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September 17, 2018

Inspector Robert Duff  
c/o Yvette Whitaker, Senior Administrative Clerk  
Los Angeles Fire Department  
201 N. Figueroa Street, Suite 300  
Los Angeles, CA 90012

**RE: HOLLYWOOD CENTER PROJECT—REQUEST FOR INFORMATION**

Dear Inspector Duff:

The City of Los Angeles Department of City Planning is preparing an Environmental Impact Report (EIR) for the Hollywood Center (Project) pursuant to the California Environmental Quality Act (CEQA). In order to adequately identify and assess the Project's potential environmental effects, early consultation with public agencies and City Departments is being conducted in accordance with Section 15083 of the State CEQA Guidelines. The EIR will include an assessment of the Project's potential adverse physical impacts associated with the provision of new and/or physically altered fire protection facilities. As the Project is served by the Los Angeles Fire Department (LAFD), we are requesting information from your department. The following is a description of the Project and a list of requested information and questions.

**PROJECT DESCRIPTION**

The Project Site is located at 1720, 1749, 1750, and 1770 Vine Street; 1770 Ivar Avenue; and 1733 North Argyle Avenue in the Hollywood Community Plan Area of the City. The Project Site is bounded by Yucca Street on the north, Ivar Avenue on the west, Argyle Avenue on the east, and Hollywood Boulevard on the south, and is bifurcated by Vine Street. The portion of the Project located between Ivar Avenue and

Vine Street is identified as the “West Site,” and the portion located between Vine Street and Argyle Avenue is identified as the “East Site.”

The Project Site is currently occupied by a building and surface parking on the West Site, and the Capitol Records Building and Gogerty Building (the Capitol Records Complex) and surface parking on the East Site. The Capitol Records Complex would be preserved, while other existing uses on the Project Site would be removed.

As summarized in Table 1 below, the Project, under the Residential Option, proposes four new buildings, including a 35-story “West Building,” a 46-story “East Building,” and two 11-story senior buildings set aside for extremely-low and very-low income households (one building on each site). Maximum building height would be 595 feet above grade for the East Building – the tallest of the four proposed buildings. The Project would include 1,005 residential dwelling units (872 market-rate units and 133 senior affordable housing units) totaling approximately 1,256,974 square feet of residential floor area, approximately 30,176 square feet of commercial floor area (retail and restaurant uses), approximately 160,707 square feet of common and private residential and publically accessible open space, 1,521 vehicle parking spaces, and 551 bicycle parking spaces.

**Table 1**  
**Summary of Proposed Floor Area<sup>a</sup>**

Land Use	Existing Development	Proposed New Development	Existing and Reconfigured Uses to Remain	Floor Area Upon Completion
Residential	N/A	1,064,039 sf (872 units)	N/A	1,064,039 sf (872 units)
Senior Affordable Residential	N/A	124,066 sf (133 units)	N/A	124,066 sf (133 units)
Common Open Space <sup>b</sup>	N/A	31,859 sf	N/A	25,870 sf
Publicly Accessible Open Space <sup>c</sup>	N/A	82,548 sf	N/A	82,548 sf
Office	1,237 sf	N/A	N/A	N/A
Retail/Restaurant	N/A	30,176 sf	N/A	30,176 sf
Capitol Records Complex <sup>d</sup>	114,303 sf	N/A	114,303 sf	114,303 sf
<b>Total</b>	<b>115,540 sf</b>	<b>1,287,150 sf<sup>e</sup></b>	<b>114,303 sf</b>	<b>1,401,453 sf</b>

*sf = square feet*

*du = dwelling units*

<sup>a</sup> Square footage is calculated pursuant to the LAMC definition of floor area for the purpose of calculating FAR. In accordance with LAMC Section 12.03, floor area is defined as “[t]he area in square feet confined within the exterior walls of a building, but not including the area of the following:

*exterior walls, stairways, shafts, rooms housing building-operating equipment or machinery, parking areas with associated driveways and ramps, space for the landing and storage of helicopters, and basement storage areas.”*

- <sup>b</sup> Publicly accessible open space would include lobbies, multi-purpose rooms, and senior social services rooms, along with other features.*
- <sup>c</sup> Publically Accessible Open Space would include a pedestrian paseo, outdoor amenity decks, landscaped areas, outdoor seating, and other features.*
- <sup>d</sup> The Capitol Records Complex consists of the Gogerty Building (21,639 sf) and the Capitol Records Building (92,664 sf).*
- <sup>e</sup> The total developed floor area here represents the amount of usable floor area under the Project and comprises only the residential and commercial floor area.*

*Source: Handel Architects LLP, 2018 and James Corner Field Operations, 2018*

As summarized in Table 2 below, under a proposed Hotel Option associated with the East Site, in lieu of the East Building Residential development described above, the Hotel Option would replace 104 of the market-rate units with a 220-room hotel such that the proposed Project would contain 220 hotel rooms and 319 market-rate residential housing units (there would be no change to the building height and massing for East Building). Under the Hotel Option, the senior housing building on the East Site would be reduced from 11 stories to 9 stories and would contain 48 affordable housing units. There would be no change to the West Site described above under the Hotel Option. Thus, under the Hotel Option, the Project would include 884 residential dwelling units (768 market-rate units and 116 senior affordable housing units) totaling approximately 1,112,287 square feet of residential floor area, a 220-room hotel totaling approximately 130,278 square feet of floor area, 30,176 square feet of other commercial floor area, 147,366 square feet of common and private residential and publically accessible open space, 1,521 vehicle parking spaces, and 554 bicycle parking spaces.

Parking for the Project would be provided by two, five-floor subterranean structures – one on the East Site, and one on the West Site. The Project would have a floor-area ratio (FAR) of 6.975:1, which includes the existing 114,303 square foot Capitol Records Complex. Under the Hotel Option, the Project would have a FAR of 6.903:1, which includes the existing 114,303 square feet Capitol Records Complex.

**Table 2**  
**Summary of Proposed Floor Area – Hotel Option<sup>a</sup>**

Land Use	Existing Development	Proposed New Development	Existing and Reconfigured Uses to Remain	Floor Area Upon Completion
Residential	N/A	943,519 sf (768 units)	N/A	943,519 sf (768 units)
Senior Affordable Residential	N/A	110,035 sf (116 units)	N/A	110,035 sf (116 units)
Hotel	N/A	130,278 sf (220 units)	N/A	130,278 sf (220 units)
Common Open Space <sup>b</sup>	N/A	28,942 sf	N/A	28,942 sf
Publically Accessible Open Space <sup>c</sup>	N/A	77,624 sf	N/A	77,624 sf
Office	1,237 sf	N/A	N/A	N/A
Retail/Restaurant	N/A	30,176 sf	N/A	30,176 sf
Capitol Records Complex <sup>d</sup>	114,303 sf	N/A	114,303 sf	114,303 sf
<b>Total</b>	<b>115,540 sf</b>	<b>1,272,741 sf<sup>e</sup></b>	<b>114,303 sf</b>	<b>1,387,044 sf</b>

*sf = square feet*

*du = dwelling units*

<sup>a</sup> Square footage is calculated pursuant to the LAMC definition of floor area for the purpose of calculating FAR. In accordance with LAMC Section 12.03, floor area is defined as "[t]he area in square feet confined within the exterior walls of a building, but not including the area of the following: exterior walls, stairways, shafts, rooms housing building-operating equipment or machinery, parking areas with associated driveways and ramps, space for the landing and storage of helicopters, and basement storage areas."

<sup>b</sup> Common Open Space would include lobbies, multi-purpose rooms, and senior social services rooms, along with other features.

<sup>c</sup> Publically Accessible Open Space would include a pedestrian paseo, outdoor amenity decks, landscaped areas, outdoor seating, and other features.

<sup>d</sup> The Capitol Records Complex consists of the Gogerty Building (21,639 sf) and the Capitol Records Building (92,664 sf).

<sup>e</sup> The total developed floor area here represents the amount of usable floor area under the Project and comprises only the residential and commercial floor area.

Source: Handel Architects LLP, 2018 and James Corner Field Operations, 2018

Please provide the following information regarding LAFD services and facilities:

- Fire stations that would serve the Project, including the address and distance to the Project Site, as well as an identification of the first-in and backup stations;
- Existing staffing levels (e.g., Captains, Lieutenants, firefighters, paramedics, EMTs, HazMat-trained personnel) for each fire station serving the Project Site;
- Equipment for each fire station serving the Project Site, including number of engines, trucks, rescue ambulances, etc.;
- A description of any plans by LAFD to construct new or expand existing fire stations that would serve the Project.
- Indication of whether the response distances for each fire station serving the Project Site meet the performance goals of the LAFD; and
- The fire flow, hydrant, and residual water pressure requirements for the Project.

## QUESTIONS

To aid us in assessing potential adverse physical effects to fire protection services, please answer the following questions regarding LAFD services and facilities:

- Would the Project, either individually or combined with other past, present or anticipated future projects, result in the need for new or altered fire protection facilities? If so, please describe the nature, approximate location and approximate size of the new or altered facility. (Please see related projects list provided with this Request for Information.)

Thank you for your assistance as this information will help us ensure that our analysis is accurate and complete. Please feel free to contact me at (818) 374-5066 or via email at [elva.nuno-odonnell@lacity.org](mailto:elva.nuno-odonnell@lacity.org) to discuss our information needs and/or any questions regarding the Draft EIR. In order to ensure a timely completion of our analysis, a response from your agency is appreciated (via mail or email) no later than **October 4, 2018**.

Primary vehicular access to the West Site's subterranean parking areas would be provided via two driveways on Ivar Avenue, south of Yucca Street. Access to the West Site's loading zone would be provided via a northern driveway located on Ivar Avenue. Primary vehicular access to the East Site's subterranean parking areas would be provided via Argyle Avenue, south of Yucca Street. The East Site's loading zone areas would be accessed directly from Argyle Avenue. The existing Yucca Street driveway, located between Vine Street and Argyle Avenue, would provide direct access to the East Site parking facilities for Capitol Records Complex employees.

Pedestrian access would be provided along the perimeter of the Project Site, as well as along the wide, landscaped Paseo extending east-west through the Project Site. Pedestrian access to the main residential lobby of the West Building would be from Vine Street. The West Senior Building's ground level lobby would front Ivar Avenue. Pedestrian access to restaurant uses on the West Site would be available from Vine Street, Yucca Street, and Ivar Avenue. Pedestrian access to the main residential lobby of the East Building would be provided from Vine Street. The East Senior Building's ground level lobby would front Argyle Avenue. Pedestrian access to restaurant uses on the East Site would be available from Argyle Avenue, Vine Street, and from the landscaped paseo.

LAFD would provide fire protection services for the residents, employees, and visitors for the proposed uses on the Project Site. Under the Residential Option, the Project would add 2,443 residents and 689 employees to the Project Site.<sup>1,2</sup> Under the Hotel Option, the Project would add 2,149 residents and 825 employees to the Project Site.<sup>3,4</sup>

## REQUESTED INFORMATION

- 
- <sup>1</sup> Residents are calculated based on the number of units multiplied by the average household size of 2.43 reflected the Citywide Person Per Household factor for multi-family units as published in the 2016 American Community Survey.
  - <sup>2</sup> The number of employees is based on the Economic and Fiscal Impact Report prepared for the Project, which states that the Project would generate 689 employees. For reference, based on the Los Angeles Unified School District, 2016 Developer Fee Justification Study (March 2017), the Project would generate approximately 82 employees.
  - <sup>3</sup> Residents are calculated based on the number of units multiplied by the average household size of 2.43 reflected the Citywide Person Per Household factor for multi-family units as published in the 2016 American Community Survey.
  - <sup>4</sup> The number of employees is based on the Economic and Fiscal Impact Report prepared for the Project, which states that the East Site Hotel Option would generate 825 employees. For reference, based on the Los Angeles Unified School District, 2016 Developer Fee Justification Study (March 2017), the East Site Hotel Option would generate approximately 230 employees.

Sincerely,

*Elva Nuño-O'Donnell*

Elva Nuño-O'Donnell  
Major Project Section  
Department of City Planning  
(818) 374-5066  
[elva.nuno-odonnell@lacity.org](mailto:elva.nuno-odonnell@lacity.org)

Attachments: Project Location Map  
Aerial Photograph of the Project Vicinity  
Conceptual Site Plan  
Related Projects List  
Stamped Application Form and Receipt





9/17/2018 [https://classic.comvergepay.com/VirtuaMerchant/transaction.do?dispatchMethod=printTransaction&hrefId\\_transactionId=170918E3D-5A...](https://classic.comvergepay.com/VirtuaMerchant/transaction.do?dispatchMethod=printTransaction&hrefId_transactionId=170918E3D-5A...)

LOS ANGELES FIRE DEPT CHE 1354  
EIS Reporting and Receipts Unit  
288 N MAIN ST RM 1620  
LOS ANGELES, CA 90012  
213-978-3995

LAFD CHE 1354

Date: 09/17/2018 11:13:16 AM

CREDIT CARD SALE

VISA  
CARD NUMBER: \*\*\*\*\*9950 K  
TRAN AMOUNT: \$1,000.00  
APPROVAL CD: 09457D  
RECORD #: 000  
CLERK ID: CINDYR  
INVOICE #: 1750 NORHT VIWE STREET  
Fund: 100  
Revenue Source: 388901

Thank you!  
Email: [LAFDreceipts@lacity.org](mailto:LAFDreceipts@lacity.org)

Customer Copy



8/17/2018

City of Los Angeles Mail - [lafdreceipts] Form submission from: Application for LAFD Environmental Impact Review (EIR)



Cindy Rodarte <cindy.rodarte@lacity.org>

**[lafdreceipts] Form submission from: Application for LAFD Environmental Impact Review (EIR)**

1 message

Los Angeles Fire Department <lafdreceipts@lacity.org>  
Reply-To: LAFDreceipts@lacity.org  
To: lafdreceipts@lacity.org

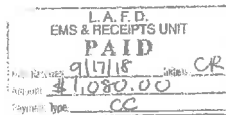
Mon, Sep 17, 2018 at 10:31 AM

Submitted on Monday, September 17, 2018  
Submitted by anonymous user: 143.58.160.6  
Submitted values are:

Name: Jeremy Chan  
Name of Company: Mayer Brown  
Title: Associate/Applicant Rep.  
Address: 350 S. Grand Avenue  
City, State, Zip Code: Los Angeles, CA 90071  
Phone: 2132285166  
Email Address: jchan@mayerbrown.com  
Date: Mon, 2018-09-17  
Project Name: Hollywood Center  
Project Address: 1750 North Vine Street (see attached)  
City, State, Zip Code: Los Angeles, CA, 90028  
Phone: 2132285166  
Case Number (Starts with Env): ENV-2018-2116-EIR  
Property Owner's Name: MCAF Vine LLC (see attached)  
Property Owner's Title: Property Owner  
Name of Property: Vine and Argyle  
Phone: 2132285166  
Address: 350 S. Grand Avenue  
City, State, Zip Code: Los Angeles, CA 90071  
Inspector's Name:  
Please Check: Environmental Impact Report package (EIR, Notice of Preparation draft and final) \$1,080/6hrs  
Attachments:  
<https://www.lafd.org/system/files/webform/Hollywood%20Center%20-%20Project%20Description.pdf>

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The results of this submission may be viewed at:  
<https://www.lafd.org/node/389226/submission/1281>



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9/17/2018

City of Los Angeles Mail - [lafdreceipts] Form submission from: Application for LAFD Environmental Impact Review (EIR)



Cindy Rodarte <cindy.rodarte@lacity.org>

**[lafdreceipts] Form submission from: Application for LAFD Environmental impact Review (EIR)**

1 message

Los Angeles Fire Department <lafdreceipts@lacity.org>  
Reply-To: LAFDreceipts@lacity.org  
To: lafdreceipts@lacity.org

Mon, Sep 17, 2018 at 10:31 AM

Submitted on Monday, September 17, 2018  
Submitted by anonymous user: 143.58.160.6  
Submitted values are:

Name: Jeremy Chan  
Name of Company: Mayer Brown  
Title: Associate/Applicant Rep.  
Address: 350 S. Grand Avenue  
City, State, Zip Code: Los Angeles, CA 90071  
Phone: 2132295188  
Email Address: jchan@mayerbrown.com  
Date: Mon, 2018-09-17  
Project Name: Hollywood Center  
Project Address: 1730 North Vine Street (see attached)  
City, State, Zip Code: Los Angeles, CA, 90028  
Phone: 2132295188  
Case Number (Starts with Env): ENV-2018-2116-EIR  
Property Owner's Name: MCAF Vine LLC (see attached)  
Property Owner's Title: Property Owner  
Name of Property: Vine and Argyle  
Phone: 2132295188  
Address: 350 S. Grand Avenue  
City, State, Zip Code: Los Angeles, CA 90071  
Inspector's Name:  
Please Check: Environmental Impact Report package (EIR, Notice of Preparation draft and final) \$1,080/5hrs  
Attachments:  
<https://www.lafd.org/system/files/wabform/Hollywood%20Center%20-%20Project%20Description.pdf>

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The results of this submission may be viewed at:  
<https://www.lafd.org/node/389228/submit/1281>

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EMS & RECEIPTS UNIT	
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Date: 9/17/18	CR
Amount: \$1,080.00	
Payment type: CC	

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