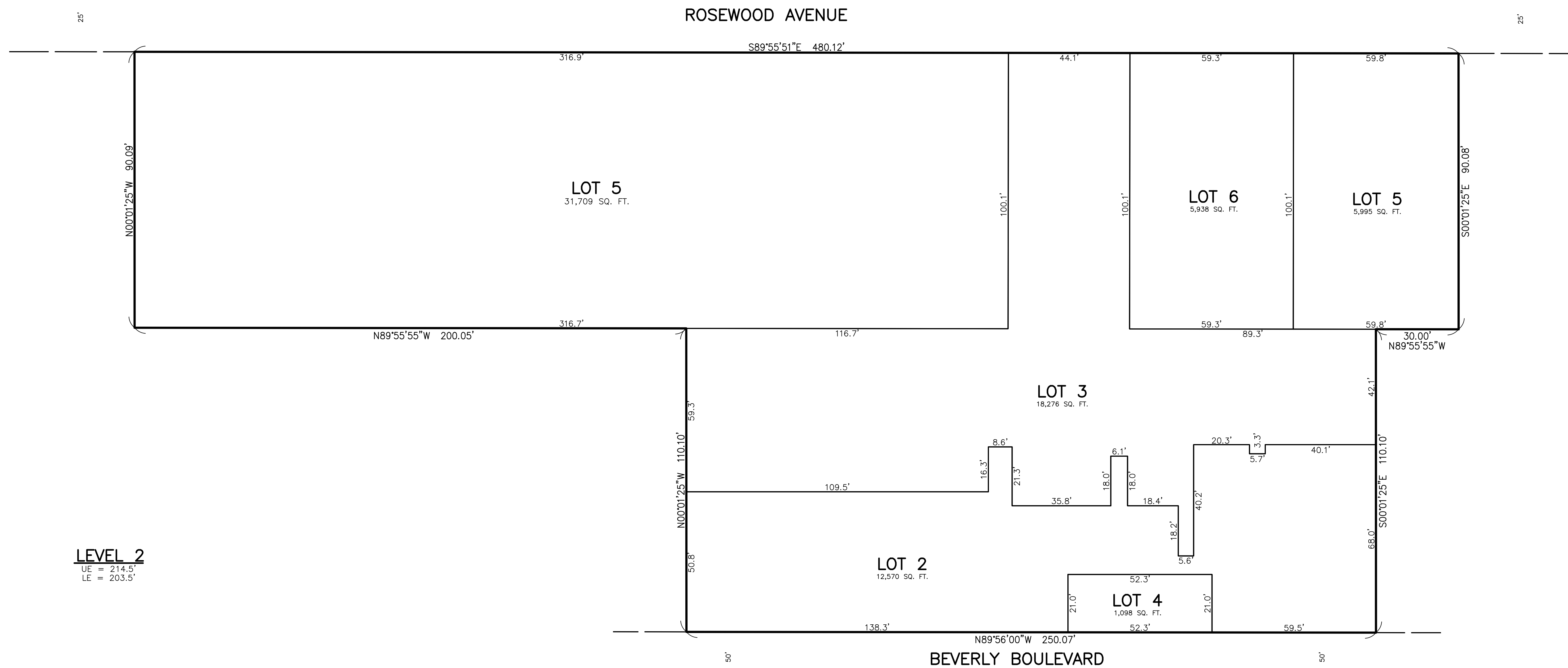
**BASEMENT LEVEL**  
 UE = 191.5'  
 LE = 182.5'



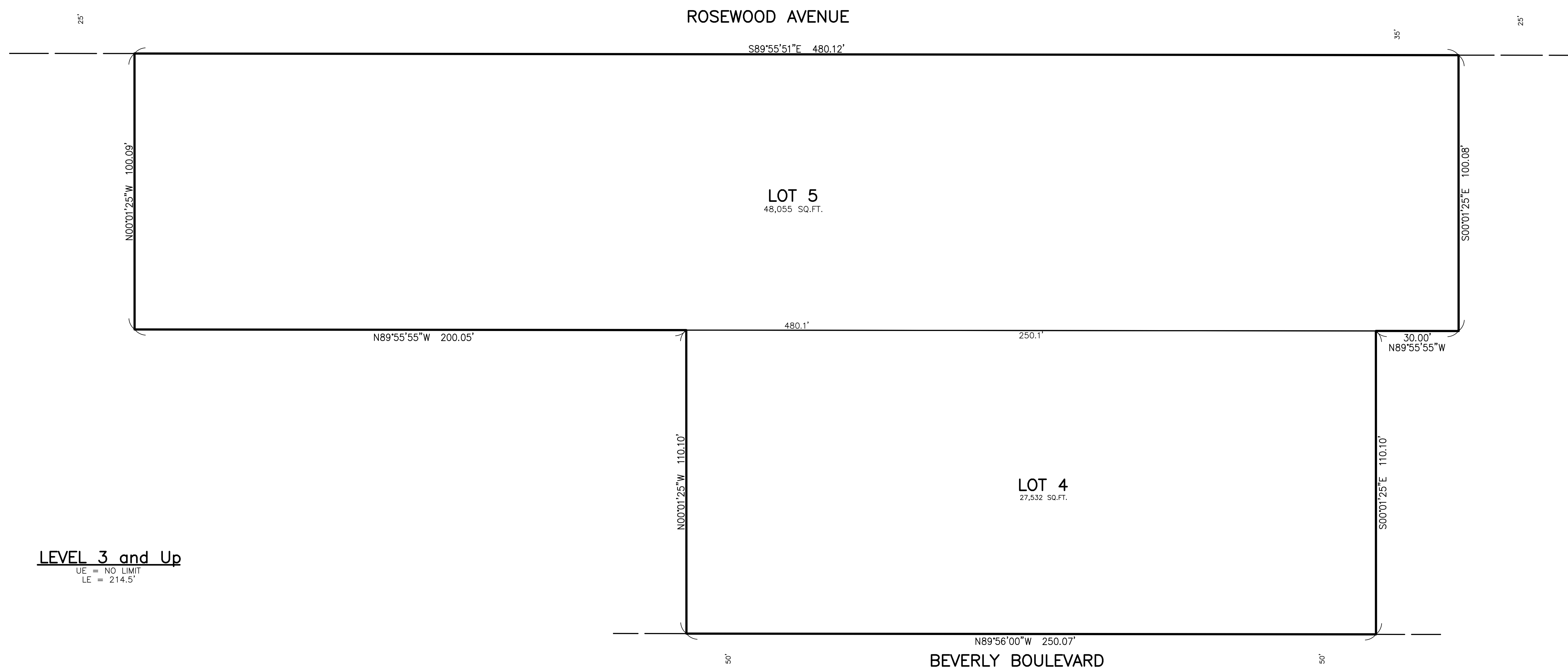
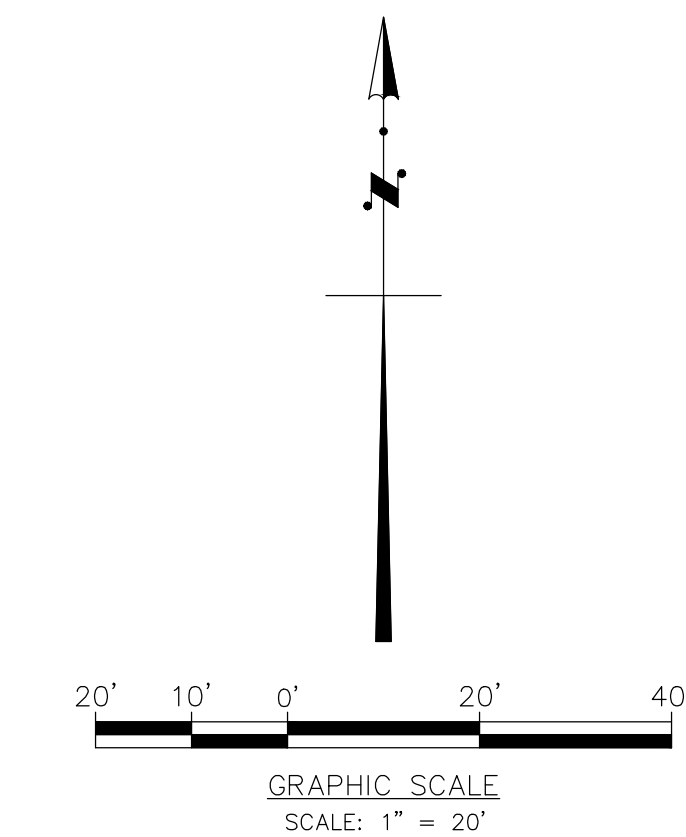
**LEVEL 1**  
 UE = 203.5'  
 LE = 191.5'

13-08-1103 [1-800] 14-8001

	DESIGNED	G. R. G.	BENCHMARK COUNTY OF LOS ANGELES BENCH MARK NO. Y 5286 WIRE SPK IN S CB BEVERLY BLVD 5M W/O W P/L SWALL DR 10.5M S & 13.5M W/O C/L INT @ E END CB	<h2 style="margin: 0;">PSOMAS</h2> <p style="font-size: 8px; margin: 0;">555 South Flower Street, Suite 4300          Los Angeles, CA 90071          (213) 223-1400 (213) 223-1444 fax          www.psomas.com</p>	VESTING TENTATIVE TRACT FOR MERGER, AIRSPACE SUBDIVISION AND CONDOMINIUM PURPOSES: <h3 style="margin: 0;">VESTING TENTATIVE TRACT NO. 72177</h3> <h3 style="margin: 0;">TOWNSCAPE PARTNERS, LLC</h3> <p style="margin: 0;">8899 BEVERLY BOULEVARD          IN THE CITY OF WEST HOLLYWOOD COUNTY OF LOS ANGELES STATE OF CALIFORNIA</p>	DATE	NOVEMBER 1, 2013	SHEET	3
	DRAWN	G. R. G.				SCALE	1" = 20'		
	CHECKED	J. D. C.				PROJECT NUMBER	1TOW060200		
REV	DATE	DESCRIPTION	BY	APPD	REF:				



**LEVEL 2**  
 UE = 214.5'  
 LE = 203.5'



**LEVEL 3 and Up**  
 UE = NO LIMIT  
 LE = 214.5'

	DESIGNED	G. R. G.	▲						
	DRAWN	G. R. G.	▲						
	CHECKED	J. D. C.	▲						
	REV	DATE							

BENCHMARK COUNTY OF LOS ANGELES BENCH MARK NO. Y 5286  
 WIRE SPK IN S CB BEVERLY BLVD 5M W/O W P/L  
 SWALL DR 10.5M S & 13.5M W/O C/L INT @ E END CB

ELEVATION 187.304 FEET ADJUSTMENT 2003 (NAVD 1988)

PLANNING DATE: 09/2013 DWG Name: \\WestHollywood\projects\170606200\SURVEY\SUBDIVISION\TENTATIVE\PL-11704.dwg Updated By: gpd

**PSOMAS**

555 South Flower Street, Suite 4300  
 Los Angeles, CA 90071  
 (213) 223-1400 (213) 223-1444 fax  
 www.psomas.com

VESTING TENTATIVE TRACT FOR MERGER, AIRSPACE SUBDIVISION AND CONDOMINIUM PURPOSES:  
**VESTING TENTATIVE TRACT NO. 72177**  
**TOWNSCAPE PARTNERS, LLC**  
 8899 BEVERLY BOULEVARD  
 IN THE CITY OF WEST HOLLYWOOD COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE	NOVEMBER 1, 2013	4
SCALE	1" = 20'	
PROJECT NUMBER	170606200	5

ROSEWOOD AVENUE

LOT 5

LOT 4

BEVERLY BOULEVARD

LOT 1

LOT 3

LOT 2

LOT 4

203.5'

191.5'

214.5'

182.5'

SECTION A-A

ROSEWOOD AVENUE

LOT 5

LOT 6

LOT 4

LOT 3

LOT 2

LOT 2

LOT 1

LOT 1

BEVERLY BOULEVARD

SOUTHWEST ISOMETRIC

ROSEWOOD AVENUE

LOT 5

LOT 4

BEVERLY BOULEVARD

LOT 6

LOT 3

LOT 2

LOT 1

203.5'

191.5'

214.5'

182.5'

SECTION B-B



DESIGNED	G. R. G.	DATE	
DRAWN	G. R. G.	DATE	
CHECKED	J. D. C.	DATE	

BENCHMARK COUNTY OF LOS ANGELES BENCH MARK NO. Y 5286  
 WIRE SPK IN S CB BEVERLY BLVD 5M W/O W P/L  
 SWALL DR 10.5M S & 13.5M W/O C/L INT @ E END CB

ELEVATION 187.304 FEET ADJUSTMENT 2003 (NAVD 1988)

PLAN/LOT DATE: 12/11/13 09:36:16 \\Westhol\projects\1\TOWNSCAPE\TENTATIVE\PL-11700.dwg gggpb

**PSOMAS**

555 South Flower Street, Suite 4300  
 Los Angeles, CA 90071  
 (213) 223-1400 (213) 223-1444 fax  
 www.psomas.com

VESTING TENTATIVE TRACT FOR MERGER, AIRSPACE SUBDIVISION AND CONDOMINIUM PURPOSES:  
**VESTING TENTATIVE TRACT NO. 72177**  
**TOWNSCAPE PARTNERS, LLC**  
 8899 BEVERLY BOULEVARD  
 IN THE CITY OF WEST HOLLYWOOD COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE	NOVEMBER 1, 2013	SHEET	5
SCALE	NO SCALE		
PROJECT NUMBER	1TOW060200		5

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PLANNING COMMISSION  
08.07.2014

TOWNSCAPE PARTNERS

HART | HOWERTON [LRG]  
OLSON KUNDIG ARCHITECTS

8899 BEVERLY BOULEVARD

07.28.2014

01

ITEM 10.A. EXHIBIT M



TOWNSCAPE PARTNERS

HART|HOWERTON [LRG]  
OLSON KUNDIG ARCHITECTS

BEVERLY BOULEVARD VIEW

8899 BEVERLY BOULEVARD

8899 BEVERLY BOULEVARD

07.28.2014

02



TOWNSCAPE PARTNERS

HART|HOWERTON [LRG]  
OLSON KUNDIG ARCHITECTS

ENTRY VIEW

8899 BEVERLY BOULEVARD

8899 BEVERLY BOULEVARD

07.28.2014

03



TOWNSCAPE PARTNERS

HART|HOWERTON [LRG]  
OLSON KUNDIG ARCHITECTS

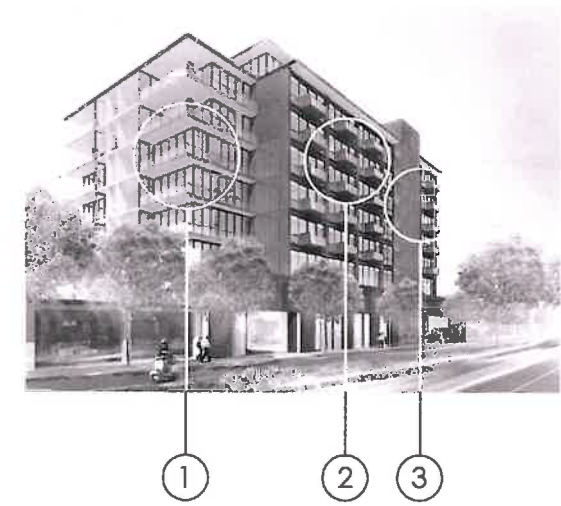
STOREFRONT VIEW

8899 BEVERLY BOULEVARD

8899 BEVERLY BOULEVARD

07.28.2014

04





TOWNSCAPE PARTNERS

HART | HOWERTON [LRG]

OLSON KUNDIG ARCHITECTS

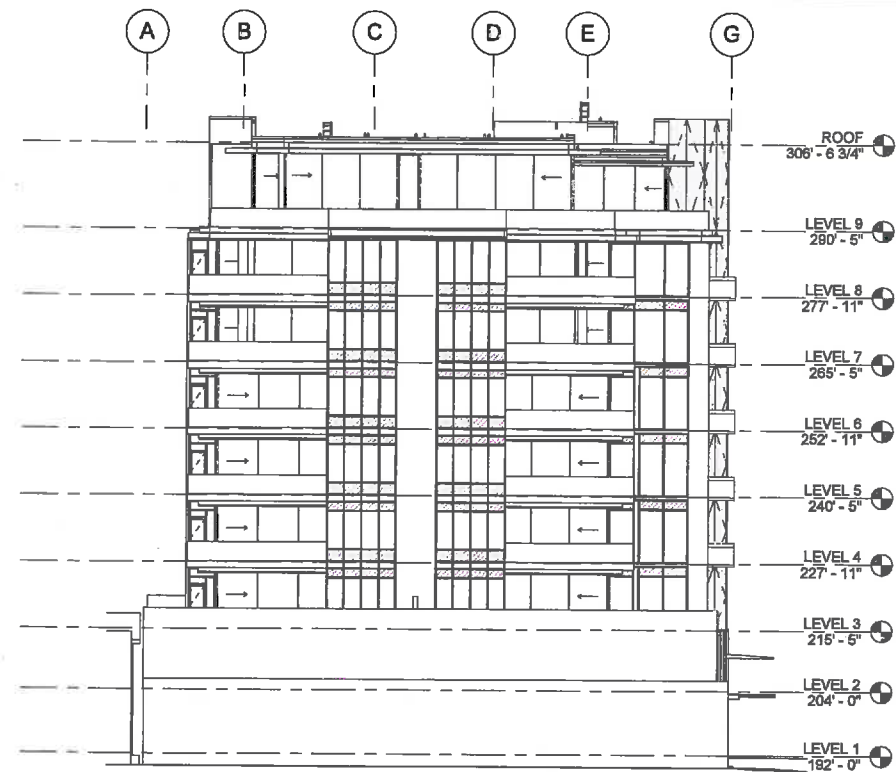
SOUTH ELEVATION

8899 BEVERLY BOULEVARD

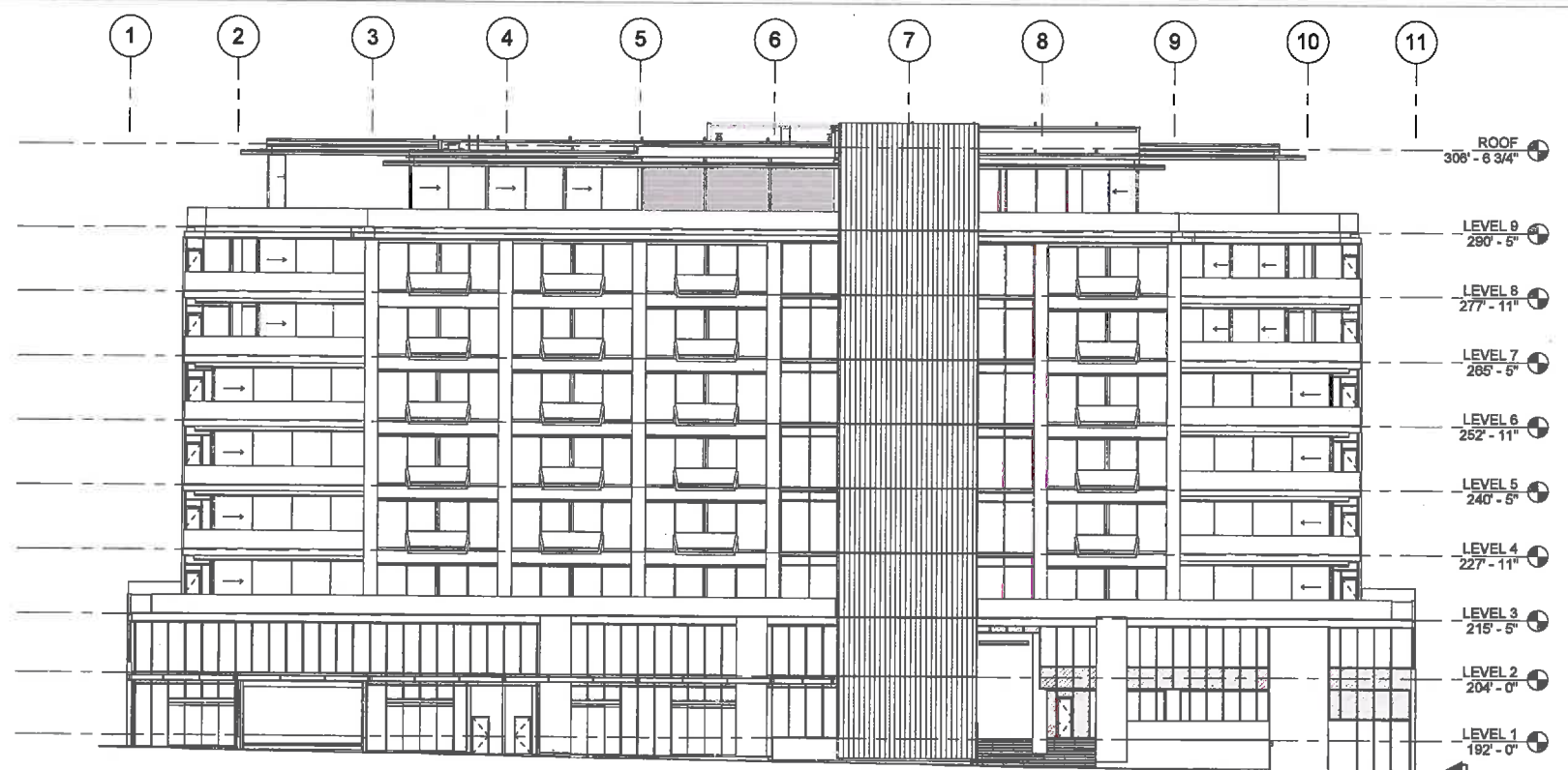
8899 BEVERLY BOULEVARD

07.28.2014

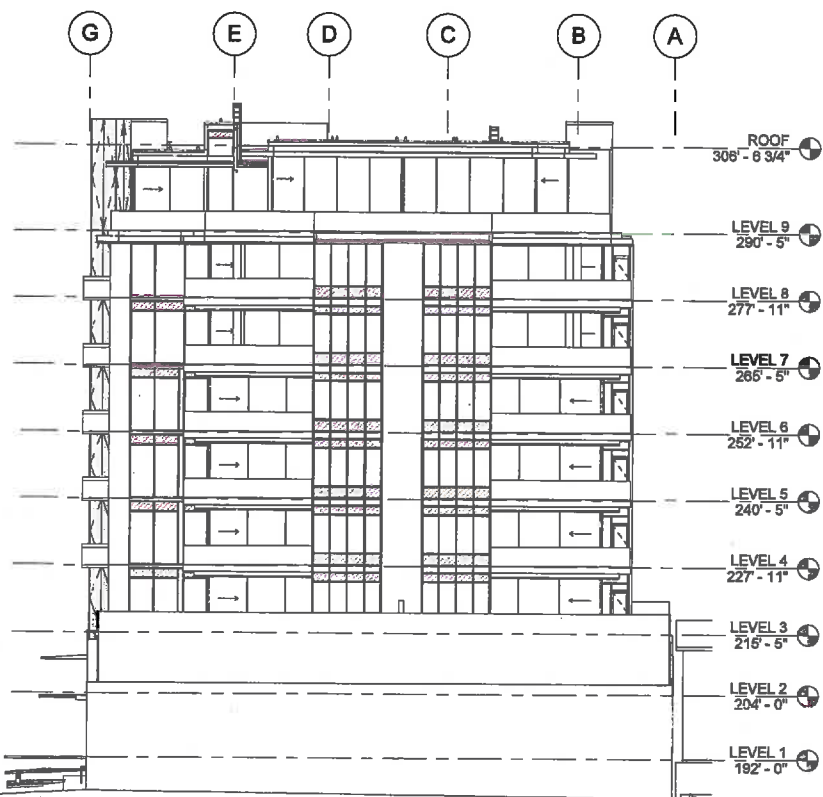
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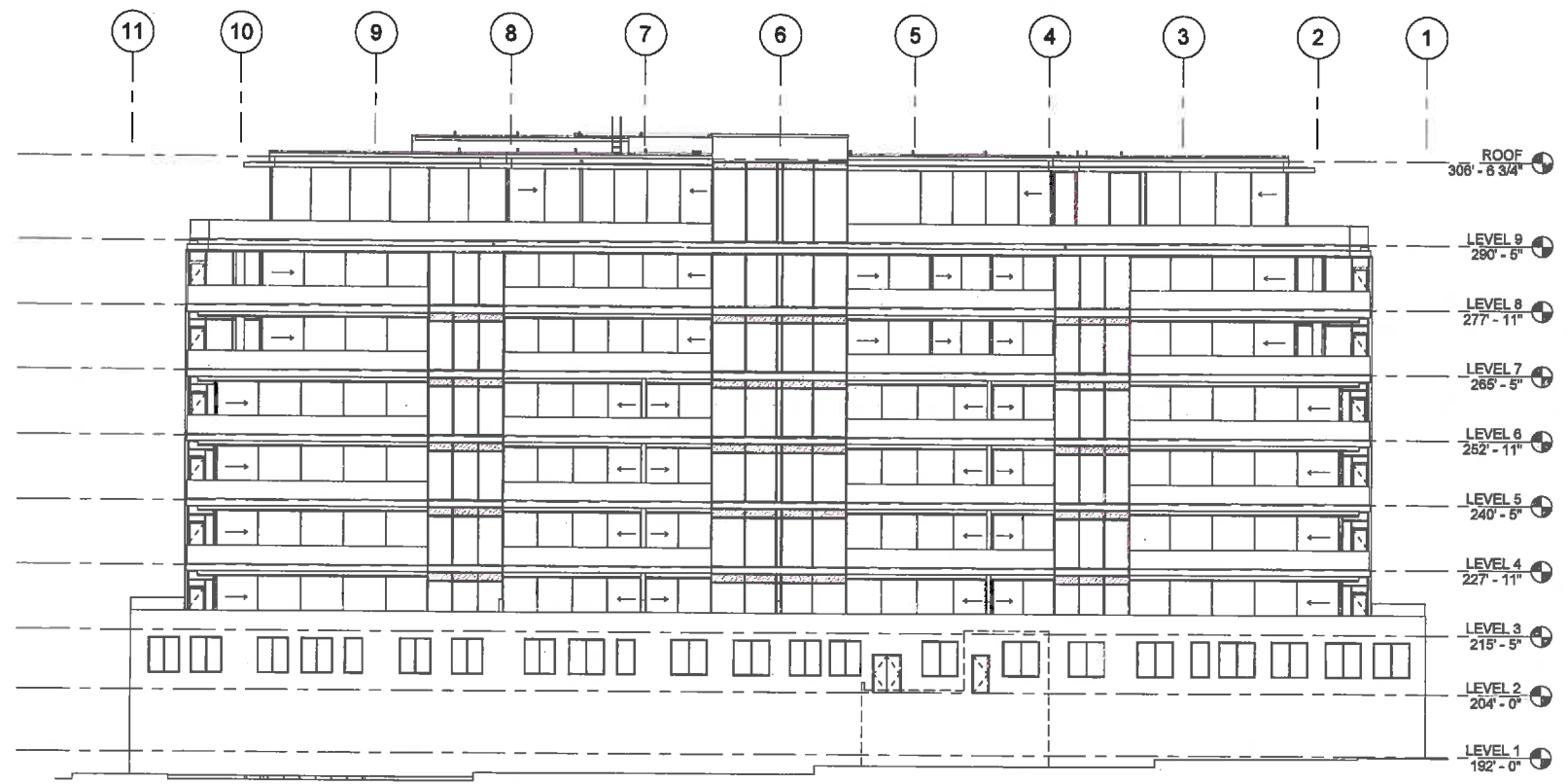
04 WEST ELEVATION  
1/16" = 1'-0"



05 SOUTH ELEVATION  
1/16" = 1'-0"



02 EAST ELEVATION  
1/16" = 1'-0"



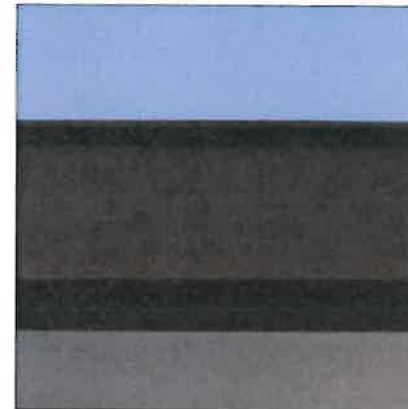
01 NORTH ELEVATION  
1/16" = 1'-0"



10 - DARK BRONZE COATED STEEL SLATS



07 - WOOD SOFFIT



04 - DARK BRONZE COATED STEEL EDGE TRIM



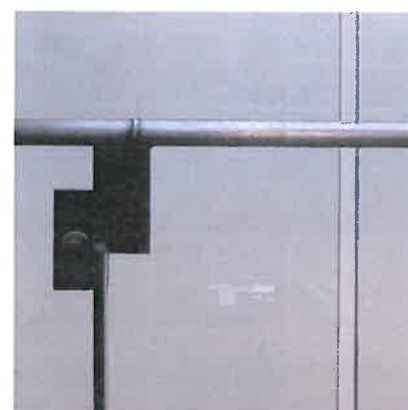
01 - ALUMINUM DARK BRONZE FRAMED WINDOWS



11 - SLATE/STONE



08 - WALNUT WOOD DOOR



05 - GLASS GUARDRAILS WITH STEEL RAIL



02 - BUTT GLAZING WITH CLEAR GLASS



12 - BLACK ONYX



09 - BRONZE EXTERIOR LOBBY WALL

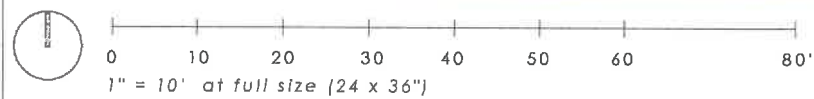
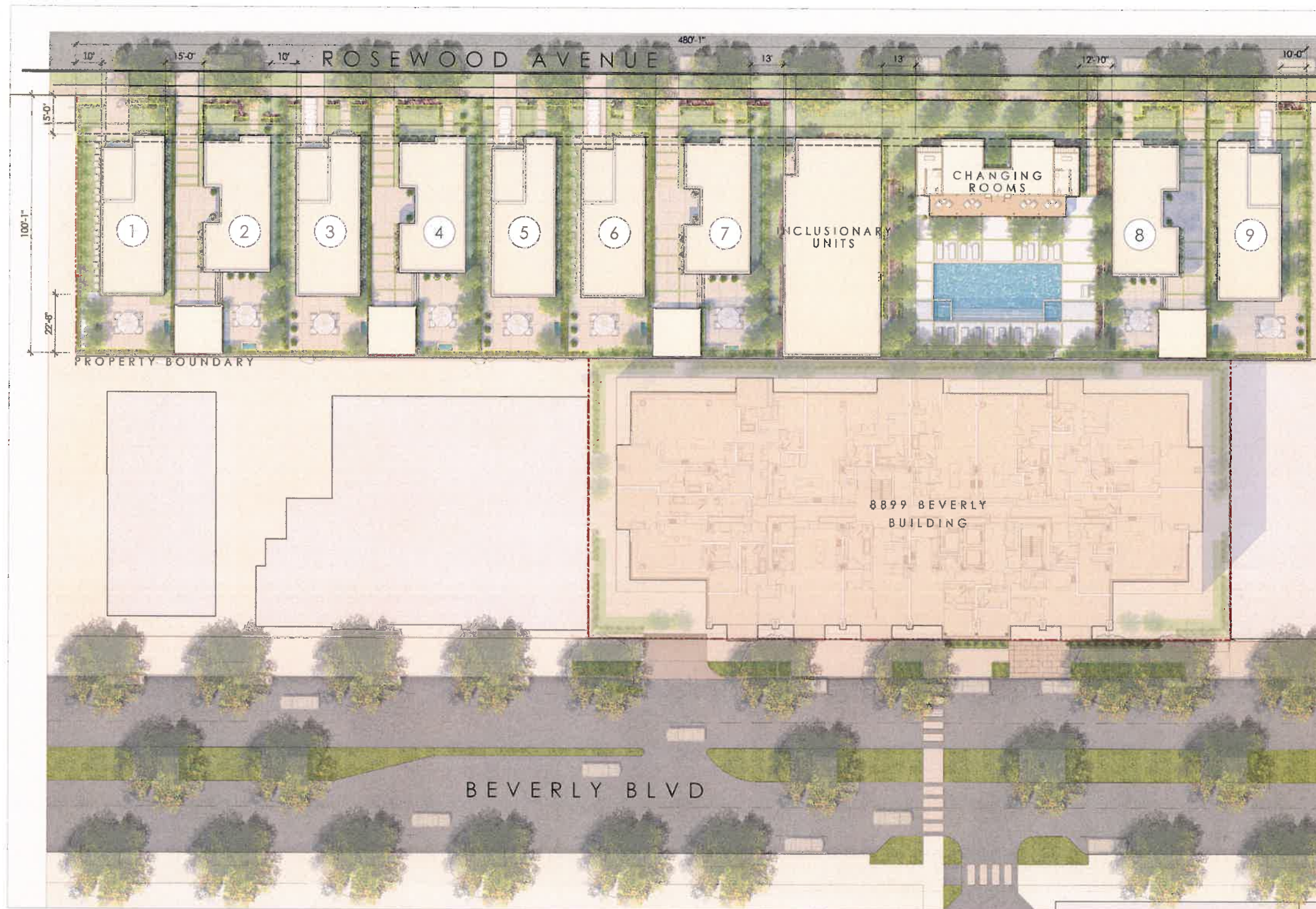


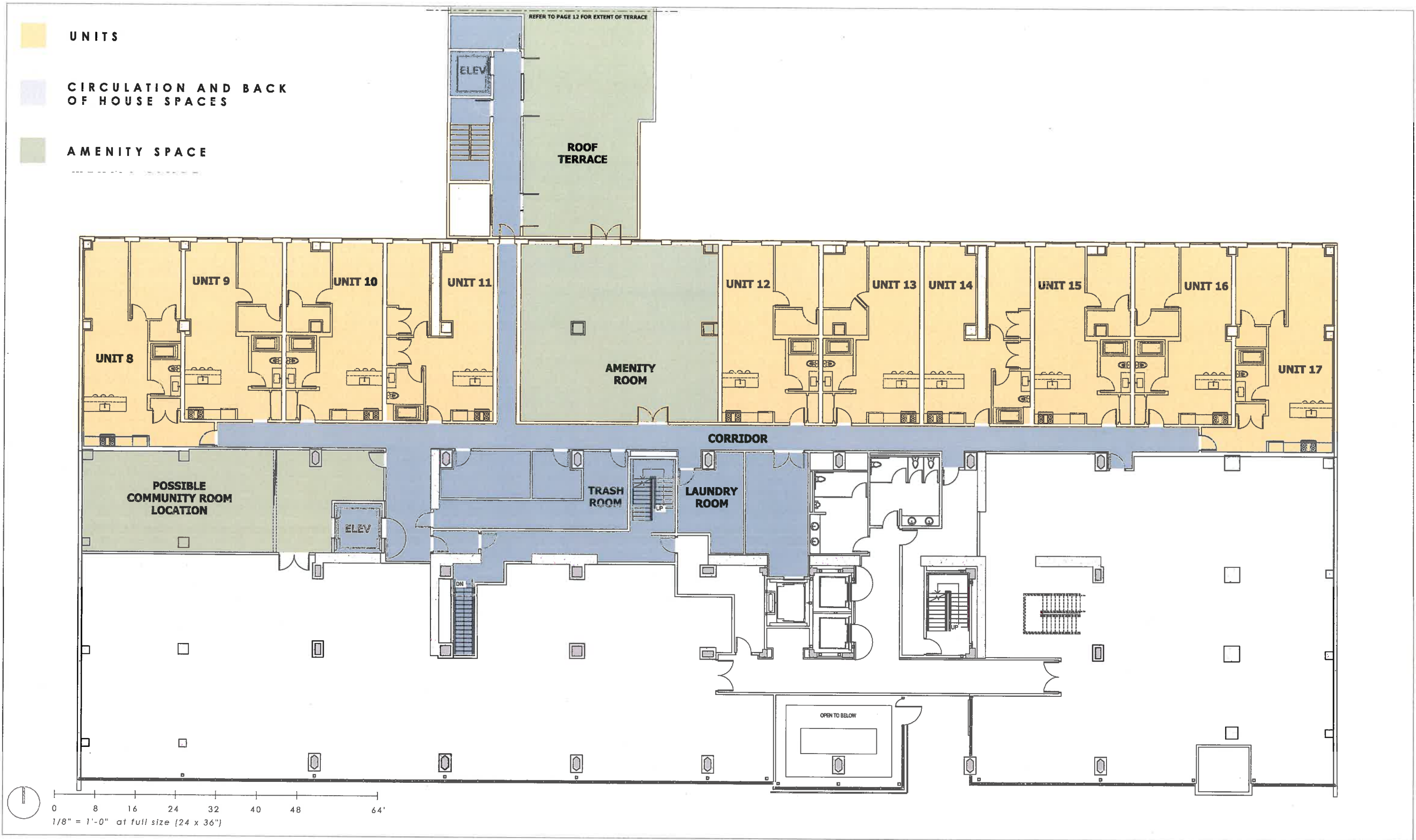
06 - EXISTING CONCRETE BALCONY RE-COATED



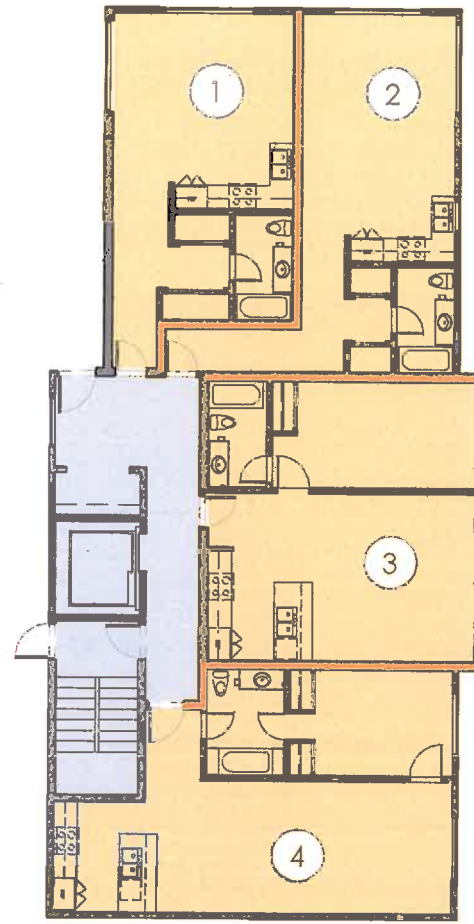
03 - DARK BRONZE COATED METAL



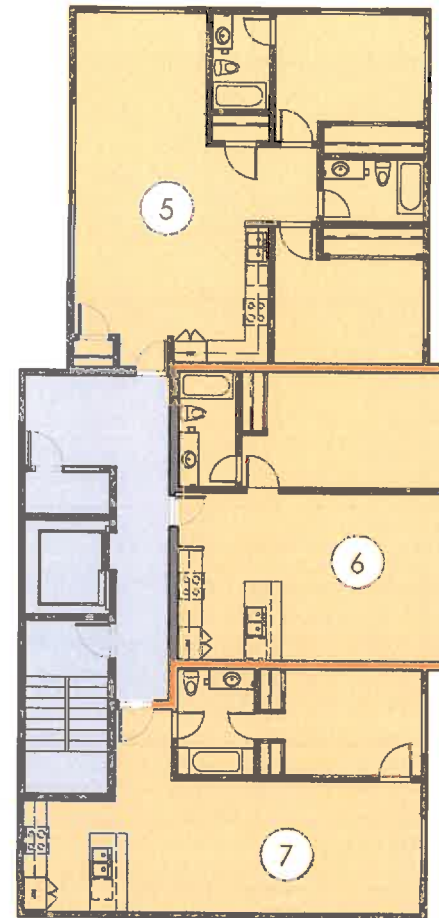




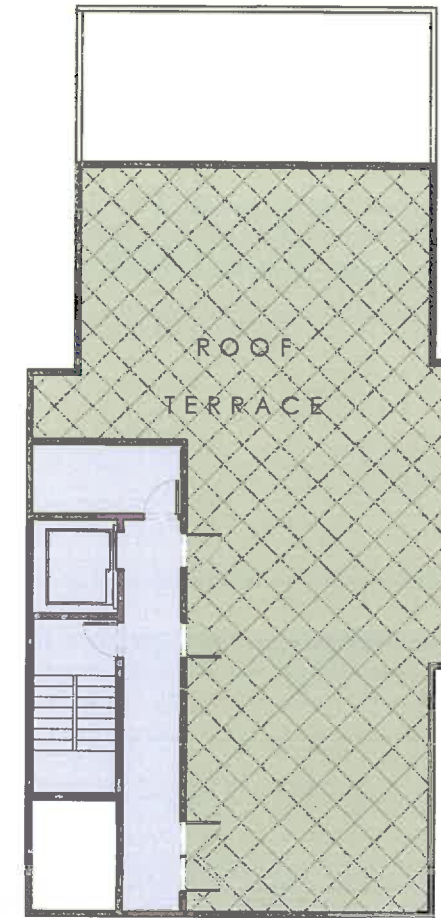
- UNITS
- CIRCULATION AND BACK OF HOUSE SPACES
- AMENITY SPACE



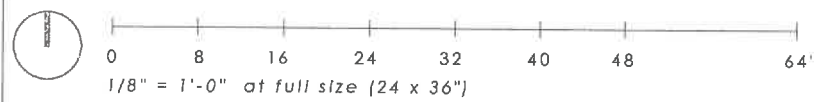
FIRST FLOOR



SECOND FLOOR



ROOF TERRACE



ELEVATION - ENLARGEMENT



9

8

CHANGING ROOMS

ELEVATION - OVERALL



9

8

CHANGING ROOMS

INCLUSIONARY UNITS

7

6

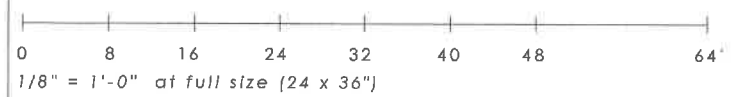
5

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1



ELEVATION - ENLARGEMENT



INCLUSIONARY UNITS

7

6

5

ELEVATION - OVERALL



PROPERTY BOUNDARY

PROPERTY BOUNDARY

ENLARGEMENT



INCLUSIONARY UNITS

9

8

CHANGING ROOMS

7

6

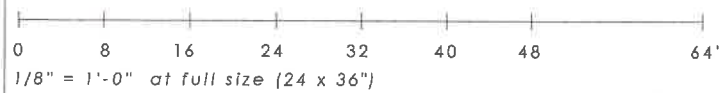
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ELEVATION - ENLARGEMENT



④

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①

ELEVATION - OVERALL



⑨

⑧

CHANGING ROOMS

INCLUSIONARY UNITS

⑦

⑥

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0 8 16 24 32 40 48 64"  
1/8" = 1'-0" at full size (24 x 36")



ZACTIQUE - STANDING SEAM ROOF



WOOD CLAD BAY WINDOW



STEEL CABLE GUARDRAIL



METAL CLAD WINDOW



WOOD SOFFIT



METAL CLAD BAY WINDOW



GLASS GUARDRAIL



WOOD WINDOW



WOOD BEAMS



PAINTED STEEL OVERHANG



CORNER WINDOW



SOLID DOOR



WOOD GARAGE DOOR



SHIPLAP SIDING



STAINED WOOD SCREEN



WOOD DOOR WITH SIDE LITE



GLAZED GARAGE DOOR



PAINTED PLASTER



CORTEN CLADDING



GLAZED DOOR



PAINTED BRICK



LIMESTONE CLADDING



TOWNSCAPE PARTNERS

HART | HOWERTON [LRG]  
OLSON KUNDIG ARCHITECTS

GARDENS

8899 BEVERLY BOULEVARD

ROSEWOOD AVENUE

07.28.2014

18



TOWNSCAPE PARTNERS

HART|HOWERTON [LRG]  
OLSON KUNDIG ARCHITECTS

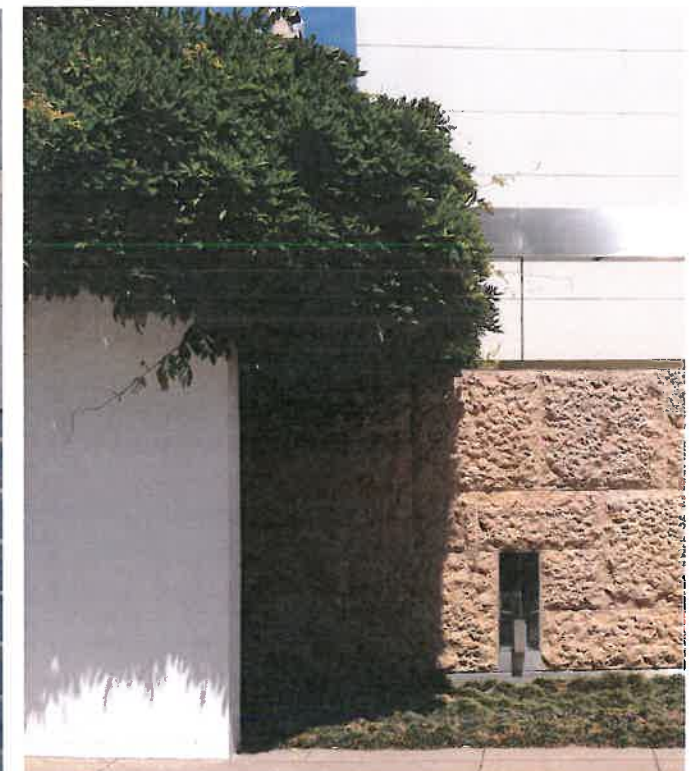
GARDENS

8899 BEVERLY BOULEVARD

ROSEWOOD AVENUE

07.28.2014

19





TOWNSCAPE PARTNERS

HART|HOWERTON [LRG]  
OLSON KUNDIG ARCHITECTS

LIGHTING - GARDEN WALLS AND PLANTINGS

8899 BEVERLY BOULEVARD

ROSEWOOD AVENUE

07.28.2014

21

ROSEWOOD WEST

8925

8917



8917

8909

8905

8901



8901

8859

8851

8847



ROSEWOOD EAST



# 8899 BEVERLY BOULEVARD

## WEST HOLLYWOOD, CALIFORNIA

**HART HOWERTON**  
 One Union Street, Suite 1000, West Hollywood, CA 90069  
 Tel: 310.450.1100  
 Fax: 310.450.1101

**OLSON KUNDIG ARCHITECTS**  
 10000 Wilshire Blvd., Suite 1000, Beverly Hills, CA 90212  
 Tel: 310.274.1100  
 Fax: 310.274.1101

**8899 BEVERLY BLVD.**  
 WEST HOLLYWOOD, CALIFORNIA  
 90048

DATE: DEC 28, 2012  
 ISSUE: APR 2, 2013

DATE: DEC 28, 2012  
 ISSUE: APR 2, 2013

REVISIONS

NO. DATE ISSUE

1. 12/28/12 INT. SUB.

2. 04/02/13 FINAL SUB.

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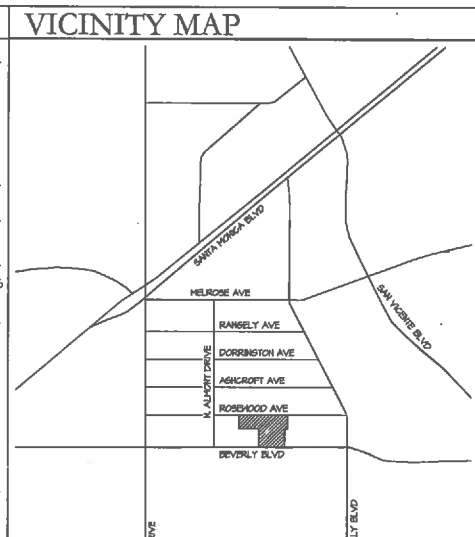
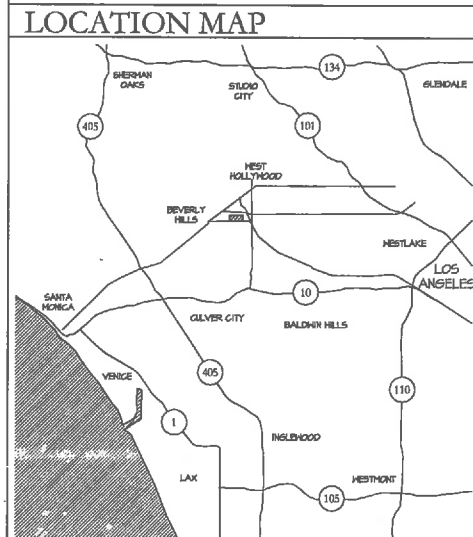
32.

33.

34.

35.

36.



### PROJECT DIRECTORY

<p><b>CLIENT</b>                  BEVERLY BLVD ASSOCIATES L.P.                  170 BOY SCOUTS                  BEVERLY HILLS, CA 90212                  T: 310-274-1100                  F: 310-274-1101</p> <p><b>CONTACT:</b>                  8899BeverlyBlvdAssociates@gmail.com</p> <p><b>ARCHITECT - TOHER</b>                  OLSON KUNDIG ARCHITECTS                  10000 WILSHIRE BLVD, SUITE 1000                  BEVERLY HILLS, CA 90212                  T: 310-274-1100                  F: 310-274-1101</p> <p><b>CONTACT:</b>                  8899BeverlyBlvdAssociates@gmail.com</p> <p><b>ARCHITECT - TOWNHOMES</b>                  JANE ROBERTSON                  ONE UNION STREET                  SAN FRANCISCO, CA 94103                  T: 415-441-3300                  F: 415-441-3301</p> <p><b>CONTACT:</b>                  8899BeverlyBlvdAssociates@gmail.com</p> <p><b>LANDSCAPE ARCHITECT</b>                  HART HOWERTON                  ONE UNION STREET                  SAN FRANCISCO, CA 94103                  T: 415-441-3300                  F: 415-441-3301</p> <p><b>CONTACT:</b>                  8899BeverlyBlvdAssociates@gmail.com</p> <p><b>BUILDER</b>                  PHASOR                  111 S. LOS ROBLES, SUITE 800                  PASADENA, CA 91101                  T: 626-796-7437                  F: 626-796-7438</p> <p><b>CONTACT:</b>                  8899BeverlyBlvdAssociates@gmail.com</p>	<p><b>CIVIL ENGINEER</b>                  DCI                  2800 WHEELSON DRIVE, SUITE 400                  BEVERLY HILLS, CA 90212                  T: 310-274-1100                  F: 310-274-1101</p> <p><b>CONTACT:</b>                  8899BeverlyBlvdAssociates@gmail.com</p> <p><b>STRUCTURAL ENGINEER</b>                  DCI                  801 WYNDHAM, SUITE 400                  BEVERLY HILLS, CA 90212                  T: 310-274-1100                  F: 310-274-1101</p> <p><b>CONTACT:</b>                  8899BeverlyBlvdAssociates@gmail.com</p> <p><b>MEP ENGINEER</b>                  GS ENGINEERS                  1111 10TH STREET                  SAN FRANCISCO, CA 94103                  T: 415-441-3300                  F: 415-441-3301</p> <p><b>CONTACT:</b>                  8899BeverlyBlvdAssociates@gmail.com</p> <p><b>GEOTECHNICAL ENGINEER</b>                  COLBY ASSOCIATES                  ONE UNION STREET                  SAN FRANCISCO, CA 94103                  T: 415-441-3300                  F: 415-441-3301</p> <p><b>CONTACT:</b>                  8899BeverlyBlvdAssociates@gmail.com</p>
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### SHEET INDEX

NO.	DATE	ISSUE
0001		COVER SHEET
0002		NOTES
0003		SITE PLAN & CALCULATIONS
0004		EXISTING SITE PHOTO
<b>ARCHITECTURE</b>		
A001		EXISTING - SITE PLAN
A002		SUBDIVISION PLAN
A003		SITE PLAN - BASEMENT
A004		SITE PLAN - FIRST FLOOR
A005		SITE PLAN - SECOND FLOOR
A006		SITE PLAN - THIRD FLOOR
A007		SITE PLAN - FOURTH-FIFTH FLOORS
A008		FLOOR PLAN - BEVERLY BUILDING - LEVEL 1
A009		FLOOR PLAN - BEVERLY BUILDING - LEVEL 2
A010		FLOOR PLAN - BEVERLY BUILDING - LEVEL 3
A011		FLOOR PLAN - BEVERLY BUILDING - LEVELS 4-7
A012		FLOOR PLAN - BEVERLY BUILDING - LEVEL 8-4
A013		FLOOR PLAN - BEVERLY BUILDING - LEVEL 10
A014		FLOOR PLAN - BEVERLY BUILDING - ROOF PLAN
A015		RESID. APARTMENTS
A016		CHIT
A017		RECREATION AREA
A018		ROSEHOOD TOWNHOUSE - A
A019		ROSEHOOD TOWNHOUSE - B
A020		ROSEHOOD TOWNHOUSE - C
A021		ROSEHOOD TOWNHOUSE - D
A022		ROSEHOOD TOWNHOUSE - E
A023		BEVERLY BUILDING - ELEVATIONS (N, S, E, W)
A024		ROSEHOOD TOWNHOUSE ELEVATIONS - NORTH
A025		ROSEHOOD TOWNHOUSE ELEVATIONS (S, E, W)
A026		ROSEHOOD TOWNHOUSES - MATERIALS
A027		SECTIONS - BEVERLY BUILDING
A028		OVERALL SITE SECTIONS
<b>GENERAL</b>		
G001		COVER SHEET
G002		NOTES
G003		EXISTING SITE SURVEY
G004		SITE DEMOLITION PLAN
G005		TEMP. SEDIMENT & EROSION CONTROL
G006		SITE CONCEPTUAL GRADING PLAN
G007		PRELIMINARY UTILITY PLAN
G008		NOTES
G009		DETAILS
<b>CIVIL</b>		
C001		CIVIL COVER SHEET
C002		EXISTING SITE SURVEY
C003		SITE DEMOLITION PLAN
C004		TEMP. SEDIMENT & EROSION CONTROL
C005		SITE CONCEPTUAL GRADING PLAN
C006		PRELIMINARY UTILITY PLAN
C007		NOTES
C008		DETAILS
<b>LANDSCAPE</b>		
L001		LANDSCAPE PLAN - BEVERLY BUILDING - STREET LEVEL
L002		LANDSCAPE PLAN - BEVERLY BUILDING - LEVEL 4
L003		LANDSCAPE PLAN - ROSEHOOD (WEST)
L004		LANDSCAPE PLAN - ROSEHOOD (EAST)
L005		LANDSCAPE PLAN - ROSEHOOD (WEST) - ROOF TERRACE
L006		LANDSCAPE PLAN - ROSEHOOD (EAST) - ROOF TERRACE
L007		PLANTING PLAN - BEVERLY BUILDING - STREET LEVEL
L008		PLANTING PLAN - BEVERLY BUILDING - LEVEL 4
L009		PLANTING PLAN - ROSEHOOD (WEST)
L010		PLANTING PLAN - ROSEHOOD (EAST)
L011		PLANTING PLAN - ROSEHOOD (WEST) - ROOF TERRACE
L012		PLANTING PLAN - ROSEHOOD (EAST) - ROOF TERRACE

### LEGAL DESCRIPTION

LOTS 261-266 INCLUSIVE AND 320-324 INCLUSIVE OF TRACT NO. 525, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK G2, PAGES 34 AND 40 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

NOT TO SCALE

**COVER SHEET**

DRAWING TITLE

PROJECT #:  
1212

DRAWN BY:  
KJTY

CHECKED BY:  
TLAR

DRAWING NO:  
G0.01



8 VIEW FROM ROSEWOOD AVE LOOKING WEST



7 VIEW ACROSS ROSEWOOD AVE. LOOKING NORTH WEST



6 VIEW ACROSS BEVERLY BLVD.



5 MADEO RESTAURANT AWNING TO REMAIN



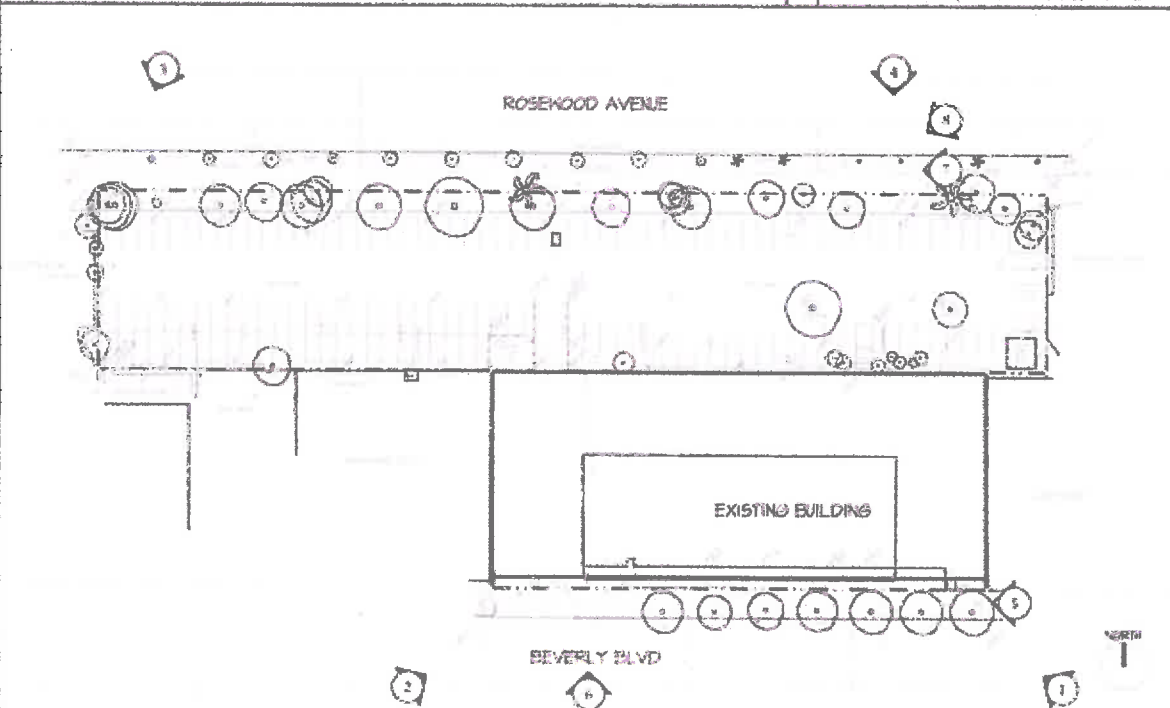
4 VIEW FROM ACROSS ROSEWOOD AVE. LOOKING SOUTH



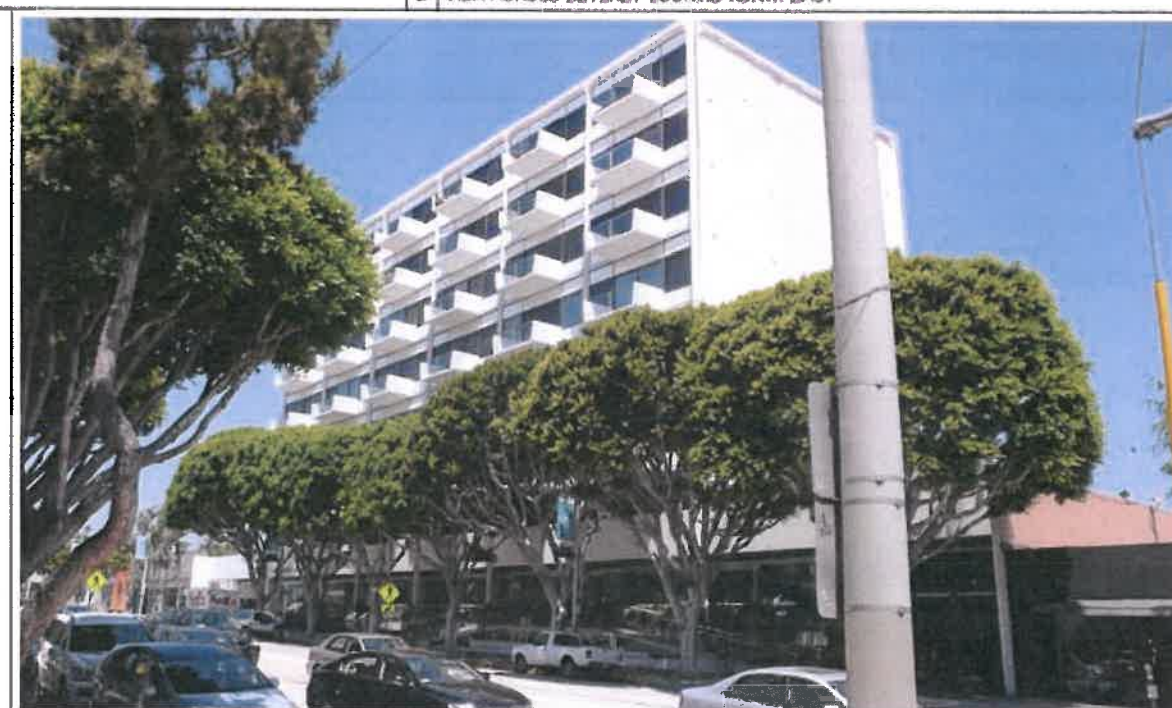
3 EXISTING TREE (FICUS SPECIES) TO REMAIN



2 VIEW ACROSS BEVERLY LOOKING NORTH-EAST



KEY PLAN



1 VIEW ACROSS BEVERLY BLVD. LOOKING NORTH-WEST

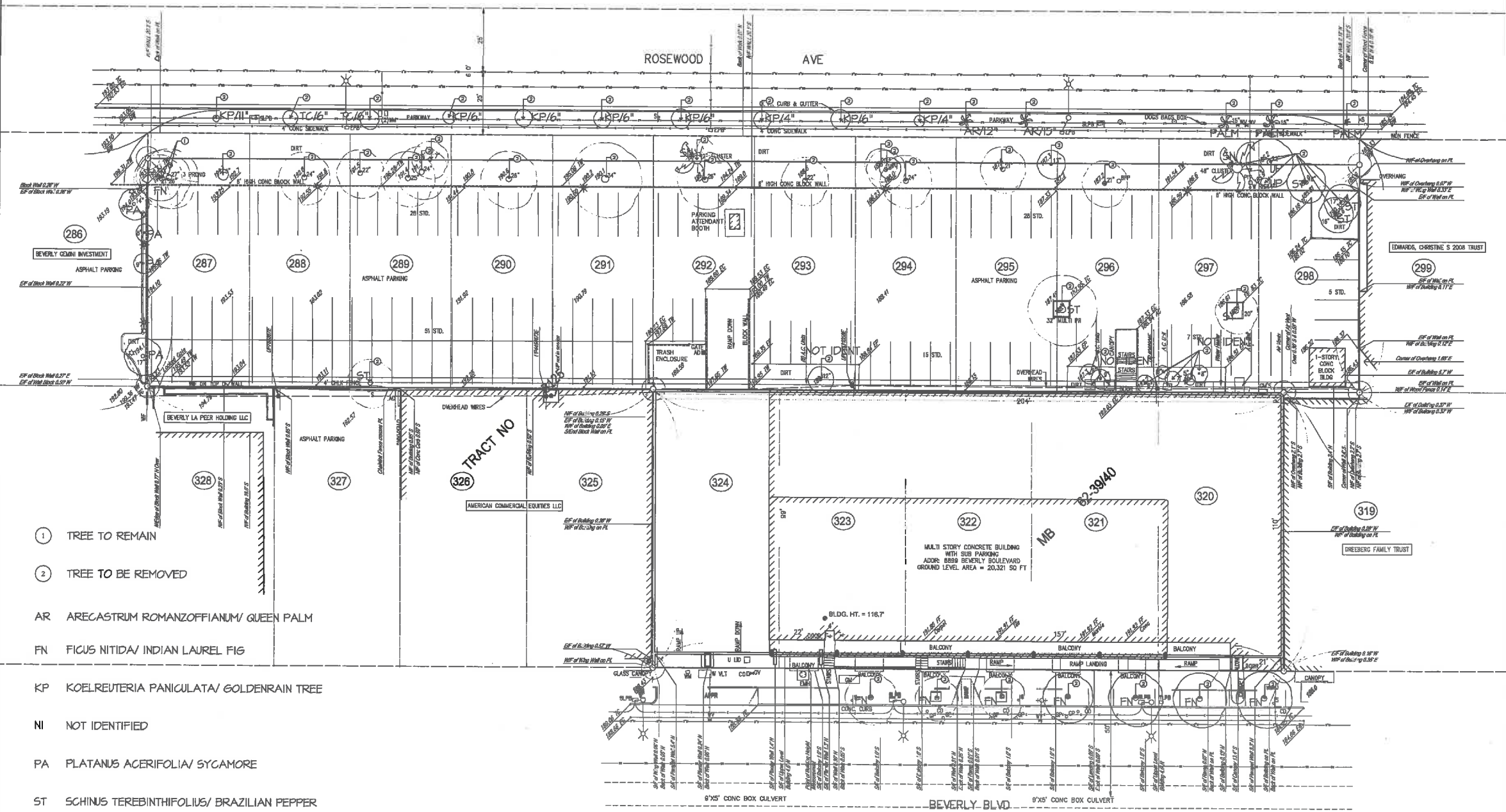
HART HOWERTON

8899 BEVERLY BLVD.  
WEST HOLLYWOOD, CALIFORNIA  
90048

EXISTING  
SITE PHOTOS

G0.04

EXISTING PARKING		
TYPE	SIZE	STALLS
OUTDOOR	8'-0" x 18'-0"	28
BELOW GROUND LEVELS (1 & 2)	8'-0" x 18'-0"	47
<b>SUB-TOTAL</b>		<b>75</b>



- ① TREE TO REMAIN
- ② TREE TO BE REMOVED
- AR ARECASTRUM ROMANZOFFIANUM/ QUEEN PALM
- FN FICUS NITIDA/ INDIAN LAUREL FIG
- KP KOELREUTERIA PANICULATA/ GOLDENRAIN TREE
- NI NOT IDENTIFIED
- PA PLATANUS ACERIFOLIA/ SYCAMORE
- ST SCHINUS TEREBINTHIFOLIUS/ BRAZILIAN PEPPER
- TC TRISTANIA CONFERTA/ BRISBANE BOX

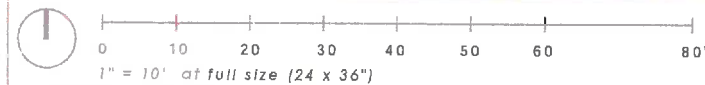
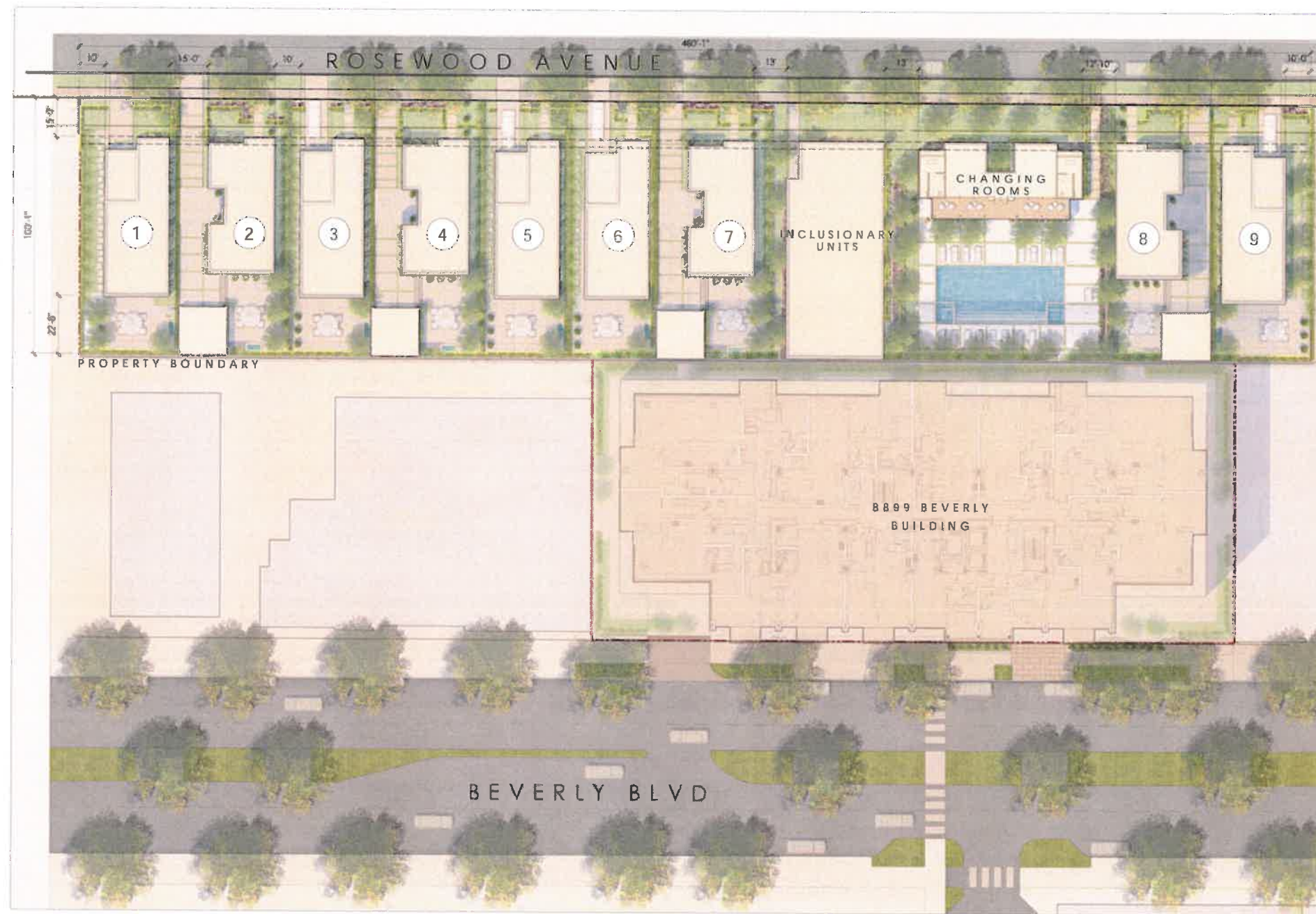
**HART HOWERTON**  
 1800 Wilshire Blvd, Suite 1500  
 Los Angeles, CA 90061  
 Tel: 310.777.1000 Fax: 310.777.1001  
 Email: info@hhowerton.com

**8899 BEVERLY BLVD.**  
 WEST HOLLYWOOD, CALIFORNIA  
 90048

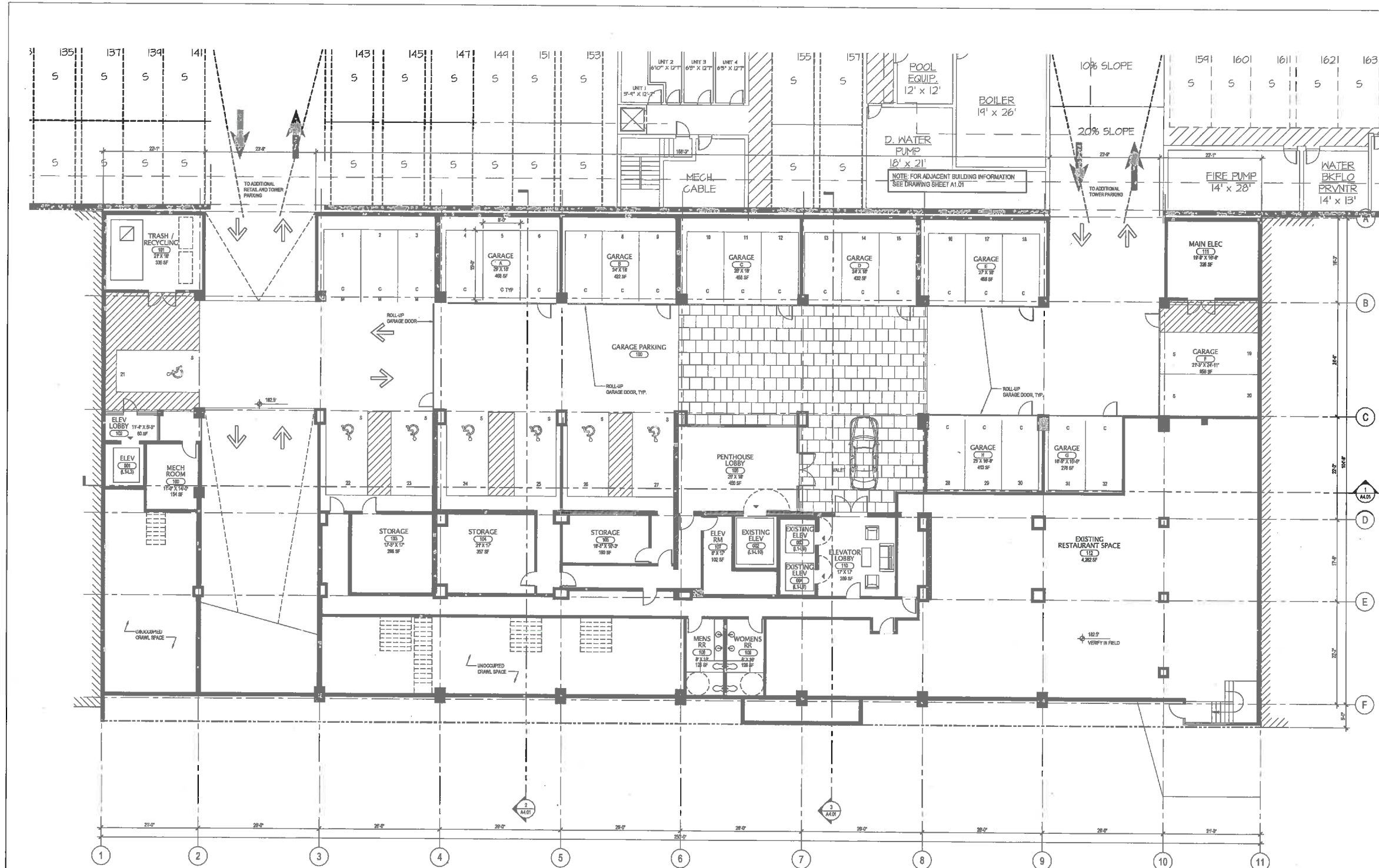
NO.	DATE	REVISION
1	DEC 20, 2012	INIT. SUB.
2	APR 2, 2013	FINAL SUB.

**EXISTING SITE PLAN**

PROJECT #:  
 12 006  
 DRAWN BY:  
 RS, KS, TV, ZW  
 CHECKED BY:  
 TRAC  
 DRAWING NO.  
**A0.01**







T:\2013\13253\8899\Beverly\Bldg\Drawings\CAD\General\Bldg\A2.01.dwg

**1 FLOOR PLAN BEVERLY BUILDING - LEVEL 1**  
SCALE: 1/8" = 1'-0"



**HART HOWERTON**  
Architects  
11111 Wilshire Blvd., Suite 1000  
Beverly Hills, CA 90210  
Tel: 310.274.1111  
Fax: 310.274.1112

**OLSON KURDIG ARCHITECTS**  
Architects  
10000 Wilshire Blvd., Suite 1000  
Beverly Hills, CA 90210  
Tel: 310.274.1111  
Fax: 310.274.1112

**8899 BEVERLY BLVD.**  
WEST HOLLYWOOD, CA  
90048

**DATE** **ISSUE**  
Dec. 20, 2012 Iss. Sub.  
Mar. 22, 2013 Plan Sub.

REVISIONS		
NO.	DATE	ISSUE

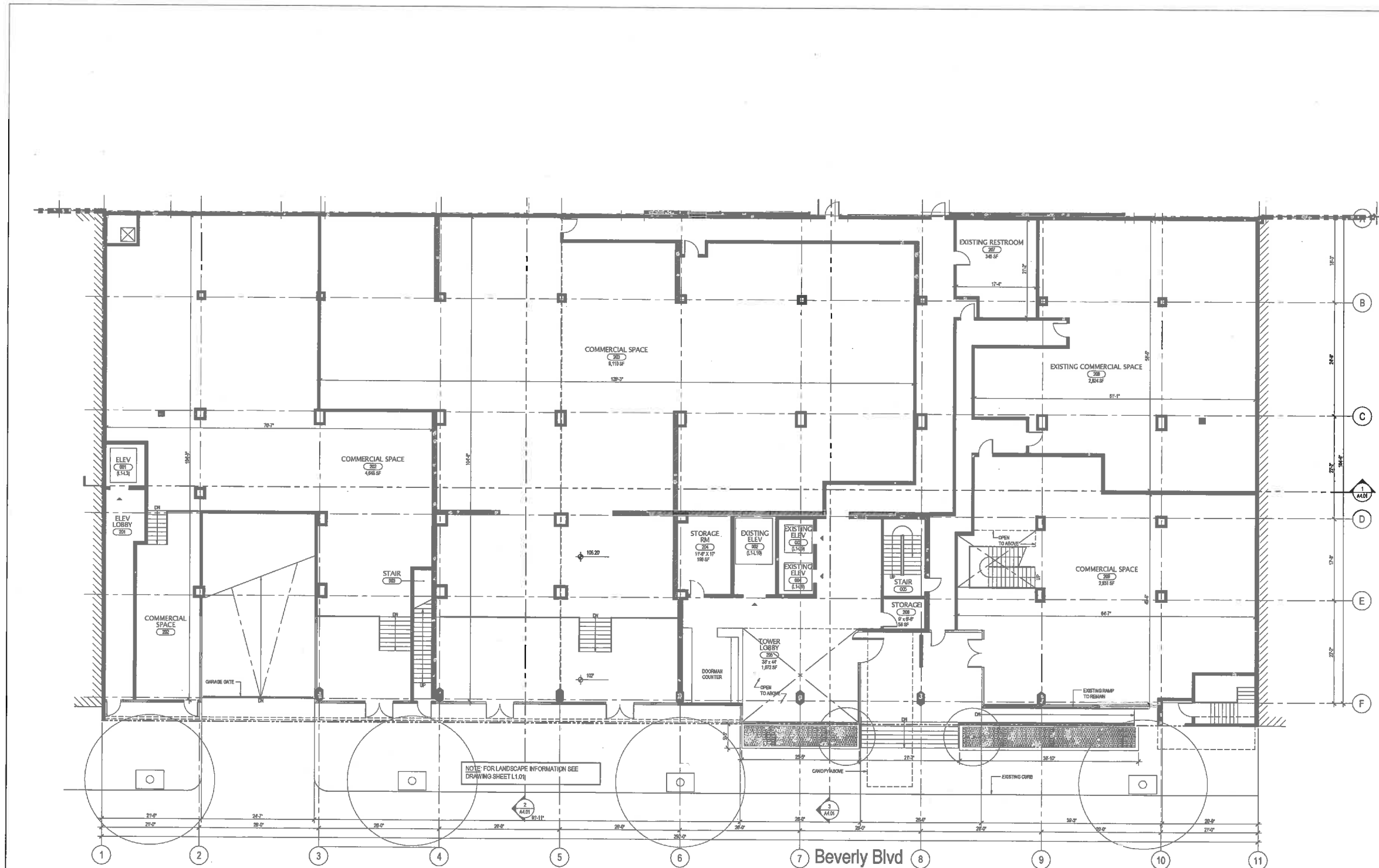
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BEVERLY BUILDING  
LEVEL 1

**PROJECT #**  
13253

**DRAWN BY**  
RNC, J.C.M.

**CHECKED BY**

**DRAWING NO.**  
**A2.01**



**HART HOWERTON**  
 4801 Wilshire Blvd., Suite 200, Beverly Hills, CA 90210  
 Tel: 310.206.2000 Fax: 310.206.2001  
 Email: hhowerton@hart-howerton.com

**OLSON KUNING ARCHITECTS**  
 1000 Wilshire Blvd., Suite 200, Beverly Hills, CA 90210  
 Tel: 310.206.2000 Fax: 310.206.2001  
 Email: olsonkuning@olsonkuning.com

**8899 BEVERLY BLVD.**  
 WEST HOLLYWOOD, CA  
 90048

**SCALE**  
 1/8" = 1'-0"

**DATE ISSUE**  
 Dec. 20, 2013 Int. Rev.  
 Mar. 22, 2015 Final Sub.

REVISIONS		
NO.	DATE	ISSUE

**DRAWING TITLE**  
 FLOOR PLAN  
 BEVERLY BUILDING  
 LEVEL 2

**PROJECT #:**  
 2008

**DRAWN BY:**  
 SMC, J.C.C.

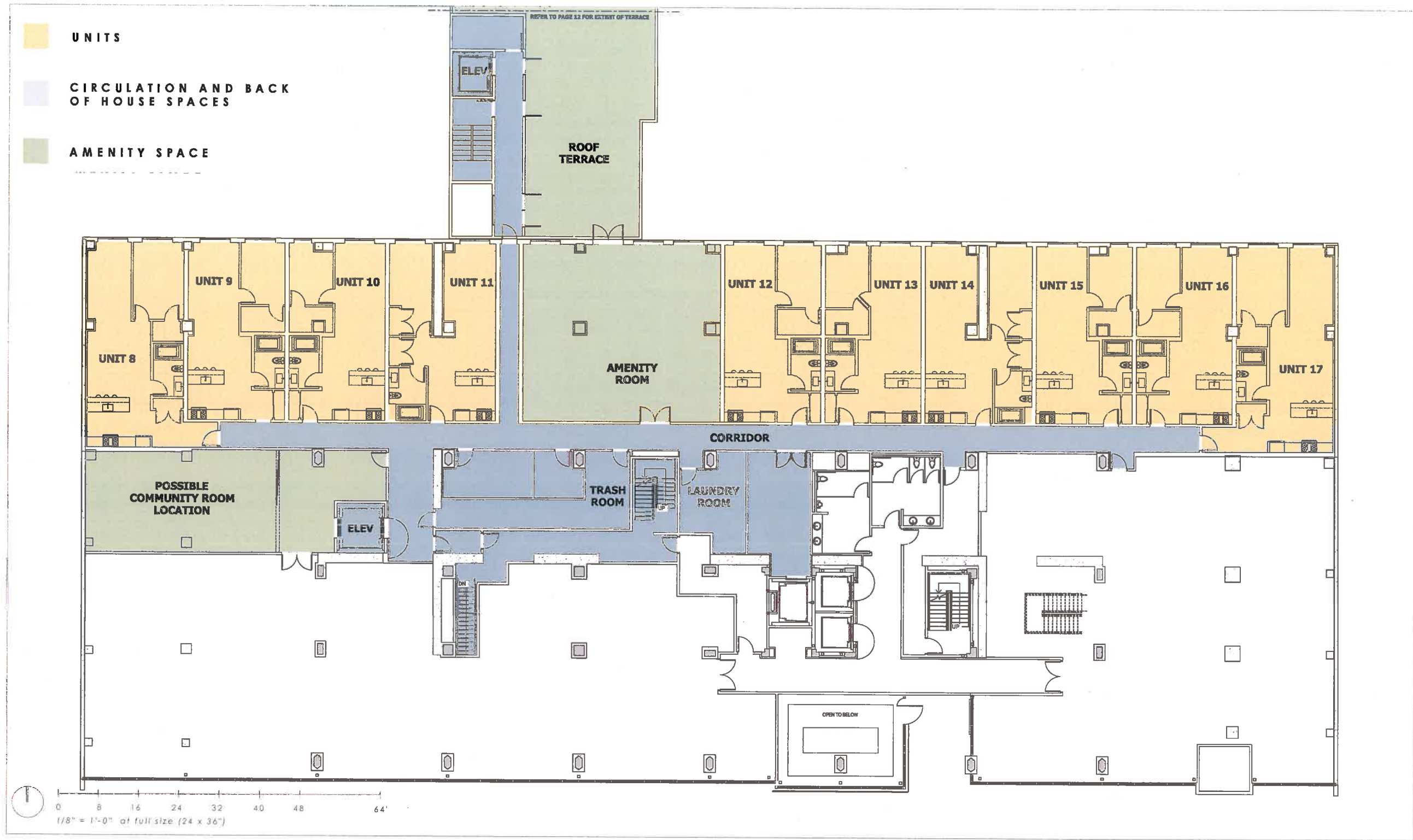
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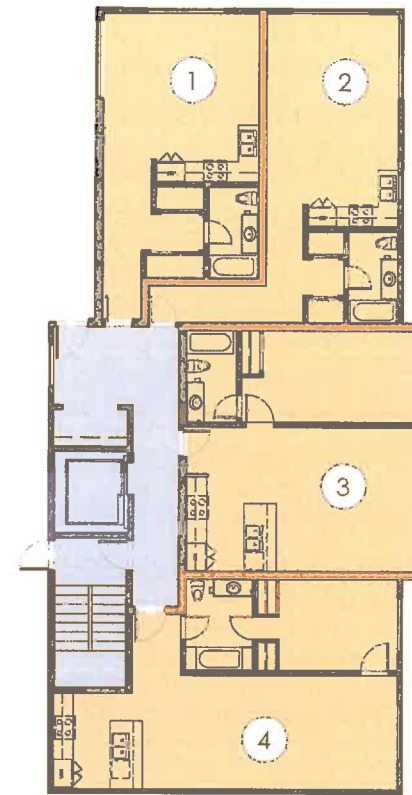
1 FLOOR PLAN BEVERLY BUILDING - LEVEL 2  
 SCALE: 1/8" = 1'-0"



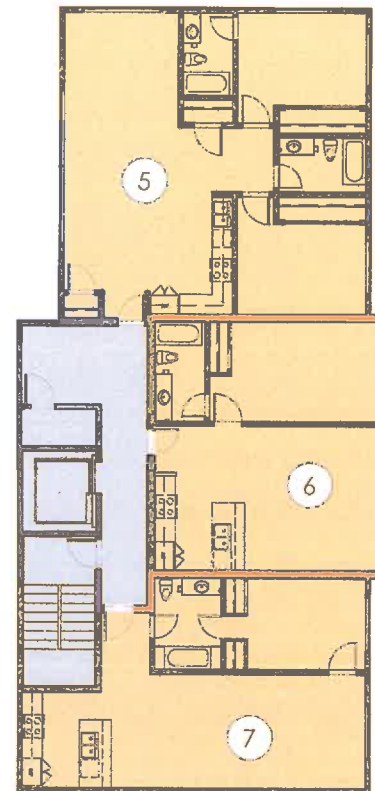
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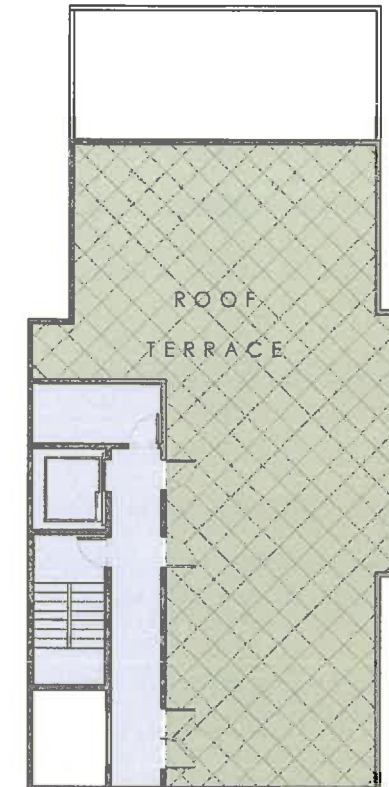
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- CIRCULATION AND BACK OF HOUSE SPACES
- AMENITY SPACE



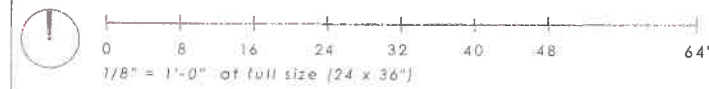
FIRST FLOOR



SECOND FLOOR

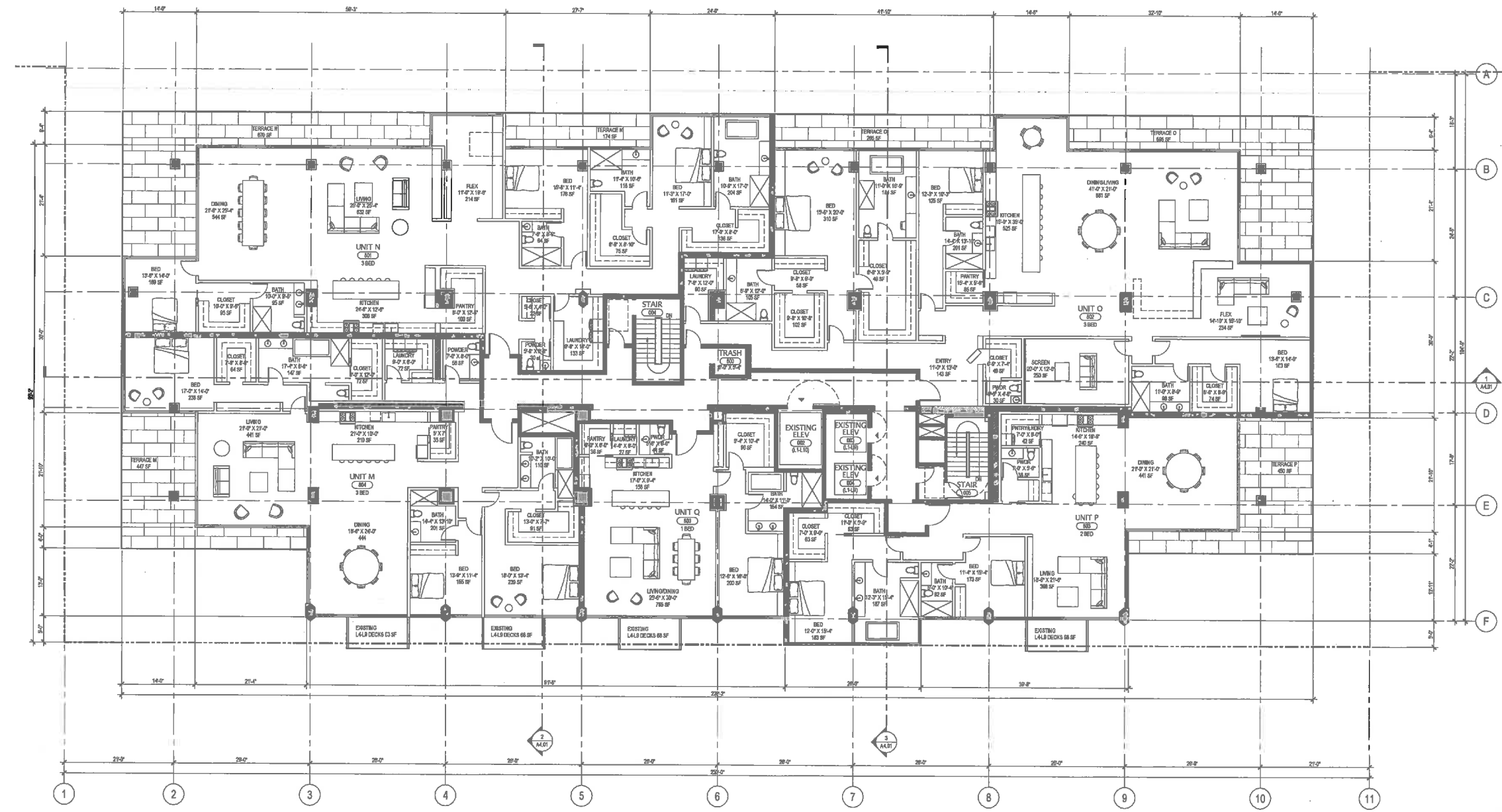


ROOF TERRACE





T:\2015\15033 8899 Bldg. Rev. (Rev) Drawing\CAD\Comm\Drawn\A2.0\_Aug



1 FLOOR PLAN BEVERLY BUILDING - LEVEL 8-9  
SCALE: 1/8" = 1'-0"



HART HOWERTON  
10000 Wilshire Blvd., Suite 200  
Beverly Hills, CA 90210  
Tel: 310.274.1111  
Fax: 310.274.1112

OLSON KUNDIG ARCHITECTS  
10000 Wilshire Blvd., Suite 200  
Beverly Hills, CA 90210  
Tel: 310.274.1111  
Fax: 310.274.1112

8899 BEVERLY BLVD.  
WEST HOLLYWOOD, CA  
90048

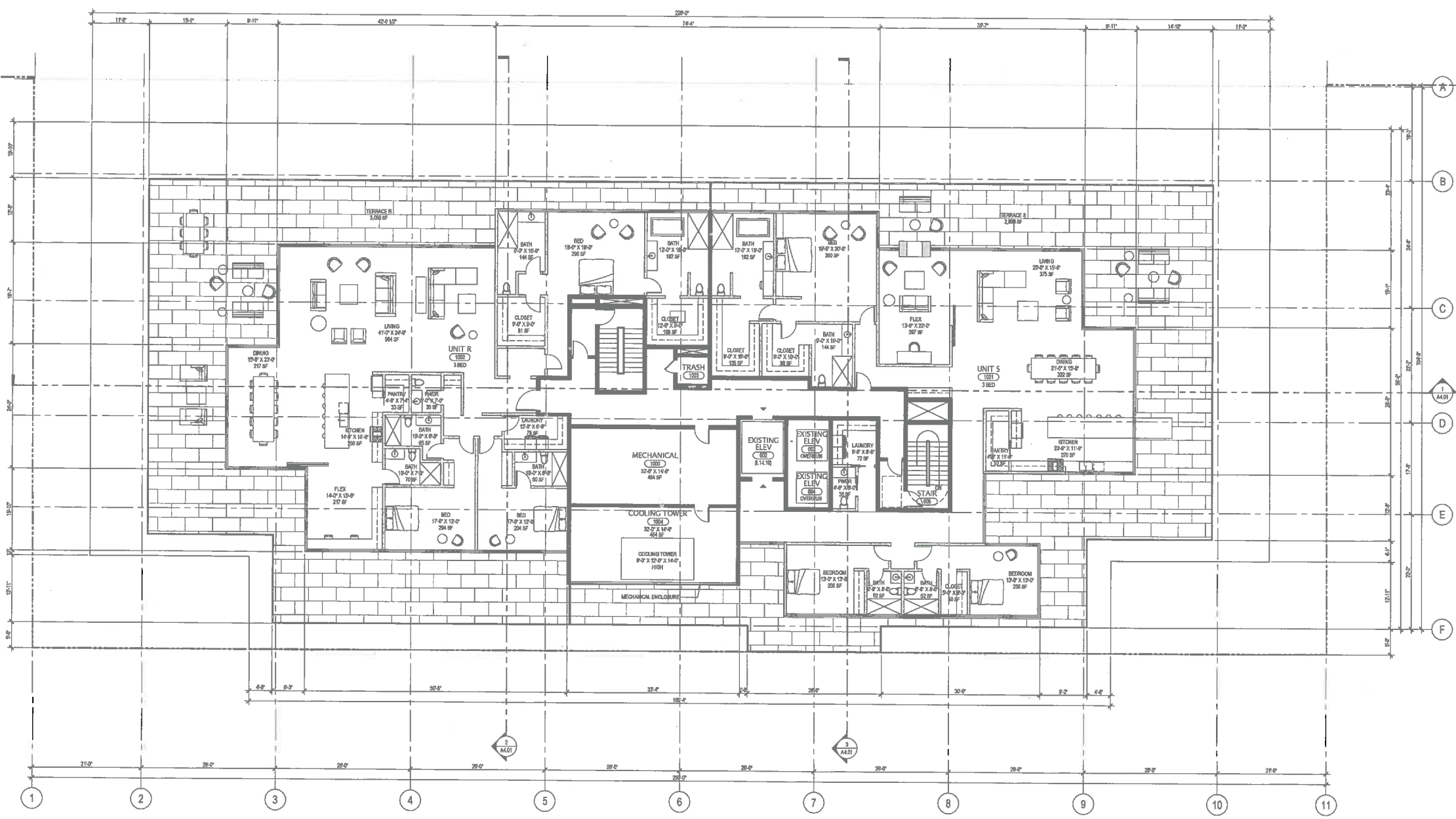
DATE ISSUED  
Dec. 26, 2015  
Jan. 21, 2015

REVISIONS

DRAWING TITLE  
FLOOR PLAN  
BEVERLY BUILDING  
LEVEL 8-9

PROJECT #:  
15033  
DRAWN BY:  
ZBC, J.C., C.C.M.  
CHECKED BY:  
A2.0

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**1 FLOOR PLAN BEVERLY BUILDING - LEVEL 10**  
 SCALE: 1/8" = 1'-0"



**HART | HOWERTON**  
 10000 Wilshire Blvd, Suite 200  
 Beverly Hills, CA 90210  
 Tel: 310.274.1111  
 Fax: 310.274.1111

**OLSON KUNDIG ARCHITECTS**  
 10000 Wilshire Blvd, Suite 200  
 Beverly Hills, CA 90210  
 Tel: 310.274.1111  
 Fax: 310.274.1111

**8899 BEVERLY BLVD.**  
 WEST HOLLYWOOD, CA  
 90048

**SCALE:**  
 1/8" = 1'-0"

**DATE:** Dec. 20, 2011  
**ISSUE:** Final Sub.

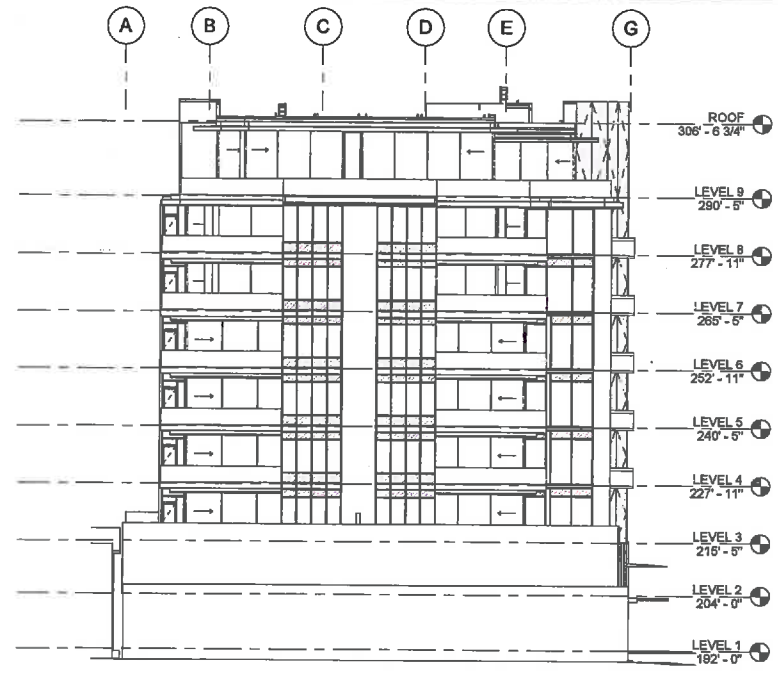
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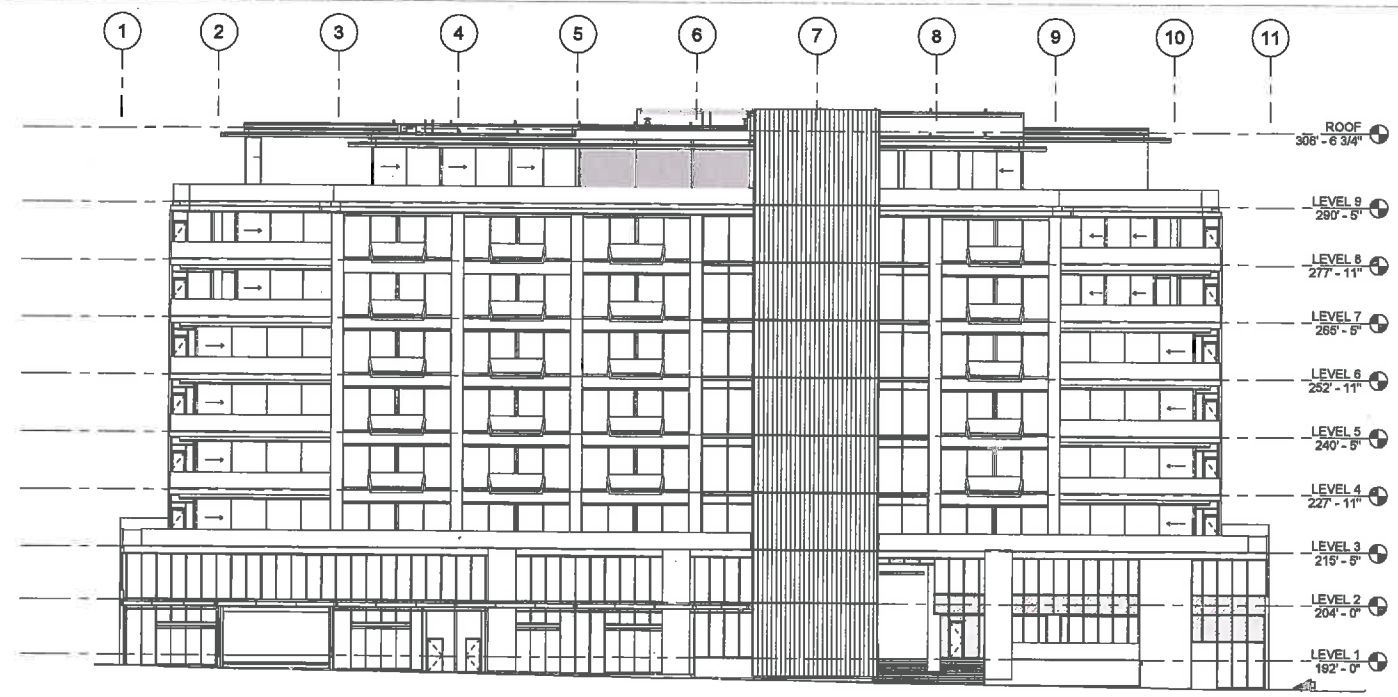
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 FLOOR PLAN  
 BEVERLY BUILDING  
 LEVEL 10

**PROJECT #:** 13283  
**DRAWN BY:** JSC, JCM  
**CHECKED BY:**

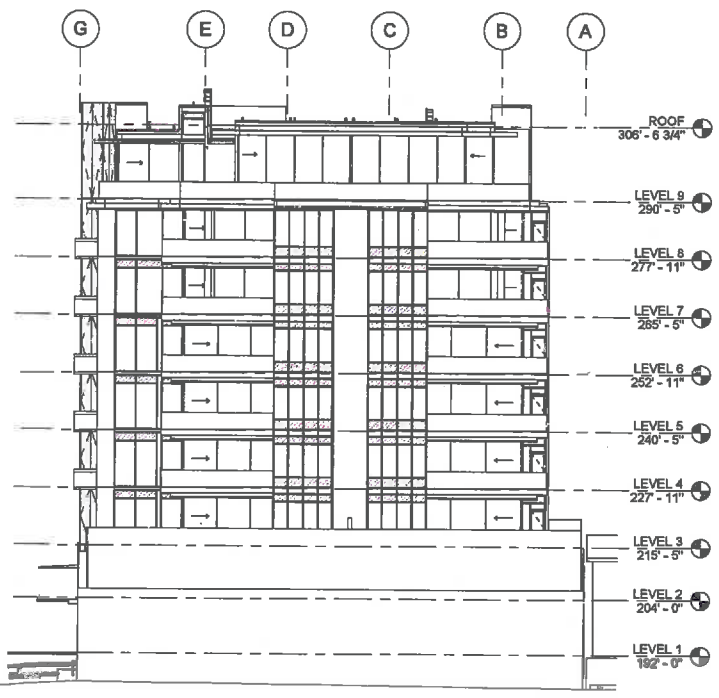
**DRAWING NO.:**  
**A2.0**



02 WEST ELEVATION  
1/16" = 1'-0"



03 SOUTH ELEVATION  
1/16" = 1'-0"



02 EAST ELEVATION  
1/16" = 1'-0"



01 NORTH ELEVATION  
1/16" = 1'-0"

TOWNSCAPE PARTNERS

HART HOWERTON [LRG]  
OLSON KUNDIG ARCHITECTS

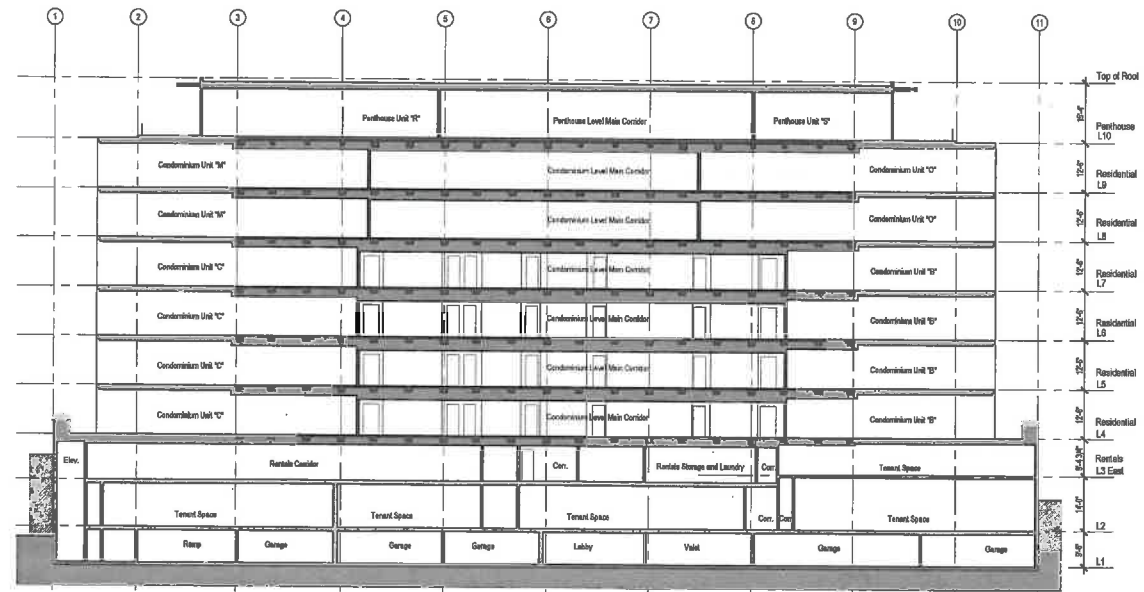
ELEVATIONS

8899 BEVERLY BOULEVARD

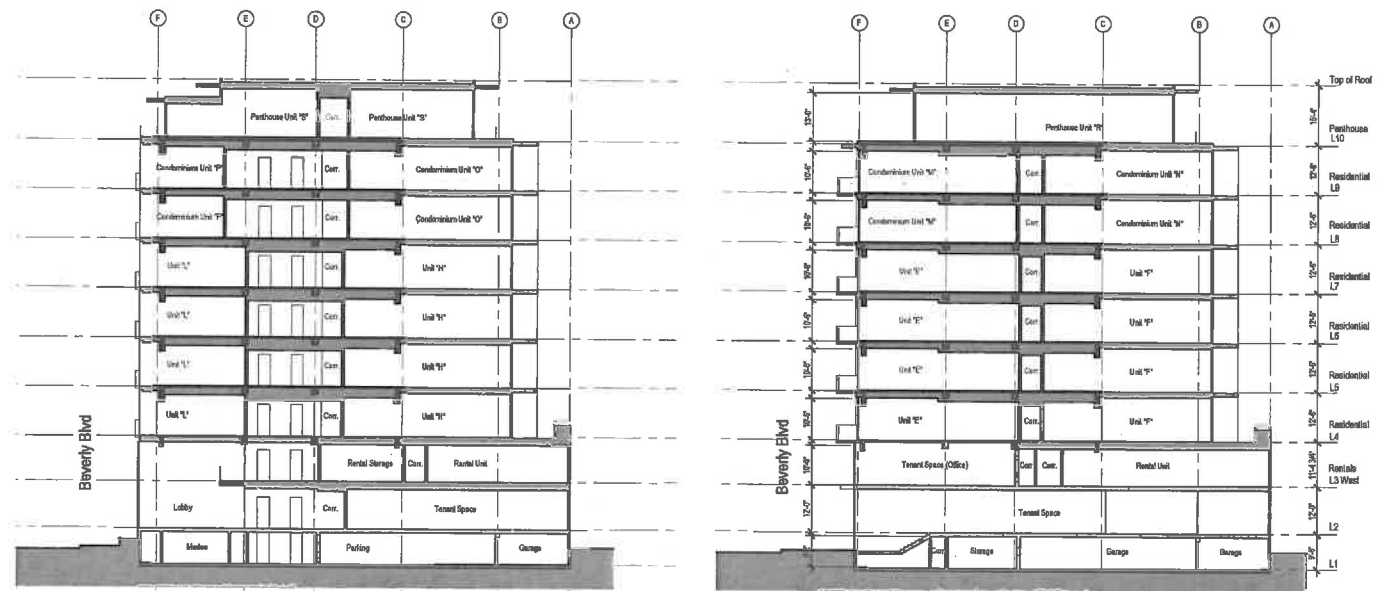
8899 BEVERLY BOULEVARD

07.28.2014

07



1 BEVERLY BUILDING - SECTION WEST-EAST  
SCALE: 1/16" = 1'-0"



3 BEVERLY BUILDING - SECTION SOUTH-NORTH AT LOBBY  
SCALE: 1/16" = 1'-0"

2 BEVERLY BUILDING - SECTION SOUTH-NORTH BETWEEN GRIDS 4 AND 5  
SCALE: 1/16" = 1'-0"



**HART HOWERTON**  
One Troy Square, Suite 2000  
10000 Wilshire Blvd., Suite 2000  
Beverly Hills, CA 90210

**OLSON KUNDIG ARCHITECTS**  
10000 Wilshire Blvd., Suite 2000  
Beverly Hills, CA 90210

**8899 BEVERLY BLVD.**  
WEST HOLLYWOOD, CA  
90048

**SCALE:**  
1/16" = 1'-0"

**DATE ISSUE:**  
Dec. 28, 2013  
Jan. 22, 2015

**REVISIONS:**

NO. DATE ISSUE

**DRAWING TITLE:**  
SECTIONS  
BEVERLY BUILDING  
EAST/WEST NORTH/SOUTH

**PROJECT #:**  
13033

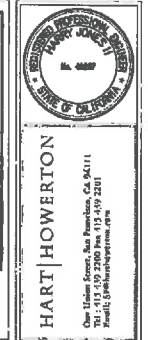
**DRAWN BY:**  
EJC, JCS

**CHECKED BY:**  
EJC

**DRAWING NO.:**  
A4.01

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**PRELIMINARY  
NOT FOR CONSTRUCTION**



**HART HOWERTON**  
Civil & Structural Engineer  
One Union Street, Suite 300  
West Hollywood, CA 90069  
Tel: (310) 468-9988  
Fax: (310) 468-9989

**DCI ENGINEERS**  
Civil & Structural  
2600 Michelson Drive, Suite 930  
Irvine, CA 92612  
Tel: (949) 852-4950  
Fax: (949) 852-4951

**8899 BEVERLY BLVD.**  
WEST HOLLYWOOD, CALIFORNIA  
90046

REVISIONS	
NO.	DATE

**CIVIL COVER SHEET**

**PROJECT #:** 1012400  
**DRAWN BY:** DAS  
**CHECKED BY:** DMS  
**DRAWING NO.:** C0.0

# 8899 BEVERLY BOULEVARD CITY OF WEST HOLLYWOOD, CALIFORNIA

**OWNER**  
TOWNSCAPE PARTNERS  
1 WEST CENTURY DRIVE  
BEVERLY HILLS, CALIFORNIA 90213  
CONTACT: TYPER SIEGEL  
PHONE: (805) 543 1188

**ARCHITECT**  
HART HOWERTON  
ONE UNION STREET, SUITE 300  
SAN FRANCISCO, CA 94111  
CONTACT: TYLER VELTEN  
PHONE: (415) 439-2201

OLSEN KUNIG ARCHITECTS  
159 SOUTH JACKSON ST., SUITE 600  
SEATTLE, WA 98104  
CONTACT: TOM KUNIG  
PHONE: (206) 624 5870

**TIME WARNER CABLE**  
CONTACT: NICK GASBARRE  
PHONE: (310) 468-9988

**SOUTHERN CALIFORNIA EDISON**  
CONTACT: CINDY VERRENGIA  
PHONE: (714) 973-5881

**WATER**  
CITY OF BEVERLY HILLS  
PHONE: (310) 285-2467

**SEWER**  
SANITATION DISTRICT LA COUNTY  
PHONE: (562) 699-7411

**STORM DRAIN**  
COUNTY OF LOS ANGELES DPW  
PHONE: (805) 458-5100

**CIVIL AND STRUCTURAL**  
DCI ENGINEERS  
2600 MICHELSON DRIVE, SUITE 930  
IRVINE, CA 92612  
CONTACT: DAMON SMITH  
PHONE: (949) 852-4950

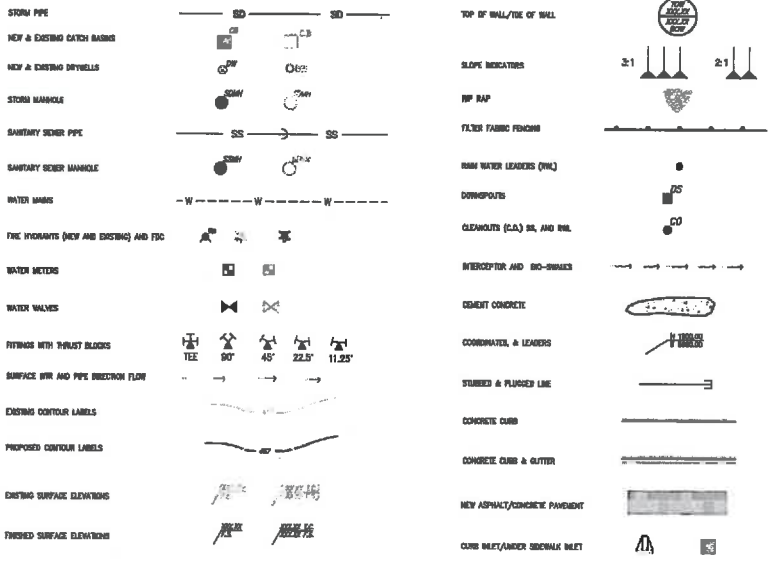


**VICINITY MAP**  
1"=400'

### ABBREVIATIONS

ACP	Asphalt Concrete Pavement	EXM.	Expend	P	Paver
ADDL	Addendum	END	End of Vertical Curve	PC	Point of Curvature
ADJ	Asphalt	EXIST.	Existing	PVI	Point of Vertical Intersection
ANSI	American National Standards Institute	FF	Fire Department Connection	PP	Power Pole
APPROX.	Approximate	FDM	Fire Department Main	PL or E	Property Line
ARCH	Architect	FPE	Finished Floor Elevation	PSF	Pounds Per Square Foot
ASST	Assistant	FW	Fire Wall	PSI	Pounds Per Square Inch
BDO	Building	FL	Flange	PT	Point of Tangency
BM	Benchmark	FLR	Floor	PVC	Polyvinyl Chloride
BNDY	Boundary	FRC	Face of Curb	PH	Point of Vertical Intersection
BOT	Bottom of Wall (at finished grade)	F.S.	Finished Surface	QTY	Quantity
BVC	Beginning of Vertical Curve	FT (')	Foot (feet)	RND (D)	Radius
CB	Cable TV	FD	Footing	RS	Reinforced Concrete Pipe
C&G	Curb and Gutter	G	Gas Main	RD	Road
CB	Catch Basin	GS	Gas Break	REF	Reference
CC	Concrete	GM	Gas Meter	REGD.	Regulated
CC	Concrete Drive	GS	Gas	RET	Retaining
CF	Cubic Foot (Foot)	GV	Gas Valve	RM	Right of Way
CI	Cast Iron	H	House Bib	SD	Storm Drain
CI	Construction Joint	HDP	High Density Polyethylene	S.F.	Square Feet
CL	Clear	HDP	High Density Polyethylene	SHF	Sheet
C	Center Line	HGT	Height	SH	Similar
CMP	Corrugated Metal Pipe	HT	Hydrant	SPEC	Specification(s)
CMC	Concrete	HO	Hydrant	SQ	Square
CMST.	Construction	I	Inlet Manhole	SS	Stainless Steel
CMP	Corrugated Polyethylene Pipe	IE	Inlet Elevation	ST	Station
CS	Curb	IN (')	Inch(es)	STD	Standard
CV	Cable Valve	IR	Inlet	SW	Top of Wall, or Slope
DCM	Double Check Valve Assembly	IR	Irrigation Water	T	Telephone Wire
DDCY	Double Detector Check Valve	LB	Lead	T&M	Temporary Beach Mark
DIST.	District	LCPE	Lead Corrugated Polyethylene Pipe	T.C.	Top of Curb
DI	Ductile Iron	LF	Lower Foot	TG or BM	Top of Grade
DM (D)	Diameter	MFL	Manhole	TEMP.	Temporary
DM	Diameter	MFC	Manhole	TOP	Top of Slope
DS	Down Spout	MFR	Manufacturer	TOB	Top of Wall
DWS	Down Spout	MW	Manhole	Ty	Telephone Wire
E	East	MJ	Mechanical Joint	W	Width
EC	Electrical Conduit	MPL	Manhole	WV	Vertical Curve
ESC	Exposed Concrete Curb	MSC.	Miscellaneous	WV (V)	Vertical
EL	Elevation	H	Manhole	WM	Water Meter
ESP	Edge of Pavement	ND (F)	Number	W	Weight
		OC	On Center	WV	Water Valve
		O/W	On Water	WV	Water Valve
				YD	Yard

### LEGEND



**SURVEY SOURCE**  
SURVEY AND PROPERTY INFORMATION SHOWN HEREON IS FROM A ALTA / ACSM LAND TITLE SURVEY PREPARED BY PROLOG, FOR TOWNSCAPE PARTNERS, LLC, DATED MARCH 23, 2012.

**LEGAL DESCRIPTION**  
LOTS 207 TO 209 INCLUSIVE AND 330 TO 334 INCLUSIVE OF TRACT NO. 8128, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 82 PAGES 38 AND 40 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**VERTICAL DATUM**  
COUNTY OF LOS ANGELES BENCH MARK NO. Y 5286  
WIRE SPIKE IN S. CH. BEVERLY BLVD. ON W/O W.P.A.  
SMALL ON 10.54' S. & 13.54' W/O D/L INT. BE 590' CB  
ELEVATION = 187.304 FEET (WAND 1988 DATUM).

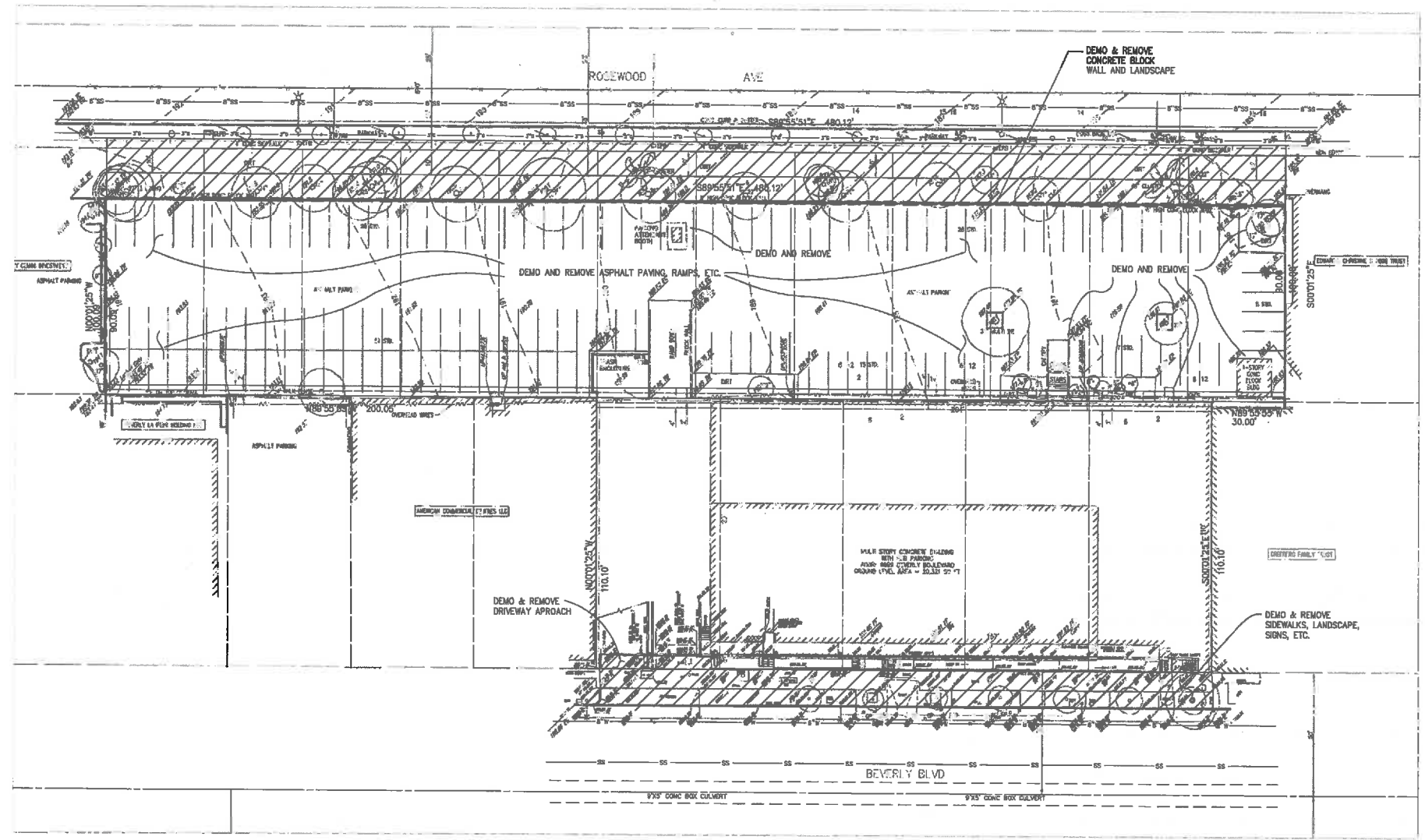
### SHEET INDEX

CIVIL COVER SHEET	C0.0
EXISTING SITE SURVEY	C1.0
SITE DEMOLITION PLAN	C2.0
TEMPORARY EROSION & SEDIMENT CONTROL PLAN	C3.0
SITE CONCEPTUAL GRADING PLAN	C4.0
PRELIMINARY UTILITY PLAN	C5.0
NOTES	C6.0
DETAILS	C7.0

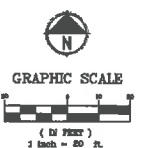
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**CONTRACTOR NOTE**  
 ALL EXISTING UTILITIES SHOWN ON PLANS ARE TO BE VERIFIED HORIZONTALLY AND VERTICALLY PRIOR TO ANY CONSTRUCTION. ALL EXISTING FEATURES INCLUDING BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORD MAPS AND SURVEYS FURNISHED BY OTHERS. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS AND SURVEYS. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO CONSTRUCTION CONTACT THE UTILITY OWNER/AGENCY.



**PRELIMINARY  
NOT FOR CONSTRUCTION**



**HART HOWERTON**  
 One Hudson Street, San Francisco, CA 94111  
 Tel: (415) 774-2700 Fax: (415) 779-2000  
 Email: hhowerton@hart-howerton.com



**PC ENGINEERS**  
 ENGINEERS  
 8899 BEVERLY BLVD. SUITE 800  
 WEST HOLLYWOOD, CALIFORNIA 98048  
 (310) 340-1000

DATE	ISSUE
08/03/2025	1

REVISIONS	
NO.	DESCRIPTION

**DRAWING TITLE:**  
 SITE DEMOLITION PLAN

**PROJECT #:**  
 12022-010-01

**DRAWN BY:**  
 DAS

**CHECKED BY:**  
 DAS

**DRAWING NO.:**  
 C2.0

**PRELIMINARY  
NOT FOR CONSTRUCTION**



**HART HOWERTON**  
 Civil Engineers  
 311 N. Hollywood Blvd., Suite 200  
 West Hollywood, CA 91601  
 Tel: 310.770.1111 Fax: 310.770.1112



**DCI ENGINEERS**  
 ENGINEERS  
 8899 BEVERLY BLVD.  
 WEST HOLLYWOOD, CALIFORNIA  
 91604

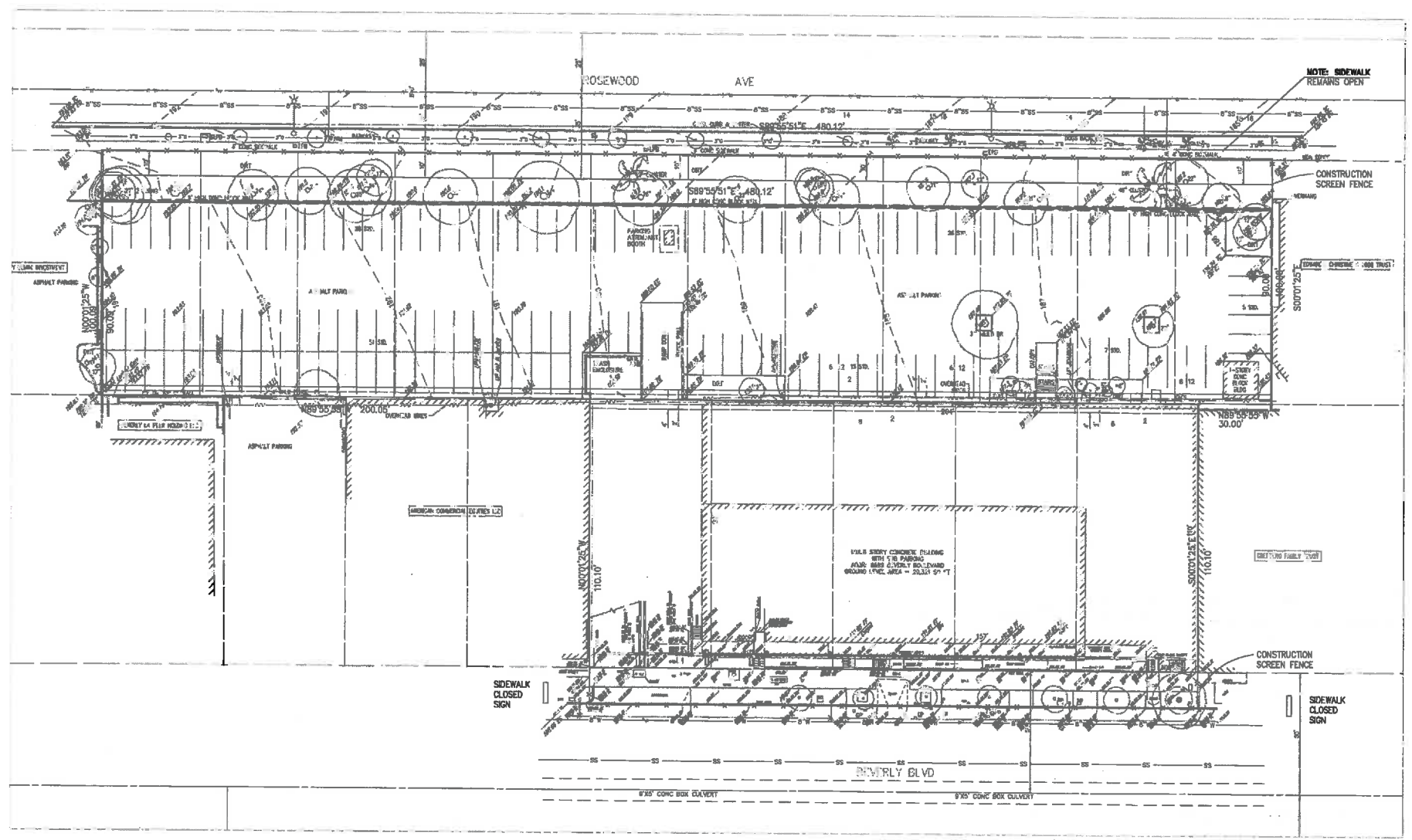
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NO.	DATE	REVISIONS

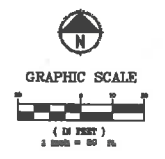
NO.	DATE	REVISIONS

**TEMP. SEDIMENT & EROSION CONTROL**

PROJECT NO.: 20120002  
 DRAWN BY: DMS  
 CHECKED BY: DMS  
 DRAWING NO.: **C3.0**



**CONTRACTOR NOTE**  
 ALL EXISTING UTILITIES SHOWN ON PLANS ARE TO BE VERIFIED HORIZONTALLY AND VERTICALLY PRIOR TO ANY CONSTRUCTION. ALL EXISTING FEATURES INCLUDING BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORD MAPS AND SURVEYS FURNISHED BY OTHERS. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS AND SURVEYS. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO CONSTRUCTION CONTACT THE UTILITY OWNER/AGENCY.



Project Street: C:\Users\j\Documents\2012\08\20120826\8899 Beverly Blvd - 11111\PROJECT\CONTRACT\20120826\C3.0.dwg  
 Drawing Title: TEMP. SEDIMENT & EROSION CONTROL  
 Drawing No.: C3.0  
 Date Issued: 08/26/2012  
 Project No.: 20120002  
 Drawn By: DMS  
 Checked By: DMS  
 Hart Howerton  
 311 N. Hollywood Blvd., Suite 200  
 West Hollywood, CA 91601  
 Tel: 310.770.1111 Fax: 310.770.1112

GENERAL CONSTRUCTION NOTES

- 1. THE PLANS ARE SCHEMATIC AND ARE NOT INTENDED TO DETAIL ALL DETAILS OF THE WORK REQUIRED...
2. EXCAVATION AND EMBANKMENT SHALL BE IN ACCORDANCE WITH APPLICABLE REQUIREMENTS...
3. THE PLANS MAY NOT SHOW ALL EXISTING UTILITIES...
4. ALL FINISHED GRADING ELEVATIONS SHALL MATCH EXISTING ELEVATIONS...
5. THE CONTRACTOR SHALL REMOVE ALL WASTE MATERIAL...
6. GRADING: ALL GRADING SHALL BE LIMITED TO THE AREAS IDENTIFIED ON THE GRADING PLAN...
7. THE CONTRACTOR IS REQUIRED TO HAVE A COMPLETE SET OF THE APPROVED PLANS ON THE JOB SITE...
8. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND APPROVALS...
9. SEE ARCHITECTURAL PLANS FOR HANDICAP ACCESS, STORAGE AND APPLICABLE DETAILS...
10. THE CONTRACTOR SHALL PROTECT ALL CATCH BASINS, DRYWELLS, AND OTHER STORM WATER STRUCTURES...
11. CUT SLOPES IN SOIL ROCK SHALL NOT EXCEED 1/2:1 (HORIZONTAL:VERTICAL)...
12. FILL SLOPES ACROSS THE PROPERTY SHOULD BE DESIGNED FOR A MAXIMUM SLOPE OF 2:1...
13. CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR AND EQUIPMENT TO CONSTRUCT AND INSTALL...
14. A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE CITY OF HAYWARD CONSTRUCTION INSPECTOR...
15. THE CONTRACTOR SHALL PROVIDE THE DESIGN ENGINEER WITH RECORD DRAWINGS PRIOR TO FINAL APPROVAL...
16. THE SURVEY IS FOR INFORMATIONAL PURPOSES ONLY. NO CERTIFICATIONS ARE EXPRESSED OR IMPLIED...
17. UNLESS SPECIFICALLY EXCEPTED IN THE PLANS OR CONTRACT DOCUMENTS, ALL CONSTRUCTION METHODS...
18. THE ENGINEER HAS ATTEMPTED TO SHOW ALL EXISTING UNDERGROUND UTILITIES AND STRUCTURES...
19. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND APPROVALS...
20. IF CONSTRUCTION IS TO TAKE PLACE IN PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL NOTIFY THE CITY...
21. ANY CHANGES TO THE DESIGN SHALL FIRST BE REVIEWED AND APPROVED BY THE PROJECT ENGINEER...
22. ALL TESTING SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION...
23. WHERE NEW ASPHALT JOINTS EXISTING, THE EXISTING ASPHALT SHALL BE CUT TO A NEAT VERTICAL EDGE...
24. FORM AND SUBGRADE INSPECTION BY THE INSPECTOR IS REQUIRED BEFORE POURING CONCRETE...
25. ALL CURB AND GUTTER, STREET GRADERS, SIDEWALK GRADERS, AND ANY OTHER VERTICAL AND/OR HORIZONTAL ALIGNMENT...
26. PRIOR TO BACKFILL, ALL MAINS AND APPURTENANCES SHALL BE INSPECTED AND APPROVED BY THE GOVERNING MUNICIPALITY...
27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DIRT, MUD, AND OTHER CONSTRUCTION DEBRIS...
28. ANY BROKEN, HEAVED, OR SUNKEN CURB ADJACENT ALONG THE STREET OF THE PROJECT SITE...
29. CONTRACTOR SHALL PREPARE (AND IMPLEMENT) A CONSTRUCTION NOISE MANAGEMENT PLAN...
30. CONTRACTOR SHALL PREPARE (AND IMPLEMENT) A MITIGATION PLAN AND SUBMIT IT TO THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT (BAMMD).

SWPPP NOTES:

- 1. THE IMPLEMENTATION OF THESE TEMPORARY EROSION AND SEDIMENTATION CONTROL (TESC) MEASUREMENTS...
2. TESC FACILITIES ARE NECESSARY TO PREVENT EROSION AND SEDIMENT LADEN WATER FROM LEAVING THE SITE...
3. ANY AREA STRIPPED OF VEGETATION, INCLUDING EMBANKMENTS, WHERE NO FURTHER WORK IS ANTICIPATED...
4. THE EROSION CONTROL FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED...
5. STABILIZED CONSTRUCTION ENTRANCES AND/OR WASH PADS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION...
6. TEMPORARY SLOTTED CONVEYANCE SHALL BE INSTALLED TO PREVENT RUNOFF FROM EXTERIOR...
7. SLOPE ROUGHENING IS REQUIRED ON ALL EMBANKMENTS WITH SLOPES 3:1 OR GREATER...
8. DURING CONSTRUCTION, FILTER FABRIC SHALL BE PLACED IN ALL DITCHES AND MAINTAINED...
9. SPRAY WATER AS NEEDED TO CONTROL DUST. WETTING WATERING WILL BE REQUIRED DURING PERIODS OF HOT OR WINDY WEATHER CONDITIONS...
10. PROTECT BORROW AND STOCKPILE AREAS FROM EROSION WITH STRAW MULCH AND/OR TEMPORARY SEEDING...
11. ALL TEMPORARY TESC MEASURES SHALL BE REMOVED UPON STABILIZATION OF THE SITE...
12. APPROVAL OF THE ESC PLAN DOES NOT CONSTITUTE APPROVAL OF ANY OF THE PROPOSED ROAD, STORM DRAINAGE, GRADING OR UTILITY DESIGN ELEMENTS...
13. THE EROSION/SEDIMENTATION CONTROL MEASURES SHOWN ARE THE MINIMUM REQUIREMENTS...
14. GRADED AREAS, WHICH WOULD BE LEFT BARE FOR MORE THAN 7 DAYS, SHALL HAVE A MULCH APPLIED...
15. DUST CONTROL: AN APPROVED METHOD OF DUST CONTROL, MEETING THE REQUIREMENTS OF LOCAL REGULATIONS...
16. GEOTEXTILE FABRIC SHALL BE PLACED ON THE RISKS OF DRYWELLS, CATCH BASINS, AND INLETS...
17. THE CONTRACTOR SHALL PROTECT ALL CATCH BASINS, DRYWELLS, AND OTHER STORM DRAINAGE STRUCTURES...
18. THE CONTRACTOR SHALL ENSURE THAT ALL ON-SITE EMPLOYEES AND SUBCONTRACTORS ARE AWARE OF ALL STORM WATER QUALITY MEASURES.

SWPPP MAINTENANCE NOTES:

- 1. SEDIMENT BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RUNOFF-PRODUCING RAINFALL...
2. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY...
3. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RUNOFF-PRODUCING RAINFALL...
4. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE ESC STRUCTURE IS NO LONGER REQUIRED...
5. ALL TEMPORARY AND PERMANENT ESC PRACTICES SHALL BE MAINTAINED AND PREPARED AS NEEDED...
6. ALL TEMPORARY ESC MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED...
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND APPROVALS...
8. THE CONTRACTOR SHALL PROVIDE THE DESIGN ENGINEER WITH RECORD DRAWINGS PRIOR TO FINAL APPROVAL...
9. THE SURVEY IS FOR INFORMATIONAL PURPOSES ONLY. NO CERTIFICATIONS ARE EXPRESSED OR IMPLIED...
10. UNLESS SPECIFICALLY EXCEPTED IN THE PLANS OR CONTRACT DOCUMENTS, ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

PAVING NOTES:

- 1. ALL AREAS TO BE PAVED SHALL BE CLEARED OF ALL GRASS, ROOTS, TRASH, METAL AND ORGANIC MATERIALS...
2. BEFORE PLACING THE BASE MATERIAL, THE SURFACE OF THE SUBGRADE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY...
3. BITUMINOUS TACK COAT SHALL BE APPLIED BETWEEN ASPHALT PAVING LIFTS...
4. ALL VALVE AND MANHOLE COVERS SHALL BE ADJUSTED TO PAVEMENT GRADE DURING INITIAL CONSTRUCTION...
5. ALL TRAFFIC CONTROL, IF REQUIRED, SHALL CONFORM TO THE APPLICABLE REGULATIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)...
6. ALL THE OPERATIONS SHALL CONFORM TO THE APPLICABLE REGULATIONS SET FORTH BY ICC AND OSHA.

GENERAL GRADING NOTES:

- 1. EXCAVATION AND EMBANKMENT SHALL BE IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE CITY OF HAYWARD...
2. ALL FINISHED GRADING ELEVATIONS SHALL MATCH EXISTING ELEVATIONS AT THE SITE'S BOUNDARY...
3. ESTIMATED QUANTITIES HAVE NOT BEEN CALCULATED TO DETERMINE VOLUMES OF EXCAVATION AND EMBANKMENT...
4. GRADING: ALL GRADING SHALL BE LIMITED TO THE AREAS IDENTIFIED ON THE GRADING PLAN...
5. FILL SLOPES ACROSS THE PROPERTY SHOULD BE DESIGNED FOR A MAXIMUM SLOPE OF 2:1...
6. ALL CURB AND GUTTER, STREET GRADERS, SIDEWALK GRADERS, AND ANY OTHER VERTICAL AND/OR HORIZONTAL ALIGNMENT...
7. FORM AND SUBGRADE INSPECTION BY THE INSPECTOR IS REQUIRED BEFORE POURING CONCRETE...
8. WHERE NEW ASPHALT JOINTS EXISTING, THE EXISTING ASPHALT SHALL BE CUT TO A NEAT VERTICAL EDGE...
9. IF CONSTRUCTED SUBGRADE FOR PAVEMENT SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY...
10. EXISTING VEGETATION CONSISTS OF NATIVE GRASSES AND SMALL SHRUBS.

STORM DRAINAGE NOTES:

- 1. DRAINAGE PONDS SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF THESE DRAWINGS...
2. ALL DRAINAGE PONDINGS WITHIN THE SCOPE OF THIS PROJECT SHALL BE COMPLETED DURING THE CONSTRUCTION...
3. ALL DRAINAGE PONDINGS ARE TO BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM...
4. SLEEVING: PROVIDE SLEEVING AS REQUIRED UNDER SIDEWALKS, PATHS, CURBS, PAVING, ETC...
5. WATER-POWER SUPPLY FOR POND IRRIGATION: THE GENERAL CONTRACTOR IS TO SUPPLY WATER TAP (S) FOR HOSE-UP AND SUPPLY POWER FOR CONTROLS...
6. POND BOTTOM ELEVATIONS SHOWN THESE PLANS ARE FINISHED GRADE...
7. SEE DRAINAGE REPORT DATED: MAY 5, 2010...
8. RM ELEVATIONS OF DRAINAGE STRUCTURES SHALL BE INSTALLED SO THAT THE RM MAY BE ADJUSTED 6-8 FEET TO MATCH FINISHED GRADE...
9. STORM DRAINAGE FACILITIES SHALL COMPLY WITH ALAMEDA COUNTY WIDE CLEAN WATER PROGRAM (ACCWP)...
10. THE OWNER SHALL CLEAN ALL STORM DRAIN INLETS ANNUALLY JUST PRIOR TO THE RAINY SEASON (OCTOBER).

WATER NOTES:

- 1. WATER LINES 4" AND LARGER SHALL BE DUCTILE IRON, CLASS 50 (AWWA C151 APPROVED)...
2. WATERLINES SHALL BE INSTALLED WITH TOP OF PIPE ELEVATIONS A MINIMUM OF 4' BELOW FINISHED GRADE...
3. GATE VALVES 3" AND LARGER, SHALL BE RESILIENT NECK, NON-RISING STEM O-RING SEALS...
4. HYDRANTS SHALL CONFORM TO AWWA STANDARD C502-04 AND THE CITY OF HAYWARD STANDARDS...
5. INSTALL TRACER WIRE PER CITY OF HAYWARD STANDARD PLAN SD-238...
6. ALL WATER MAINS SHALL BE STAKED FOR GRADES AND ALIGNMENT...
7. WHERE CONNECTIONS REQUIRE "FIELD VERIFICATION" CONNECTION POINTS SHALL BE EXPOSED...
8. AT ANY CONNECTION TO AN EXISTING LINE WHERE A NEW VALVE IS NOT INSTALLED...
9. WHEN FIRE FLOW WILL BE INTERRUPTED, THE FIRE DEPARTMENT SHALL BE GIVEN A 24 HOURS NOTICE...
10. AFTER THE WATER LINES ARE CONSTRUCTED, TESTED AND APPROVED...
11. DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED 75% OF MAXIMUM ALLOWED DEFLECTION...
12. PIPE RESTRAINTMENT SHALL BE INSTALLED AT ALL BENDS (VERTICAL AND HORIZONTAL)...
13. LOCATION OF EXISTING WATER MAINS AND SERVICES SHOWN ARE APPROXIMATE...
14. NEW WATER LINES SHALL BE TESTED AT NO LESS THAN 175 PSI FOR A MINIMUM OF THREE (3) HOURS...
15. THE CONTRACTOR TO INSTALL ALL WATERLINES IN ACCORDANCE WITH THE CITY OF HAYWARD WATER DEPARTMENT RULES AND REGULATIONS...
16. THE UNDERGROUND FIRE SERVICE LINE, FDC, AND FVY SHALL CONFORM TO NFPA 24 STANDARDS AND THE CITY OF HAYWARD FIRE DEPARTMENT STANDARDS.

UTILITY NOTES:

- 1. INFORMATION SHOWN ON THIS DRAWING IS FOR PRELIMINARY REFERENCE ONLY...
2. IF REIFY TRENCH EXCAVATION, BEDDING, AND BACKFILL FOR CONDUIT OF UTILITIES LISTED IN NOTE 1...
3. CONTRACTOR SHALL CONFORM TO CITY, STATE AND FEDERAL SAFETY REGULATIONS...
4. ALL ROADWAY CROSSINGS SHALL BE A MIN. 80" CONDUIT...
5. SANITARY SEWER GRAVITY PIPE SHALL BE ASTM D3034 SDR 26 PVC...
6. SADDLES FOR SANITARY SEWER SERVICES SHALL BE 6" MINIMUM DISTANCE FROM SANITARY SEWER MANHOLES...
7. SANITARY SEWER SERVICES SHALL BE 10' MINIMUM DISTANCE FROM WATER SERVICES...
8. CONTRACTOR SHALL PROVIDE ALL GRADES, PROPERTY CORNER LOCATIONS, OR OTHER REFERENCE POINTS...
9. STORM DRAIN PIPE SHALL BE DUCTILE IRON CLASS 60 (AWWA C151 APPROVED) FOR THE ROOF DRAIN PIPES...
10. ALL SEWER CONSTRUCTION PROCEDURES AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF WEST HOLLYWOOD STANDARDS.

SEWER NOTES:

- 1. ALL SEWER CONSTRUCTION PROCEDURES AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF WEST HOLLYWOOD STANDARDS...
2. ALL SIDE SEWER LINES SHALL BE 6" UNLESS OTHERWISE INDICATED ON THE PLANS...
3. ALL SEWER MAINS AND SERVICE LINES SHALL BE LOCATED TO MEET STATE AND CITY SEPARATION REQUIREMENTS...
4. SANITARY SEWER PIPES SHALL BE PVC ASTM D 3034, SDR 26 WITH PUSH-ON JOINTS AND RUBBER GASKETS...
5. SIDE SEWER SERVICES SHALL BE PVC ASTM D 3034 SDR 26 WITH FLEXIBLE GASKETED JOINTS...
6. ALL SEWER MAINS SHALL BE FIELD STAKED FOR GRADES AND ALIGNMENT...
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF WEST HOLLYWOOD STANDARDS FOR ALL WATER AND SEWER MAINS...
8. SEWER CAPACITY FEE IS DUE AND PAYABLE PRIOR TO FINAL INSPECTION.

PRELIMINARY NOT FOR CONSTRUCTION



HART HOWERTON One Drake Street, San Francisco, CA 94111



EDCI ENGINEERS 8899 BEVERLY BLVD. WEST HOLLYWOOD, CALIFORNIA 90848

Table with columns for DATE, ISSUED, and REVISIONS. Includes a table for REVISIONS with columns NO, DATE, and BY.

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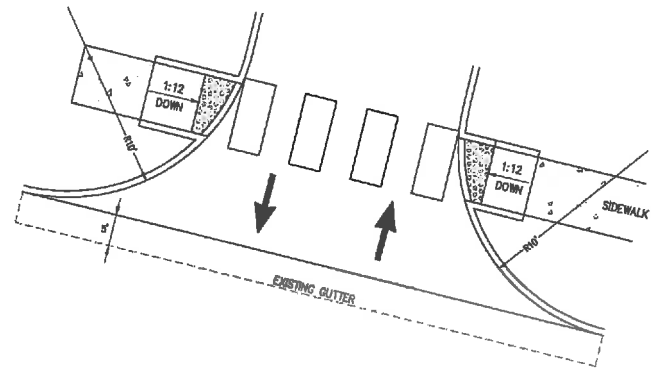
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NOTES

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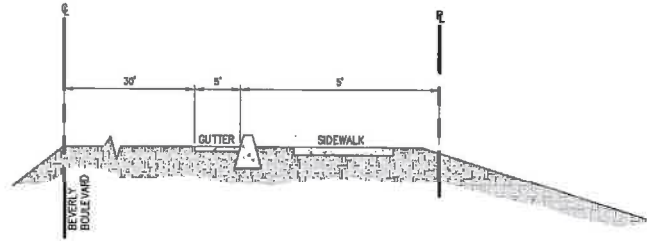
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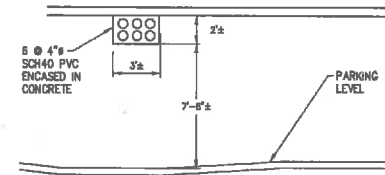
BEVERLY BOULEVARD DRIVEWAY DETAIL (PLAN/ISO VIEW)

SCALE: NTS 1



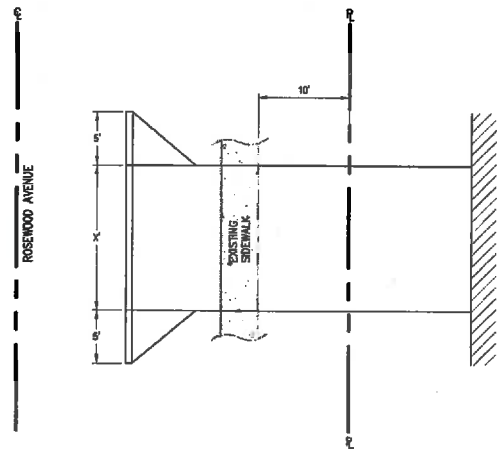
BEVERLY BOULEVARD DRIVEWAY DETAIL (X-SECTION)

SCALE: NTS 2



UTILITY DUCT BANK DETAIL

SCALE: NTS 3



TYPICAL ROSEWOOD AVENUE DRIVEWAY DETAIL

SCALE: NTS 4

PRELIMINARY  
NOT FOR CONSTRUCTION



HART HOWERTON  
Civil Engineer  
44,941/1  
11111 1/10 2008  
Hart Howerton, Inc.  
11111 1/10 2008



8899 BEVERLY BLVD.  
WEST HOLLYWOOD, CALIFORNIA  
98848

DATE: 12/12/12  
ISSUE: 1

REVISIONS		
NO.	DATE	DESC.

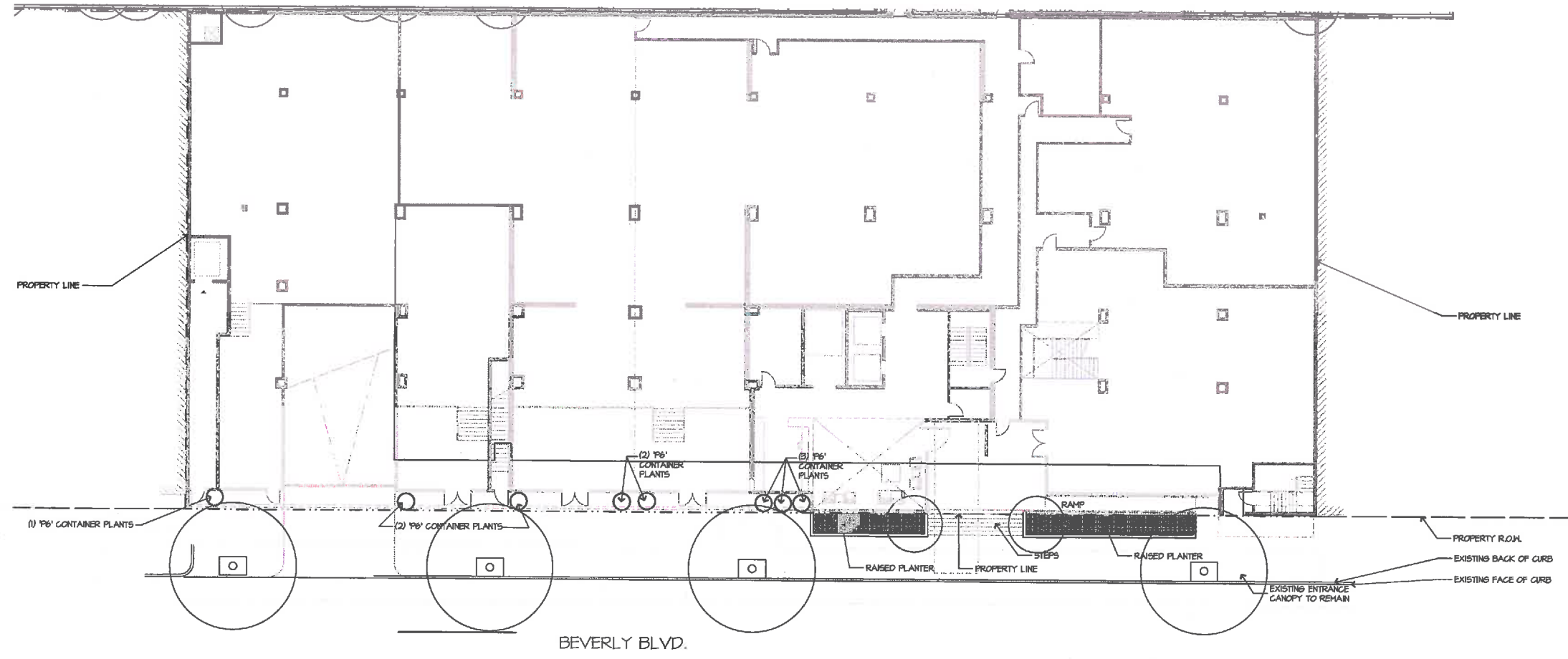
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**DETAILS**

PROJECT #: 8899  
DRAWN BY: DAS  
CHECKED BY: DAS  
DRAWING NO.: **C7.0**



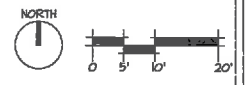


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BEVERLY BLVD.

SEE SHEET L3.02 FOR PLANT SCHEDULE



HART HOWERTON  
ARCHITECTS

OLSON KUNDIG ARCHITECTS

8899 BEVERLY BLVD.  
WEST HOLLYWOOD, CALIFORNIA  
90048

DATE	ISSUE
DEC. 20, 2012	INTL. SUB.
APR. 2, 2013	FINAL SUB.

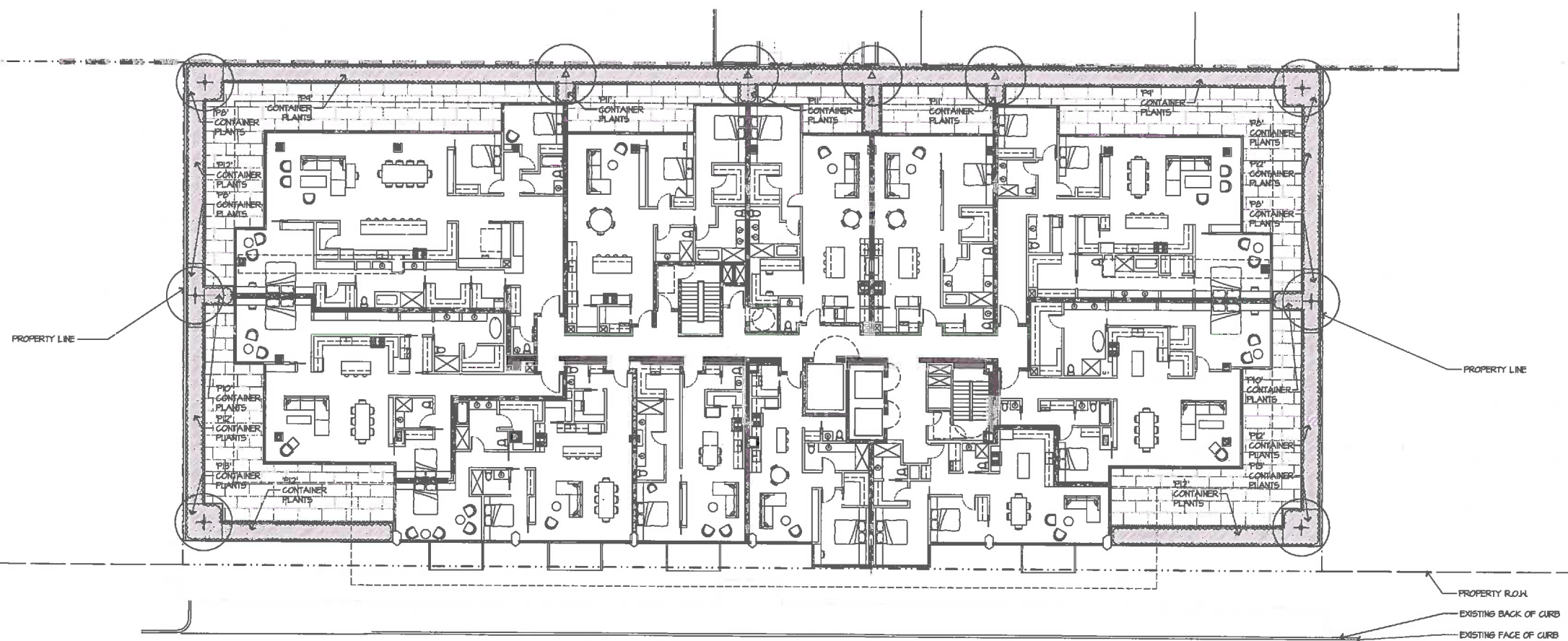
REVISIONS

NO.	DATE	ISSUE

PLANTING PLAN  
BEVERLY

PROJECT #:  
13.00  
DRAWN BY:  
S.Z.W.  
CHECKED BY:  
A.S.B.  
DRAWING NO.:  
L3.03

\\s01\projects\13\130013\130013.dwg - Plot Date: 11/11/13 11:11:11 AM - Plot Size: 11.0000 x 17.0000 - Plot Scale: 1:1 - Plot Unit: Feet - Plot Orientation: Horizontal - Plot Color: Black - Plot Lineweight: 0.5000 - Plot Style: Default.ctb - Plot Device: HP DesignJet 5000 PCL6



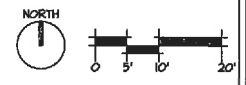
PROPERTY LINE

PROPERTY LINE

PROPERTY R.O.W.  
EXISTING BACK OF CURB  
EXISTING FACE OF CURB

BEVERLY BLVD.

SEE SHEET L3.02 FOR PLANT SCHEDULE



HART HOWERTON  
CONSULTING ARCHITECTS  
1000 WILSON BLVD., SUITE 1000  
WEST HOLLYWOOD, CALIFORNIA 90048

OLSON KUNDIG ARCHITECTS  
1000 WILSON BLVD., SUITE 1000  
WEST HOLLYWOOD, CALIFORNIA 90048

8899 BEVERLY BLVD.  
WEST HOLLYWOOD, CALIFORNIA  
90048

SCALE:  
1" = 10'-0" (AS SHOWN)  
DATE: DEC 20, 2012  
ISSUE: INTL. SUB.  
DATE: APR. 2, 2013  
ISSUE: FINAL SUB.

REVISIONS			
NO.	DATE	BY	REASON

DRAWING TITLE:  
TOWER  
PLANTING PLAN  
LEVEL 4

PROJECT #: 130013  
DRAWN BY: S.K. ZW  
CHECKED BY: A.R.S.  
DRAWING NO.: L3.01

COMMENTS:

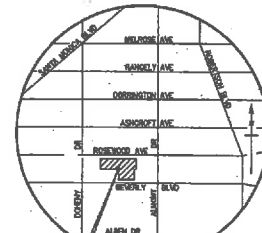
BOUNDARY LINES... ESTABLISHED FROM RECORDED CITY, COUNTY AND/OR PRIVATE SURVEY MONUMENTS WHOSE CHARACTER AND SOURCE ARE NOTED ON THE SURVEY.

PARTY WALLS... THERE ARE NO PARTY WALLS ON THE PROPERTY.

EFFECT OF... AN EASEMENT IN FAVOR OF TAFT LAND AND DEVELOPMENT COMPANY FOR POLES, CONDUITS, WATER PIPES AND OTHER PURPOSES IN THE DOCUMENT RECORDED AUGUST 14, 1922 AS INSTRUMENT NO. 95 IN BOOK 2389 PAGE 287 OF OFFICIAL RECORDS.

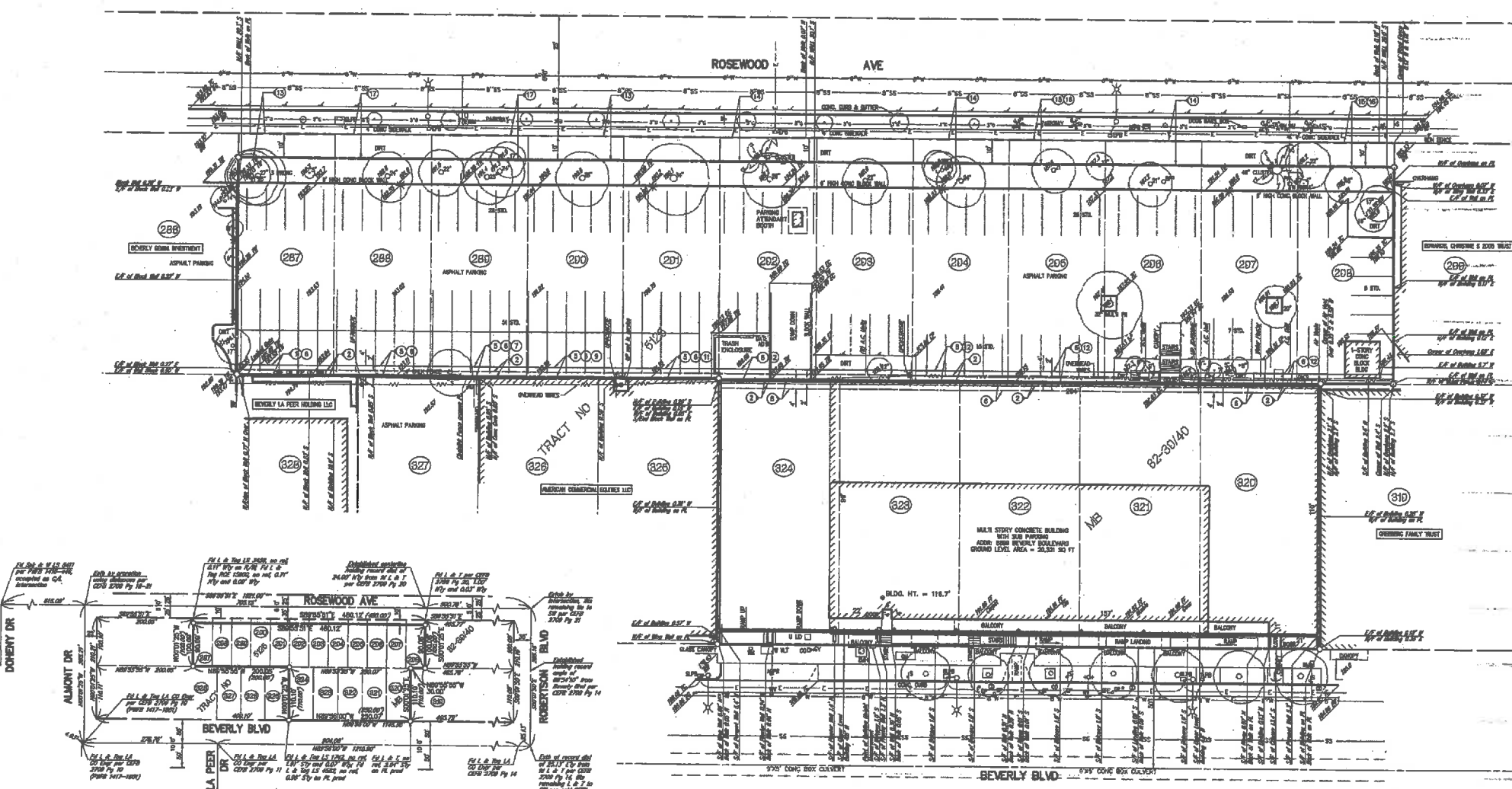
UTILITY INFORMATION

Table with columns: UTILITY, DEPTH, LOCATION, etc. Includes entries for WATER, GAS, POWER, and TELEPHONE lines.



LEGEND

Legend table listing symbols for PROPERTY BOUNDARY LINE, STREET RIGHT OF WAY LINE, CURB LINE, etc., with corresponding symbols and descriptions.



BOUNDARY ESTABLISHMENT SCALE 1" = 100'

LEGAL DESCRIPTION

LOTS 287 TO 296 INCLUSIVE AND 300 TO 304 INCLUSIVE OF TRACT NO. 5125, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 62 PAGES 39 AND 40 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SURVEYOR'S NOTES

- THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES. 1. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT.

SURVEYOR'S CERTIFICATE

TO TOWNSCAPE PARTNERS, LLC, BEVERLY BLVD. ASSOCIATES, LP, A DELAWARE LIMITED PARTNERSHIP, PACIFIC WESTERN BANK, A CALIFORNIA STATE-CHARTERED BANK, CHICAGO TITLE COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS.

Table with columns: CHECKED, DATE, DESCRIPTION, etc. Includes entries for TP, HOD, and DRH.

COUNTY OF LOS ANGELES BENCH MARK NO. Y 8286 WAVE SPK IN S 08 BEVERLY BLVD 84 W/O BY P/L SMALL DN 10.5M S & 13.5M W/O C/L INT @ E END OS

PSOMAS logo and address: 555 South Flower Street, Suite 4400, Los Angeles, CA 90071.

TOWNSCAPE PARTNERS, LLC 8899 BEVERLY BLVD. IN THE CITY OF WEST HOLLYWOOD COUNTY OF LOS ANGELES STATE OF CALIFORNIA

Table with columns: DATE, SCALE, SHEET, etc. Includes date MARCH 23, 2012 and scale 1" = 20'.

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