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December 27, 2019

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Deemed Complete: Hollywood Center Project

The Department of City Planning, Major Projects Section, has completed its review of the application materials for the proposed Hollywood Center Project, located 1750 North Vine Street (and various addresses as described in the administrative record), for the development of a new mixed-use project comprised of up to 1,005 residential units (including 133 senior affordable units); 30,176 square feet of new retail/restaurant space; and the preservation of the Capitol Records Complex (comprised of Capitol Records Building and Gogerty Building), for a total floor area of 1,287,150 square feet. Alternatively, the Project may opt for an East Site Hotel Option, which would be comprised of up to 884 residential units (including 116 senior affordable units); a 220-room hotel; 30,176 square feet of new retail/restaurant space; and the preservation of the Capitol Records Complex (comprised of Capitol Records Building and Gogerty Building), for a total floor area of 1,272,741 square feet.

The applications for the following City Planning Commission cases were filed on April 12, 2018. These applications have been deemed complete and include requests for:

CPC-2018-2114-ZCJ-HD-MCUP-SPR: A Vesting Zone Change and Height District Change from C4-2D-SN to C2-2-SN in conjunction with three incentives, concessions, reductions, or modifications of zoning code requirements to provide for affordable housing costs pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.11; a Master Conditional Use Permit for the sale or dispensing of alcoholic beverages for on-site and off-site consumption; a Conditional Use Permit for a unified development to allow Floor Area Ratio (FAR) averaging and residential density transfer between the East Site and the West Site; and Site Plan Review for a development that results in an increase of 50 or more dwelling units and/or guest rooms or generates more than 1,000 average daily trips.

CPC-2018-2115-DA: A Development Agreement between the Applicant and the City of Los Angeles (anticipated to extend through 2040).

While the following related cases have already been deemed complete as of June 26, 2018, they are being included herein to capture the East Site Hotel Option as part of the Project Description.

VTT-82152: A Vesting Tentative Tract Map to subdivide the property into three (3) ground lots and 38 air space lots (for a total of 41 lots), in conjunction with a Haul Route approval and the removal of 19 street trees.

ENV-2018-2116: Environmental Impact Report (EIR) for the purpose of determining environmental impacts pursuant to the California Environmental Quality Act (CEQA).

Pursuant to LAMC Section 12.32 Q for a Vesting Zone Change Application, and LAMC Section 17.15 C for a Vesting Tentative Map Application, the subject Project, as submitted, is hereby vested with the rights conferred by the respective subsections.

With the application and supplemental information provided, the Department of City Planning finds that the case files contain sufficient information to satisfy the processing of the requested entitlements associated with the project and is hereby deemed complete. Please note that this determination has been made with the understanding that the Department of City Planning may request additional information, as necessary, to review and analyze the environmental effects of the proposed project in accordance with CEQA, LAMC, and other Departmental policies and plans, as appropriate.

Sincerely,



Mindy Nguyen
City Planner
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