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September 14, 2018

**Ms. Melinda Gejer
Department of Recreation and Parks
P.O. Box 86328
Los Angeles, CA 90086-0328**

**RE: HOLLYWOOD CENTER PROJECT—REQUEST FOR RECREATION AND PARKS SERVICES
INFORMATION**

Dear Ms. Gejer:

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 parks and recreation. As the Project is located in the City of Los Angeles (City) and is served by the City of Los Angeles Recreation and Parks Department, we are requesting information from your department 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.

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

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.

The development of 1,005 new residential units on the Project Site under the Residential Option or the development of 884 new residential units and 220 hotel rooms under the Hotel Option would increase the number of on-site residents that could utilize nearby parks and/or recreational facilities. For your reference, a Project location map, aerial photograph of the Project vicinity, conceptual site plan, and related projects list are attached.

REQUESTED INFORMATION

Please provide the following information regarding existing recreation and park facilities:

- A list of the parks and recreational facilities located within a two-mile radius of the Project Site, including the name of the park, the distance of the park from the Project Site, the park type, and amenities provided.
- Existing ratios of developed parkland per resident on a citywide basis and within the Hollywood Community Plan area.
- The current capacity and level of use of parks and recreational facilities within two miles of the Project Site.
- Please indicate if there are future plans for construction or expansion of parks and recreational facilities within a two-mile radius of the Project Site.

To aid us in assessing potential adverse physical effects to recreation and park services, please answer the following question regarding existing recreation and park facilities:

- Would the Project, either individually or combined with other past, present or anticipated future projects, result in the need for new or altered recreation and park 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.)

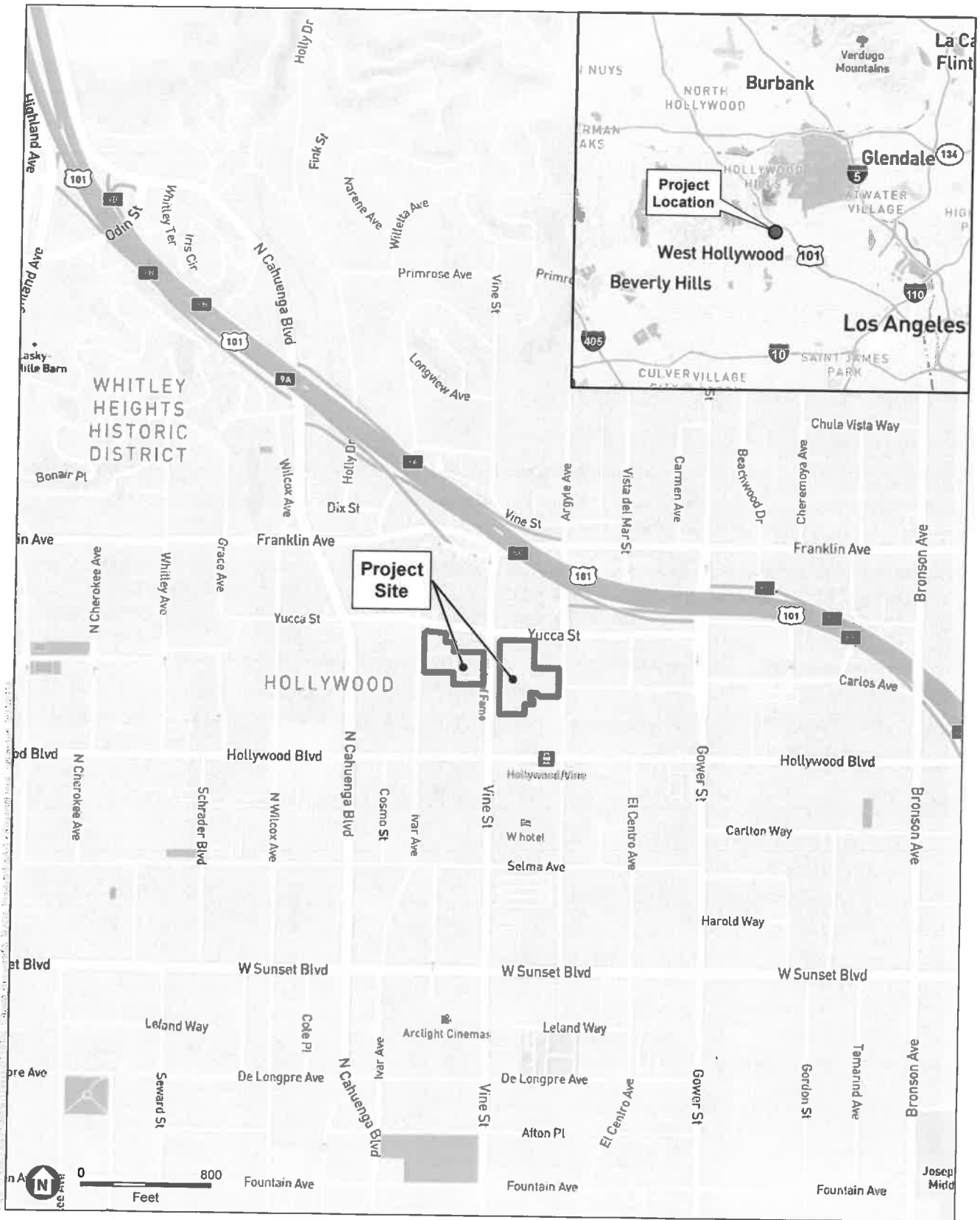
Thank you for your assistance as this information will help us ensure that our analysis is accurate and complete. Please feel free to contact me at (818) 374-5066 or via email at elva.nuno-odonnell@lacity.org to discuss our information needs and/or any questions regarding the Draft EIR. In order to ensure 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



SOURCE: Open Street Map, 2018.

Hollywood Center Project

Figure A-1
Regional and Site Location Map



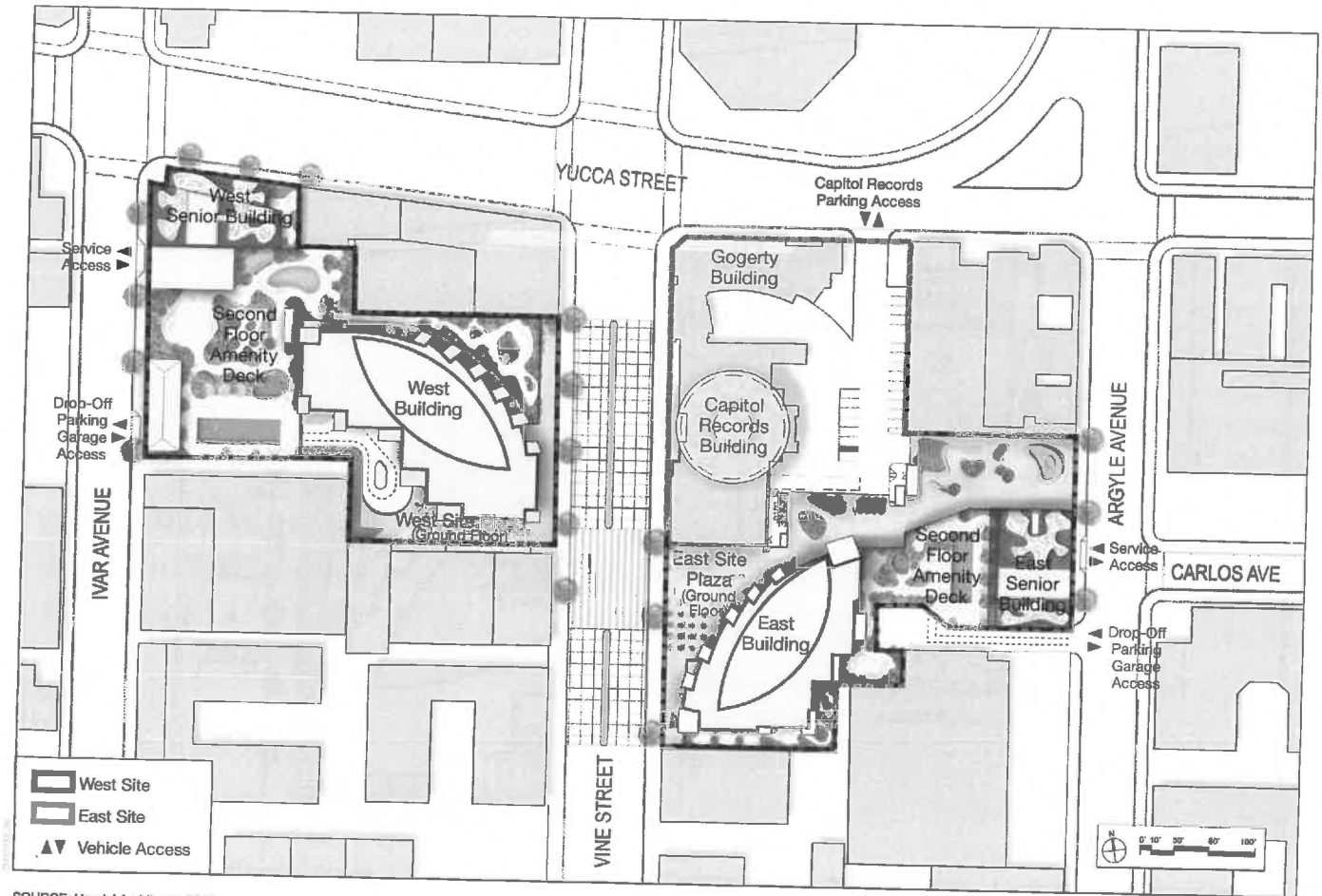


SOURCE: Google Earth, 2016.

Hollywood Center Project

Figure A-2
Aerial Photograph of Project Site and Vicinity

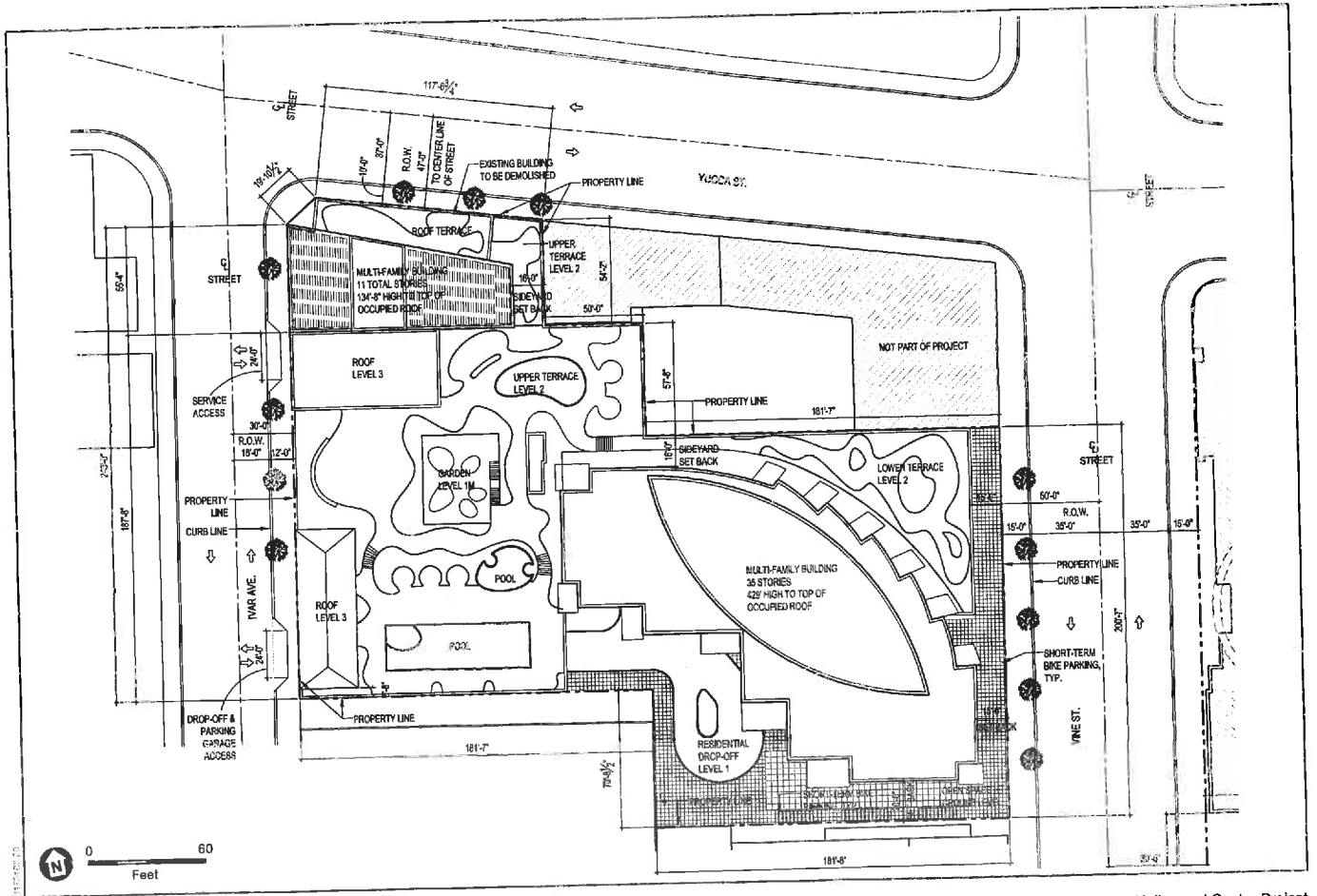




SOURCE: Handel Architects, 2018

Hollywood Center Project

Figure A-3
Conceptual Site Plan

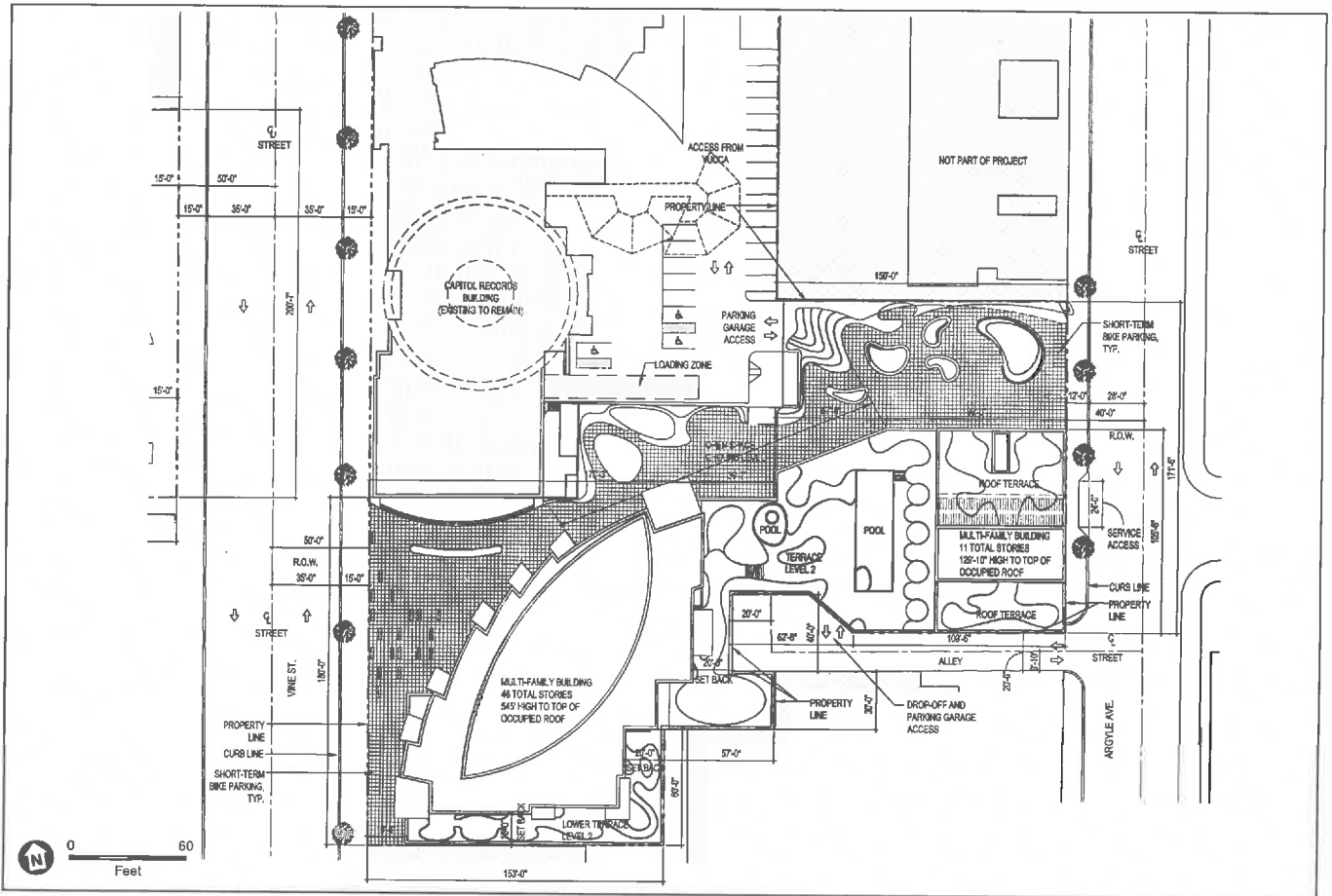


Hollywood Center Project

Figure A-4
Conceptual Plot Plan, West Site

SOURCE: Handel Architects, 2018





SOURCE: Handel Architects, 2018

Hollywood Center Project

Figure A-5
Conceptual Plot Plan, East Site

TABLE 4: RELATED PROJECTS
HOLLYWOOD CENTER PROJECT

Project(s)	Project Address	Land Use	Size	Unit	Daily Total	AM Total	AM In	AM Out	PM Total	PM In	PM Out
City of Los Angeles											
1	5233 W Yucca St	Mixed Use	-	-							
		Office	13.4	KSF	473	32	5	27	38	26	12
		Apartments	108.0	DU							
2	1718 N Vine St	Work Space	6.2	KSF							
		Live-work space	8.0	DU							
3	1718 N Vine St	Hotel	2,160.0	Rooms	1,101	99	58	41	77	35	42
4	1659 N Argyle Av	Hotel	4.4	Rooms	1,360	59	22	37	78	60	18
4	6220 W Yucca St	Apartments	191.0	DU	3,693	242	104	138	300	169	131
		Hotel	260.0	Rooms							
		Retail	7.0	KSF							
5	6225 W Hollywood Bl	Office	214.0	KSF	1,918	276	243	33	254	43	211
6	6200 W Hollywood Bl	Mixed Use	552.0	DU	23,976	477	136	342	806	443	363
		Apartments	195.8	KSF							
7	6381 W Hollywood Bl	Hotel	80.0	Other	1,020	-8	-19	11	66	62	4
		Restaurant	15.3	KSF							
8	1501 N Vine St	Office	121.6	KSF	1,239	182	155	27	184	39	145
9	1723 N Wilcox Av	Apartments	68.0	DU	537	44	16	28	47	29	18
10	1717 N Wilcox Av	High-Turnover Restaurant	3.7	KSF							
		Hotel	145.0	Rooms	1,244	89	54	35	92	49	43
11	5100 W Hollywood Bl	Retail	3.5	KSF							
		Apartments	205.0	DU	1,439	100	24	76	132	86	46
12	6436 W Hollywood Bl	Apartments	11.0	DU							
		Quality Restaurant	3.3	KSF							
13	1615 N Cahuenga Bl	Apartments	225.5	DU	1,485	100	22	78	137	85	52
		Retail	8.8	KSF							
14	1545 N Argyle Av	Restaurant	10.3	KSF	294	3	2	1	24	17	7
		Apartments	276.0	DU							
		Retail	9.0	KSF	2,013	170	43	127	179	128	51
		High-Turnover Restaurant	15.0	KSF							
15	1540 N Vine St	Supermarket	27.0	KSF							
		Apartments	306.0	DU	3,049	136	57	78	284	158	136
16	6506 Hollywood Blvd	Retail	68.0	KSF							
		Drinking Place	12.3	KSF	1,179	0	0	0	118	78	40
17	6523 W Hollywood Bl	Restaurant	745.0	KSF							
		Office	4.1	KSF	547	-27	-16	-11	36	32	4
18	1921 N Wilcox Av	Office	10.4	KSF							
		Restaurant	150.0	Rooms	1,233	60	34	26	91	51	40
19	6417 W Selma Av	Restaurant/Lounge	3.5	KSF							
		Hotel	182.0	Rooms	2,069	0	0	0	165	94	72
20	6421 W Selma Av	Quality Restaurant	20.6	KSF	1,574	18	11	7	121	101	20
		Retail	6.0	KSF							
21	6421 W Selma Av	Hotel	114.0	Rooms	1,227	70	43	27	100	56	44
		Rooftop Restaurant/Bar	5.0	KSF							
		Ground Floor Restaurant	1.8	KSF							
22	1525 N Cahuenga Bl	Hotel	64.0	Rooms	469	22	10	12	34	20	14
		Office	1.5	KSF							
		Rooftop Bar	0.7	KSF							
23	5516 W Selma Av	Hotel	212.0	Rooms							
		Cafe	2.3	KSF	2,241	121	71	50	189	105	84
		Courtyard Lounge/Bar	5.3	KSF							
		Rooftop Bar/Lounge	5.8	KSF							
24	5250 Sunset Blvd	Apartments	200.0	DU	1,531	107	21	86	141	92	49
		Retail	4.7	KSF							
25	1719 Whitley Street (c) 6201 W Sunset Bl	Hotel	156.0	Rooms	1,275	83	49	34	94	48	46
		Apartments	731.0	DU							
26		Sp-Downs Restaurant	5.0	KSF	4,913	356	128	228	403	234	169
		Retail	8.0	KSF							
		Coffee Shop	1.0	KSF							
		Retail	13.0	KSF							
		Coffee Shop	1.0	KSF							
27	1541 N Wilcox Av	Hotel	190.0	Rooms	2,058	133	76	57	157	82	75
		Restaurant	4.5	KSF							
		Barquet/Meeting Rooms	1.4	KSF							
28	6230 W Sunset Bl	Apartments	200.0	DU							
		Office	13.5	KSF	1,473	132	52	80	121	71	50
		Office	13.5	KSF							
		Office	5.1	KSF							
		Retail	4.7	KSF							
29	6409 W Sunset Bl	Hotel	275.0	Rooms	1,285	77	51	26	113	53	60
		Retail	1.9	KSF							
30	1600 N Schraeder Bl	Hotel	198.0	Rooms	1,666	98	58	40	143	80	63
		Bar/Lounge	2.4	KSF							
		Restaurant	3.6	KSF							
31	6421 W Sunset Bl	Apartments	200.0	DU							
		Office	422.5	KSF	6,327	688	477	211	682	254	428
		High-Turnover Restaurant	23.5	KSF							
		Fast Food Restaurant	2.0	KSF							
		Retail	16.5	KSF							
		Health Club	15.0	KSF							
32	6608 W Hollywood Bl	Mixed Use	-	Other							
		Quality Restaurant	11.4	KSF	1,292	15	13	2	195	129	66
		Spec Events	6.1	KSF							
		Bar/Lounge	9.4	KSF							
33	6200 W Sunset Bl	Office	3	KSF							
		Apartments	276.0	DU	1,778	123	26	97	135	100	35
		Quality Restaurant	2.5	KSF							
34	6511 W Hollywood Bl	High-Turnover Restaurant	7.5	KSF							
		Pharmacy with Drive-Thru	2.5	KSF							
		Hotel	167.0	Rooms	81	43	23	20	6	-8	14
35	6400 W Sunset Bl	Retail	10.5	KSF							
		High-Turnover Restaurant	5.4	KSF							
		Quality Restaurant	4.0	KSF							
		Theater	1.6	KSF							
36	16650 W Franklin Av	Apartments	200.0	DU	-59	90	14	76	-2	24	-26
		High-Turnover Restaurant	4.0	KSF							
37	1717 N Bronson Av	Restaurant	3.0	KSF	234	14	5	9	17	9	8
		Apartments	68.0	DU	436	33	6	27	40	26	14

Hollywood Center Project

Figure A-6
Related Projects List

TABLE 4 - RELATED PROJECTS
HOLLYWOOD CENTER PROJECT

Project(s)	Project Address	Land Use	Size	Unit	Daily Total	AM Total	AM In	AM Out	PM Total	PM In	PM Out
38	Over 101 Freeway between Hollywood Boulevard and Santa Monica Boulevard(b)	Central Park Amphitheater	38.0	ac	4,078	109	60	49	329	187	142
		Offices/Concessions	500.0	seat							
		Commercial	7.5	KSF							
		Restaurant	7.5	KSF							
		Café	21.5	KSF							
39	1360 N Vine St	Bed & Breakfast	0.8	rooms							
		Community Center	5.0	KSF							
40	6007 Sunset Boulevard	Apartment	429.0	DU							
		Grocery Store	55.0	KSF							
		Retail	5.0	KSF							
41	6322 DeLongpre(b)	High-Turnover Restaurant	9.0	KSF							
		Residential	146.0	DU							
		Restaurant	7.5	KSF							
42	1400 N Cahuenga Bl	Office	223.7	KSF							
		Apartment	250.0	du							
		Retail	33.0	KSF							
43	1718 N Las Palmas Av	Restaurant	9.1	KSF							
		Hotel	220.0	Rooms							
		Restaurant	27.2	KSF							
44	1603 N Cherokee Av	Lounge/Bar	1.4	KSF							
		Apartment	195.0	DU							
		Apartment	29.0	DU							
45	1749 N Las Palmas Av	Condominiums	1.0	KSF							
		Apartment	66.0	DU							
		Apartment	71.0	DU							
46	5939 W Sunset Bl	Retail	439	34							
		Apartment	299.0	DU							
		Office	36.7	KSF							
47	1341 Vine Street	Retail	13.3	KSF							
		Hotel	100.0	rooms							
		Office	282.5	KSF							
48	1313 N Vine St	Apartment	250.0	DU							
		Museum	44.0	KSF							
		Storage	35.2	KSF							
49	1601 N Las Palmas Av	Storage	86.0	DU							
		Apartment	26.0	KSF							
		Office	274.0	KSF							
50	5901 W Sunset Bl	Office	118.0	DU							
		Apartment	270.0	du							
		Apartment	8.5	KSF							
51	1824 N Highland Av	Retail	375.0	du							
		Apartment	2.5	KSF							
		Apartment	100.0	Rooms							
52	6758 W Yucca street	Hotel	17.7	KSF							
		Restaurant	17.7	KSF							
		Restaurant	1.220	10							
53	1311 Cahuenga Boulevard(b)	Café and Market	18.0	KSF							
		Apartment	375.0	DU							
		Apartment	2.5	KSF							
54	1841 N Highland Av	High-Turnover Restaurant	2.5	KSF							
		Apartment	224	30							
		Mixed Use	14,833	879							
55	1815 Highland Avenue(b)	Mixed Use	161.0	DU							
		Apartment	6.0	KSF							
		Apartment	248.0	DU							
56	1310 N Cole Av	Retail	12.8	KSF							
		Apartment	1,885	112							
		Office	535.4	KSF							
57	8701 W Sunset Bl	Office	21.0	DU							
		Townhomes	36.0	DU							
		Other	141	29							
58	5750 W Hollywood Bl	Other	36.0	DU							
		Hotel	112.0	Rooms							
		Students	350.0	stu							
59	1411 N Highland Av	Students	567	189							
		Apartment	76.0	DU							
		Retail	2.5	KSF							
60	5600 W Hollywood Bl	Retail	823	66							
		Hotel	80.0	Rooms							
		Apartment	54.0	du							
61	7045 Hollywood Blvd	Apartment	359	28							
		Apartment	42.0	DU							
		Apartment	185.0	DU							
62	5632 W De Longpre Av	Apartment	279	21							
		Apartment	800	-6							
		Apartment	-31	25							
63	1233 N Highland Av	Apartment	69	50							
		Retail	72.0	DU							
		Retail	17.8	KSF							
64	1745 N Western Avenue(b)	Mixed Use	714	38							
		Mixed Use	53.9	KSF							
		Retail	5.7	KSF							
65	5500 W Hollywood Bl	Quality Restaurant	4.6	KSF							
		High-Turnover Restaurant	1.0	KSF							
		Banquet Hall	9.8	KSF							
66	2560 Cahuenga B	Mixed Use	-	-							
		Mixed Use	1,267	40							
		Theatre	195.0	Rooms							
67	1657 N Western Av	Restaurant	19.5	KSF							
		Hiking Train	1.5	KSF							
		Office	30.0	Employees							
68	5525 W Sunset Bl	Apartment	91.0	DU							
		Retail	39.4	KSF							
		Office	25.9	KSF							
69	6877 W Santa Monica Bl	Senior Housing	16.0	DU							
		Apartment	293.0	DU							
		High-Turnover Restaurant	2.2	KSF							
70	1868 N Western Av	Fast Food Restaurant	1.0	KSF							
		Grocery Store	25.1	KSF							
		Retail	4.7	KSF							
71	6300 W Romaine St	Office	1.0	KSF							
		Mixed Use	-	-							
		Mixed Use	695.0	DU							
72	5520 W Sunset Bl	Apartment	4.0	KSF							
		Restaurant	5.5	KSF							
		Coffee Shop/Juice Bar	15.4	KSF							
73	1118 N McCadden	Retail	15.4	KSF							
		Apartment	87.0	DU							
		Retail	6.0	KSF							
74	6601 W Romaine St	Office	114.7	KSF							
		Other	40.9	KSF							
		Studio	38.1	KSF							
75	7107 W Hollywood Bl	Target/Discount Store	163.9	KSF							
		Shopping Center	30.9	KSF							
		Senior Housing	100.0	DU							
76	5520 W Sunset Bl	Youth Housing	92.0	DU							
		Office	17.0	KSF							
		Youth and Senior Center	29.7	KSF							
77	6601 W Romaine St	Grocery	29.2	KSF							
		Restaurant	3.0	KSF							
		Retail	1.3	KSF							
78	956 N Seward St	Apartment	247.0	DU							
		Office	104.2	KSF							
		Storage	2.0	KSF							
79	7107 W Hollywood Bl	Office	130.0	KSF							
		Apartment	410.0	DU							
		Retail	5.0	KSF							
80	7107 W Hollywood Bl	Restaurant	5.0	KSF							
		Apartment	2,367	206							
		Retail	5.0	KSF							

Hollywood Center Project
Figure A-6
Related Projects List

TABLE 4: RELATED PROJECTS
HOLLYWOOD CENTER PROJECT

Project(s)	Project Address	Land Use	Size	Unit	Daily Total	AM Total	AM In	AM Out	PM Total	PM In	PM Out
86	551 N Seaward St	Office	237.6	KSF	2,337	336	297	39	310	58	252
87	7125 W Sunset Bl	Apartments	44.0	DU	397	14	0	14	29	25	4
		Restaurant	2.9	KSF							
88	5425 W Sunset Bl	Apartments	735.0	DU	2,369	212	9	203	228	164	64
		Retail	59.1	KSF							
		Retail	36.7	KSF							
89	851 N Vine St	Apartments	75.0	DU	-32	26	4	26	-4	-5	1
		Restaurant	3.0	KSF							
90	1350 N Western Av	Mixed Use	204.0	DU	1,869	98	23	75	167	107	60
		Retail	7.3	KSF							
		Restaurant	7.0	KSF							
91	5661 W Santa Monica Bl	Apartments	437.0	DU	6,734	251	91	160	633	336	297
		Retail	377.9	KSF							
92	6901 W Santa Monica Bl	Apartments	251.0	DU	1,010	78	0	78	84	86	19
		Restaurant	5.0	KSF							
		Retail	5.0	KSF							
93	6914 W Santa Monica Blvd	Condominiums	374.0	DU	2,279	108	18	90	186	125	61
		Retail	15.0	KSF							
94	6460 W Fountain Av	Apartments	75.0	DU	424	33	7	26	40	23	17
95	7219 W Sunset Bl	Hotel	93.0	Rooms	761	45	27	18	56	27	29
		Restaurant	2.8	KSF							
96	927 N Highland Av	School	103.0	Enrollment	155	3	4	-1	40	23	17
		Tutoring Center	19.0	Other	294	79	48	32	29	9	20
97	7300 W Hollywood Bl	Temple	1.9	KSF	572	77	63	8	74	17	57
98	7007 W Romeobe Av	Office	50.0	KSF	330	41	21	20	18	9	9
		Retail	3.6	KSF	306	23	5	18	29	19	10
99	859 N Highland Av	Coffee/Donut With Drive-Thru	0.8	KSF	530	40	9	31	49	31	18
100	733 N Hudson Avenue	Apartments	46.0	du	398	31	6	25	36	24	12
101	712 N Wilcox Av	Apartments	103.0	DU	84.0	DU					
102	707 N Cole Av	Apartments	84.0	DU							
	6555 W Melrose Av	Sound Stage	21.0	KSF	9,830	925	712	213	1,033	297	736
		Stage Support	1.9	KSF							
		Production Office	635.5	KSF							
		General Office	638.1	KSF							
		Retail	64.2	KSF							
		Studio	3,254.4	KSF							
104	926 Sycamore Av(b)	Retail	15.0	KSF	2,068	187	133	54	266	27	239
		Office	74.2	KSF							
105	6570 W Melrose Av	Apartments	52.0	DU	430	19	-1	20	31	21	10
		Retail	5.5	KSF							
106	936 N La Brea Av	Office	33.2	KSF	911	29	24	5	38	14	37
		Retail	19.9	KSF							
107	925 N La Brea Av	Retail	15.3	KSF	735	69	58	11	85	24	61
		Office	45.5	KSF							
108	904 N La Brea Av	Apartments	169.0	DU	2,072	93	25	68	185	83	103
		Retail	40.0	KSF							
109	2864 N Cahuenga Bl	Apartments	350.0	DU	1,895	145	30	115	176	114	62
110	5245 Santa Monica Boulevard(b)	Apartments	32.0	du	213	16	3	13	20	13	7
111	7519 W Sunset Blvd	Apartments	236.0	DU	4,288	105	21	84	124	81	43
		Retail	32.0	KSF							
112	6915 Melrose Ave	Condominiums	19.0	DU	398	14	2	12	96	35	54
		Retail	7.5	KSF							
113	325 Wilton Place(b)	Apartments	88.0	du	585	45	9	36	55	35	20
114	4900 W Hollywood Blvd	Apartments	200.0	du	1,585	99	24	75	145	89	56
		Retail	25.0	KSF							
115	7002 Clinton Street(b)	School	4.5	KSF	69	23	13	10	0	0	0
116	1300 N Vermont Ave(b)	Medical center	336.0	rooms	1,795	129	81	48	126	48	78
	Universal Hilton(b)	Hotels	8.5	KSF	4,637	315	182	133	356	191	165
		Restaurant	15.0	KSF							
		Meeting Space	10.0	KSF							
		Spa	10.0	KSF							
118	333 Universal Drive(b)	Hotel	551.0	rooms	4,502	172	120	292	169	163	331
119	NBC Universal(c)	--	--	--	19,139	1,760	1,271	489	1698	307	1,391
					243,194	76,504	8,621	7,683	20,968	9,716	71,792

City of West Hollywood											
1	5527 Fernwood Avenue(b)	Affordable housing	59.0	DU	392	30	6	24	37	24	13
2	1222 N La Brea Ave(b)	Apartments	167.0	DU	2901	216	43	173	275	179	96
		Retail	19.6	KSF							
3	1201 La Brea Ave(b)	Restaurant	4.6	KSF	412	4	0	4	34	23	11
4	1251 Detroit St.(b)	Apartments	5.0	DU	39	3	1	2	3	2	1
5	1221 Detroit St.(b)	Condominiums	10.0	DU	58	5	1	4	5	3	2
6	1201 Detroit St(b)	Condominiums	10.0	DU	58	5	1	4	5	3	2
7	1141 Detroit St.(b)	Condominiums	5.0	DU	29	2	0	2	3	2	1
8	1227 Formosa Ave(b)	Apartments	5.0	DU	29	2	0	2	3	2	1
9	1139 Detroit St.(b)	Condominiums	5.0	DU	29	2	0	2	3	2	1
10	7113 W Santa Monica Blvd(b)	Apartments	184.0	KSF	2368	164	33	131	222	144	78
		Commercial	13.4	KSF							
11	7340 N. La Brea(b)	Restaurant	5.2	KSF	1267	56	29	27	89	47	42
		Residential	8.0	DU							
		Hotel	91.0	Rooms							
12	1125 Detroit(b)	Apartments	22.0	DU	146	11	2	9	14	9	5
13	1155 Formosa Ave.(b)	Apartments	5.0	DU	33	3	1	2	3	2	1
14	7143 Santa Monica Blvd(b)	Apartments	166.0	DU	1501	93	22	71	137	83	54
		Retail	9.3	KSF							
15	1123 Formosa(b)	Condominiums	5.0	DU	29	2	0	2	3	2	1
16	1041 Formosa Ave (The Lot)(b)	Office/Media Workshop	568.1	KSF	4700	665	585	80	635	108	527
17	7052 Martel Ave.(b)	Condominiums	5.0	DU	29	2	0	2	3	2	1
18	1016 Martel(b)	Apartments	11.0	DU	73	6	2	4	7	4	2
19	1035 Vista(b)	Townhome	4.0	DU	23	1	0	1	2	1	1
20	1027 Gardner St.(b)	Condominiums	5.0	DU	29	2	0	2	3	2	1
21	1030 Sierra Bonita Ave.(b)	Condominiums	5.0	DU	29	2	0	2	3	2	1
22	1236 Spaulding Ave(b)	Apartments	5.0	DU	29	2	0	2	3	2	1
23	1099 Gardner(b)	Condominiums	5.0	DU	29	2	0	2	3	2	1
24	1019 Sierra Bonita(b)	Condominiums	5.0	DU	29	2	0	2	3	2	1
25	1011 Sierra Bonita Ave.(b)	Condominiums	5.0	DU	29	2	0	2	3	2	1
26	7517 Santa Monica Blvd.(b)	Residential	71.0	DU	1075	44	10	34	95	59	36
		Retail	4.8	KSF							
		Restaurant	4.4	KSF							
27	1041 Spaulding Ave.(b)	Condominiums	14.0	DU	81	6	1	5	7	5	2
28	1013 Spaulding Ave.(b)	Condominiums	5.0	DU	29	2	0	2	3	2	1
					15,467	1,338	742	597	1,602	719	883

Notes
Sources for the related projects and associated trip generation include information provided by LADOT on April 25th, 2018, information provided by city of West Hollywood on March 1st, 2018, Urbanized LA, and traffic impact studies for the Sunset and Gordon Mixed-Use Development, (2016), Crossroads Hollywood Mixed-Use Development (2016), and 5750 West.
(b) Trip Generation estimates based on ITE 9th Edition Trip Generation Manual.
(c) Trip Generation estimates based on NBC Universal EIR dated November, 2013.