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200 N. SPRING STREET, ROOM
525
LOS ANGELES, CA 90012-
4801

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(213) 978-1271

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(213) 978-1272

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(213) 978-1274

<http://planning.lacity.org>

September 14, 2018

Gwenn Godek

Los Angeles Unified School District, OEHS

333 S. Beaudry Avenue, FL. 21

Los Angeles, CA 90017-5157

RE: HOLLYWOOD CENTER PROJECT—REQUEST FOR SCHOOL INFORMATION

Dear Ms. Godek:

The City of Los Angeles Department of City Planning is preparing an Environmental Impact Report (EIR) for the Hollywood Center Project (Project) pursuant to the California Environmental Quality Act (CEQA). In order to adequately identify and assess the full range of the Project's potential impacts, early consultation with public agencies is being conducted in accordance with CEQA Guidelines Section 15083. The EIR will include an assessment of the Project's potential impacts on educational facilities and services. As the Project is located in the City of Los Angeles (City) and is served by the Los Angeles Unified School Department (LAUSD), we are requesting information from your agency to inform our analysis. Following is a brief description of the Project and a list of requested information that we would like to obtain to complete our analysis.

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^a

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 ^b	N/A	31,859 sf	N/A	25,870 sf
Publicly Accessible Open Space ^c	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 ^d	114,303 sf	N/A	114,303 sf	114,303 sf
Total	115,540 sf	1,287,150 sf^e	114,303 sf	1,401,453 sf

sf = square feet

du = dwelling units

^a *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.”*

^b *Publicly accessible open space would include lobbies, multi-purpose rooms, and senior social services rooms, along with other features.*

^c *Publicly Accessible Open Space would include a pedestrian paseo, outdoor amenity decks, landscaped areas, outdoor seating, and other features.*

^d *The Capitol Records Complex consists of the Gogerty Building (21,639 sf) and the Capitol Records Building (92,664 sf).*

^e *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.

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.

Table 2
Summary of Proposed Floor Area – Hotel Option^a

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 ^b	N/A	28,942 sf	N/A	28,942 sf
Publically Accessible Open Space ^c	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 ^d	114,303 sf	N/A	114,303 sf	114,303 sf
Total	115,540 sf	1,272,741 sf^e	114,303 sf	1,387,044 sf

sf = square feet

du = dwelling units

^a 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.”

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

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

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

^e 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

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.

The Project Site is located within the boundaries of LAUSD. The Project would include the development of new residential uses that would require educational services and facilities. For your reference, a Project location map, aerial photograph of the Project Site and vicinity, a conceptual site plan, and related projects list are attached.

REQUESTED INFORMATION

Please provide the following information regarding LAUSD services and facilities:

- Name, location, attendance boundary, and operating schedule (i.e., single- or multi-track) for each school that would serve the Project Site;
- Maps of the pedestrian routes for the identified schools;
- Existing enrollments, projected enrollments (i.e., five-year projections) as close to the year 2018 as possible, and design capacities for each of the schools serving the Project Site;
- The number of inter-district and intra-district transfers at each of the schools;
- Number of existing portable classrooms at the identified schools, if any, and the potential to add portable classrooms in the future;
- Any plans for new facilities or expansion of existing facilities in the near future; and
- Student-generation rates that should be used in calculating the number of students to be generated by the Project.

To aid us in assessing potential adverse physical effects to educational facilities and services, please answer the following question regarding LAUSD 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 educational 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 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**.

Sincerely,



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

Attachments: Project Location Map
Aerial Photograph of the Project Vicinity
Conceptual Site Plan
Related Projects List