- bb) The applicant and his tenants shall make a diligent effort to recruit and hire current residents of the City of West Hollywood for positions and employment in the project.
- cc) The existing billboard is to be removed from the site.
- dd) All demolition and excavation removal shall be conducted exclusively from Sunset Boulevard, with primary access from Sunset Boulevard.
- ee) The alley is to remain open and free of obstruction at all times during all phases of the development.
- ff) Commercial activity shall be limited to the sale of automobiles. No servicing and storage of automobiles shall be allowed.
- gg) Commercial usage of the outdoor terrace shall only be from the hours of 8:00 a.m. to 10:00 p.m.
- hh) Prior to issuance of a building permit, the applicant shall file a revised parking plan showing three handicap parking spaces.
- ii) Prior to issuance of building permits, the applicant shall dedicate 5 feet on Sunset Blvd.

APPROVED AND ADOPTED this 12th day of September, 1988.

DIRECTOR OF COMMUNITY DEVELOPMENT

CITY OF WEST HOLLYWOOD DEPARTMENT OF COMMUNITY DEVELOPMENT

CONDITIONS OF APPROVAL FOR DEVELOPMENT PERMIT 90-25 FOR PROPERTY LOCATED AT 9176 SUNSET BOULEVARD ON AN APPLICATION OF JOHN H. HORNBURG/HORNBURG FAMILY TRUST.

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1.0 Legal Requirements

2.0 Project Description

3.0 Fees

4.0 Bonds

5.0 Construction

6.0 Building and Safety

7.0 Landscaping

8.0 Design Requirements

DEPARTMENT OF COMMU	NITY DEVELOPMENT	,,	
	20 1	DATE UU	1.27,199
THIS APPROVAL IS FOR_	Vevelop men	131111	90-25
AT 11+6 0	chiser B	oulevard	

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. ALL REQUIREMENTS OF THE WEST HOLLYWOOD ZONING ORDINANCE AND OF THE SPECIFIC ZOP WIS OF THE SUBJECT PROPERTY MUST BE COMPLIED WITH UNLESS SET FORTH IN THE PERMIT OR SHOWN ON THE APPROVED PLANS.

4 APPROVED FOR See Section 210 for Description

2. LEPROVED AS SHOWN ON PLANS.

3. WEERS EUILDING AND SAFETY APPROVAL.

5. See Conditions lil thru 9,5

1.0 LEGAL REQUIREMENTS

Pages 1-1.1 This permit shall not be effective for any purpose until the applicant 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. If the applicant is a corporation, then an officer of the corporation shall sign the acceptance affidavit.

- 1.2 It is hereby declared to be the intent that if any provision of this permit is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
- All requirements of the West Hollywood Zoning Ordinance and of the specific zoning of the subject property must be complied with unless set forth in the permit or shown on the approved plans on file with the Department of Community Development.
- 1.4 Approval of this permit shall expire twenty-four (24) months from the date of approval by the Planning Commission, unless significant construction and/or improvements have commenced. A one-year time extension may be granted if requested at least 45 days prior to the expiration date.

2.0 PROJECT DESCRIPTION

- 2.1 This permit is for remodeling an existing automobile showroom; remodeling the Cock 'n Bull Restaurant for office use; and exterior renovations to unify the appearance of the buildings. The building will be used by an automobile dealership.
- 2.2 This approval is for those plans, a copy of which shall be maintained in the files of the City Planning Division. Project development shall be consistent with such plans, except as otherwise specified in these conditions of approval.
- 2.3 The parking area directly south of and behind the old Cock 'n Bull property is considered as "excess" parking. The remaining spaces (located along the east side of the property) are required for employees and patrons of the premises.
- 2.4 This project approval is exempt from the provisions of the California Environmental Quality Act because it involves primarily the remodeling/re-use of an existing structure of small/moderate size.

3.0 FEES

- 3.1 All development and permit fees shall be paid prior to the issuance of grading and building permits and all public improvements shall be secured by bonding or approved equal.
- 3.2 In conjunction with the Air Quality Management District's adoption of the Air Quality Management Plan, the City may have to adopt a Transportation Management Plan or other such measure which will be intended to mitigate traffic and air quality impacts resulting from both new and existing development. The Plan will likely include an ordinance establishing mitigation requirements, including one-time payment of fees on certain types of new development, and annual fees to be paid bey certain types of employers in the City. This ordinance may require that the owner of the proposed project pay such new development fees, and that employers within the project pay such new annual employer fees related to the City's Transportation Management Plan. All fees will be set by resolution of the City Council.
- 3.3 If the total construction/remodeling cost exceeds \$500,000, then 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 Fine Arts Advisory Board, or an in-lieu fee in the amount of 1% of the total building valuation shall be paid to the Public Beautification Trust Fund. The art shall be installed or the in-lieu fee paid prior to occupancy.

4.0 BONDS

4.1 If at any time permittee fails or refuses to comply with or violates any of the conditions upon demand of City, permittee shall post a cash bond with 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 which 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 permittee for as long as compliance with any of the conditions is required. City may, without notice to permittee, draw upon the bond to fulfill the conditions and 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 the West Hollywood Municipal Code. 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.

5.0 CONSTRUCTION PHASE

- 5.1 A laminated copy of the conditions of approval shall be posted on-site during the construction phase.
- 5.2 A sign shall be posted on the site indicating the name and telephone number of a representative of the applicant/owner where complaints can be directed during the construction phase.
- 5.3 Grading and other construction activities shall be limited to the hours of 8:00 AM to 7:00 PM, Monday through Friday, and shall be limited to interior construction during the same hours on Saturday. No construction activity shall be permitted on Sundays and City or National holidays. The use of heavy equipment shall be restricted to the hours of 8:00 AM to 7:00 PM Monday through Friday. Trucks and other heavy equipment/vehicles shall not arrive before 8:00 AM. All construction equipment and materials shall be stored on site.
- 5.4 There shall be an on-site construction manager.
- 5.5 A sign shall be posted on the site indicating the hours of permissible construction work and the use of heavy equipment, including the arrival time of trucks, heavy equipment and other vehicles to the site.
- 5.6 All sidewalks and streets shall be kept clean and passable during all phases of construction.

- 5.7 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.
- 5.8 A construction period mitigation plan shall be prepared by the applicant for approval by the Director of Community Development 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 and subcontractors as well as the developer and architect;
 - b) Describe how demolition of any existing structures is to be accomplished;
 - c) Indicate where any cranes are to be located for erection/construction;
 - d) Describe how much of the public street, alleyway, or sidewalk is proposed to be used in conjunction with construction;
 - e) Set forth the extent and nature of any pile-driving operations;
 - f) Describe the length and number of any tiebacks which must extend under the property of other persons;
 - g) Specify the nature and extent of any dewatering and its effect on any adjacent buildings;
 - h) Describe anticipated construction-related truck routes, number of truck trips, hours of hauling and parking locations;
 - i) Specify the nature and extent of any helicopter hauling;
 - j) State whether any construction activity beyond normally permitted hours is proposed;
 - k) Describe any proposed construction noise mitigation measures;
 - Describe construction-period security measures including any fencing, lighting, and security personnel;
 - m) Provide a drainage plan;
 - n) Provide a construction-period parking plan which shall minimize use of public streets for parking;
 - List a designated on-site construction manager.

6.0 BUILDING AND SAFETY/PUBLIC WORKS

- 6.1 Drainage of the subject property shall be disposed of under the sidewalks in a manner satisfactory to the City Engineer. A drainage plan shall be submitted to the City Engineer and approved prior to the issuance of a building permit.
- 6.2 All structures shall conform with the requirements of the City of West Hollywood Building and Safety Division.

- 6.3 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.
- 6.4 Sidewalks, curbs, gutters, paving and driveways which need replacing or removal shall be reconstructed to the satisfaction of the City Engineer. Approval for this work shall be obtained from the City Engineer prior to issuance of the building permits.
- 6.5 The building address shall be permanently displayed in a manner acceptable to the County of Los Angeles Fire Department. The address shall also be permanently displayed on the roof and the numbers shall measure four (4) feet by eight (8) feet.

7.0 LANDSCAPING

7.1 A landscape and irrigation plan including automatic sprinkler system and showing the location of all public utility facilities shall be submitted for review and approval by the Director of Community Development and the Department of Public Works prior to issuance of a building permit. The landscape plan shall include a planting area or window box (subject to approval of an encroachment permit) at the base of each window along Sunset Boulevard, the planting area at the northeast corner of the lot and, planting around the perimeter of the parking lot.

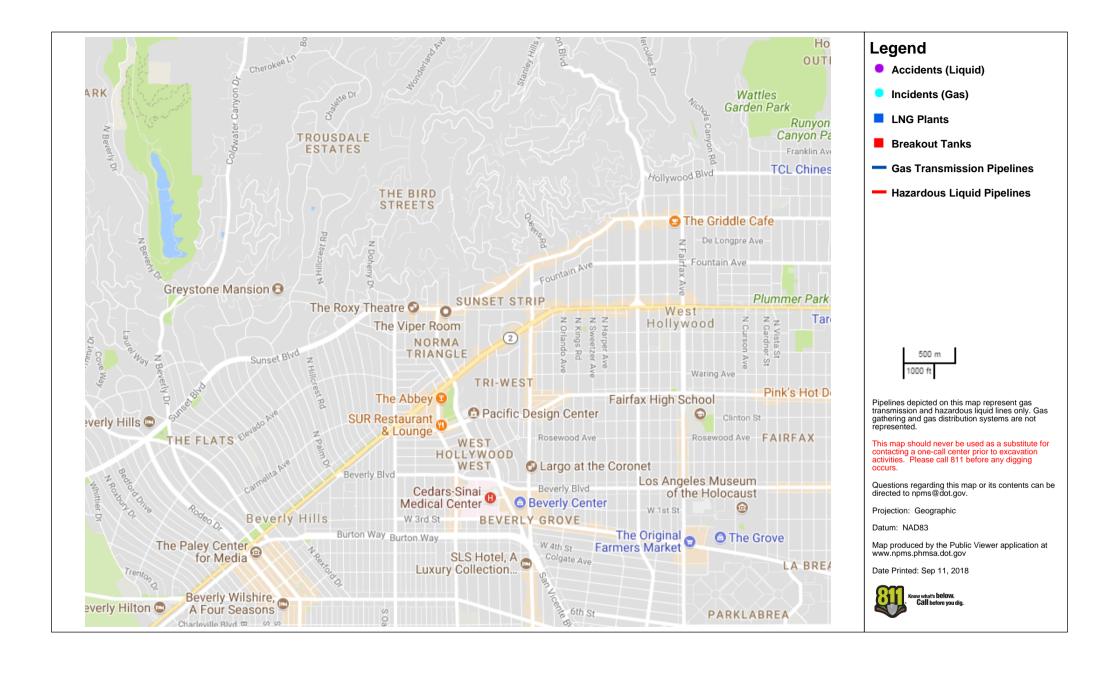
Within the parking area, areas not used for vehicle parking or maneuvering, or for the movement of pedestrians to and from vehicles, should be used for landscaping. At least five percent of the gross interior area of the parking lot shall be landscaped. Landscaping shall be distributed throughout the parking lot to maximize the aesthetic effect and compatibility with adjoining uses.

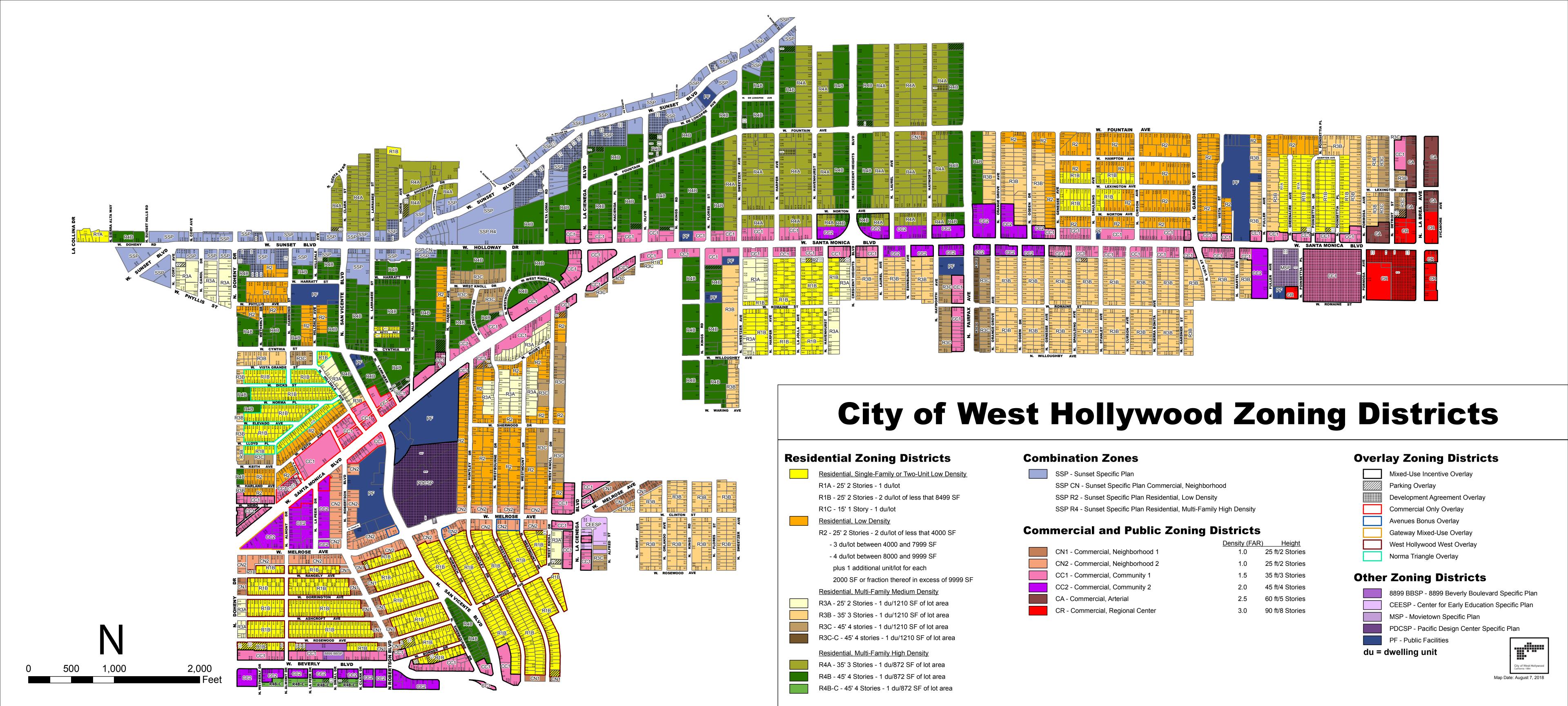
- 7.2 All landscaping and planting areas shall be installed in conformance with an approved landscape plan and shall be continually maintained in good condition and kept clean and weeded. Dead or dying plant material shall be replaced consistent with the approved landscape plan. All landscaping shall be served by an automatic irrigation system which shall be continually maintained in good condition.
- 7.3 Street trees shall be planted along Sunset Boulevard and the sidewalks rebuilt and lighting fixtures/street furniture installed in accordance with the Street Tree Master Plan. Placement of these trees will be determined by Public Work's Landscape Coordinator 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 will use grates placed over the tree well.

8.0 DESIGN REQUIREMENTS

- 8.1 Exterior color and material samples shall be submitted, along with final construction plans for the project, for review and approval by the Director of Community Development prior to issuance of building permits.
- The owner shall provide displays representing the historic 8.2 nature of the Cock and Bull Restaurant on the site of the proposed development. The display shall be visible from and adjacent to the public sidewalk, at least in part, and shall include a plaque or marker with the date of significance of the site and a brief outline of the history of the Sunset Strip and the Cock and Bull Restaurant. Memorabilia, signage, restaurant fixtures, menus, period photographs and newspaper articles are all examples of items to be placed in the displays. The displays should be accessible to the public during regular business hours if not entirely visible to the street. The design, layout and location of the display shall be approved by the City prior to installation. The display shall be installed prior to issuance of a Certificate of Occupancy.
- 8.3 Where the parking area is adjacent to a sidewalk or public right-of-way (including the rear alley) it shall be setback by a landscaped strip with a minimum width of five feet, and a 30-inch high solid wall, located on the parking area side of the landscaped strip. Surfacing, layout and parking, provision of wheel stops, and lighting of the lot shall comply with Section 9430.08 of the Municipal Code.
- 8.4 Revised parking lot layout to be submitted to/approved by the City prior toi issuance of Building Permits.
- 8.5 All exterior signs require separate sign permit approval.

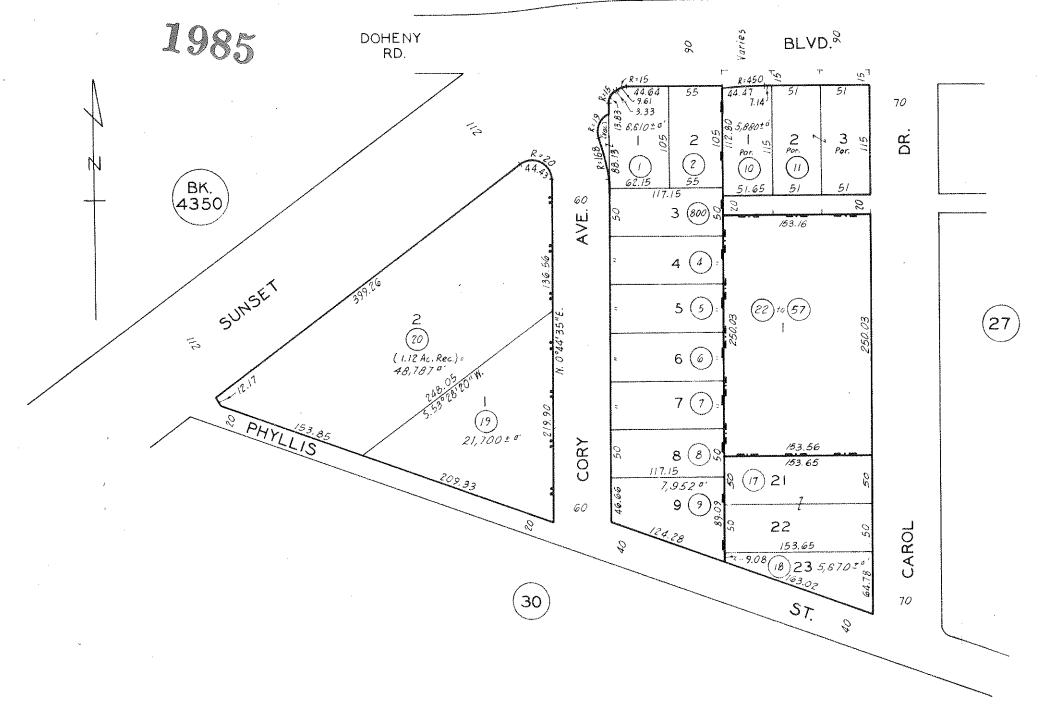












The assessment of units in the following Condominium Plans, includes all rights and interests in the common areas as set forth in deeds of record.

Common Area Subdivision Condominium of Airspace Lots Units Plan Reference Tract No. Shts. 2 & 3

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TRACT NO. 4048

M.B. 73-6

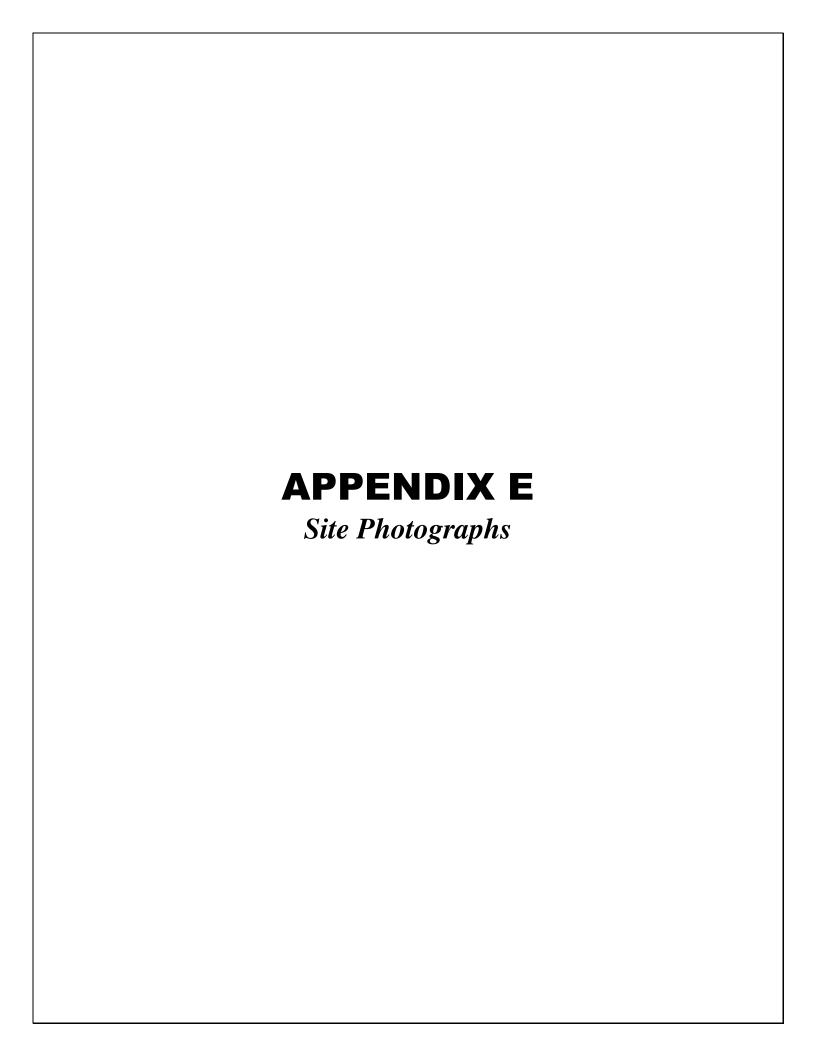
CONDOMINIUM

TRACT NO. 7980

M.B. 87-55-56 PARCEL MAP ... P.M. 29-53 TRACT_NO. 31616 M.B. 846-75-76

FOR FREN ASSMIT STE. 1376 - 28 4340-29

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APPENDIX ESite Photographs





Photograph 1 – Photograph showing the showroom on the subject property.

Photograph 2 – Photograph showing the carports on the subject property.





Photograph 3 – Photograph showing the eastern parking lot on the subject property.

Photograph 4 – Photograph showing the northernadjacent Sunset Boulevard and commercial properties.

APPENDIX E (Continued)





Photograph 5 – Photograph showing the southernadjacent residential housing.

Photograph 6 – Photograph showing the southernadjacent substation.





Photograph 7 – Photograph showing easternadjacent Carol Drive and residential housing.

Photograph 8 – Photograph showing the westernadjacent Cory Avenue, commercial property, and high-density residential housing.

APPENDIX E (Continued)







Photograph 9 – Photograph showing trash cans and dumpster on the subject property.

Photograph 10 – Photograph showing car wash/detailing chemicals stored on the subject property.





Photograph 11 – Photograph showing car wash/detailing chemicals stored on the subject property.

Photograph 12 – Drain located in car washing portion of the subject property.

APPENDIX E (Continued)





Photograph 13 – Clarifier located on the western portion of the subject property.

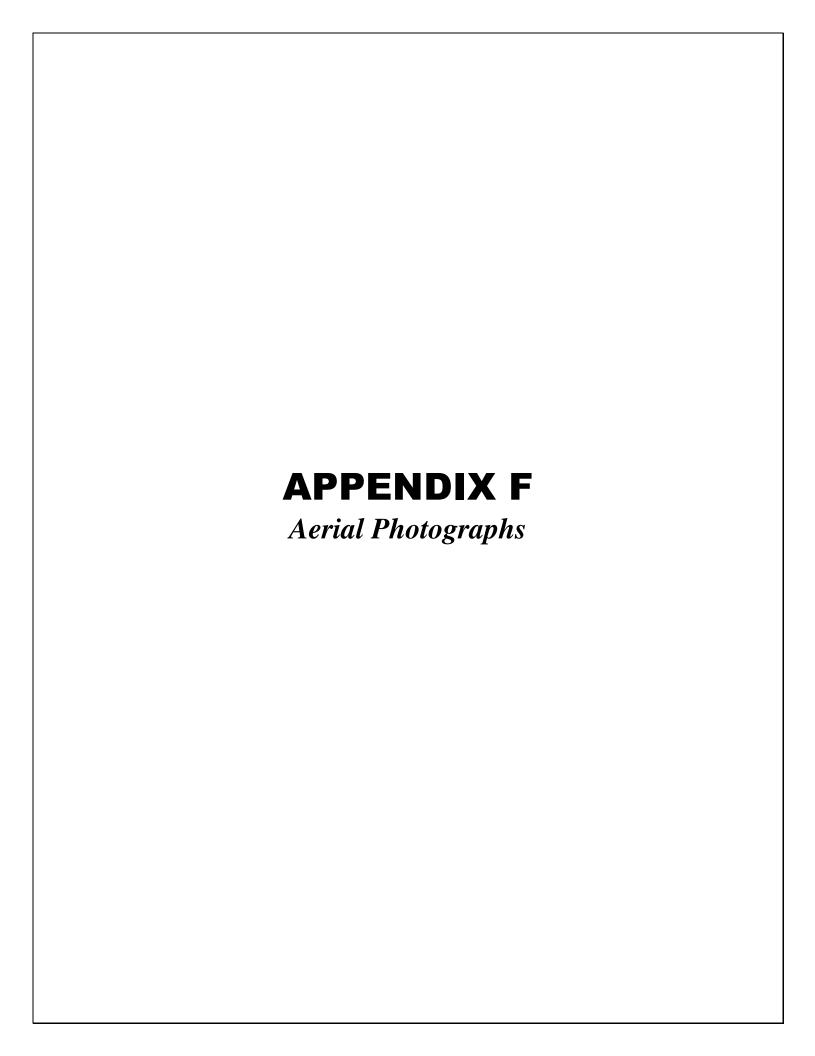
Photograph 14 – Oil storage facilities located to the south of the subject property.





Photograph 15 – Photograph showing the polemounted transformers on the subject property..

Photograph 16 – Photograph showing the fluorescent lighting in the car wash area.



9176 Sunset Boulevard

9176 Sunset Boulevard West Hollywood, CA 90069

Inquiry Number: 5385846.8

August 08, 2018

The EDR Aerial Photo Decade Package



EDR Aerial Photo Decade Package

08/08/18

Site Name: Client Name:

9176 Sunset Boulevard Dudek & Associates 9176 Sunset Boulevard 605 Third Street West Hollywood, CA 90069 Encinitas, CA 92024 EDR Inquiry # 5385846.8 Contact: Susan Smith



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	Source
2016	1"=500'	Flight Year: 2016	USDA/NAIP
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2005	1"=500'	Flight Year: 2005	USDA/NAIP
2002	1"=500'	Flight Date: June 10, 2002	USDA
1994	1"=500'	Acquisition Date: May 31, 1994	USGS/DOQQ
1989	1"=500'	Flight Date: August 22, 1989	USDA
1981	1"=500'	Flight Date: February 17, 1981	USGS
1979	1"=500'	Flight Date: February 05, 1979	USGS
1977	1"=500'	Flight Date: April 25, 1977	USGS
1964	1"=500'	Flight Date: July 28, 1964	USGS
1952	1"=500'	Flight Date: August 02, 1952	USGS
1948	1"=500'	Flight Date: July 10, 1948	USGS
1938	1"=500'	Flight Date: May 22, 1938	USDA
1928	1"=500'	Flight Date: January 01, 1928	USGS

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