

**From:** Granger, Aerial <agranger@lapl.org>  
**Sent time:** 12/13/2018 08:47:56 AM  
**To:** elva.nuno-odonnell@lacity.org  
**Cc:** Jessie Fan <JFan@esassoc.com>  
**Subject:** Hollywood Center Project - Request for Library Services Information  
**Attachments:** 2018-25 Hollywood Center Project RESPONSE.docx 2018-25 Hollywood Center Project.pdf

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Good morning,

Please see attached response to your request.

Best,

**Aerial Granger**, Management Assistant  
Business Office  
Los Angeles Public Library  
630 W. Fifth St., Los Angeles, CA 90071  
Direct: 213-228-7415 • Main: 213-228-7460  
[agranger@lapl.org](mailto:agranger@lapl.org)



LOS ANGELES  
PUBLIC LIBRARY



**Hollywood Center Project  
Request for Library Services Information  
Los Angeles Public Library Response  
December 13, 2018**

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Please provide the following information regarding LAPL services and facilities:

1. Name and description of the City libraries serving the Project Site, including:  
(1) location and hours of operation; (2) size of library buildings (square footage); (3) number of personnel; (4) collection size and amenities, (5) programmed or target service population; and (6) actual population served including the assigned census tracts upon which service population is determined;

**Answer:**

The following Los Angeles Public Library facilities would serve the project area:

Goldwyn Hollywood Regional Library, page 3  
John C. Fremont Branch Library, page 4  
Will and Ariel Durant Branch Library, page 5

Please see respective pages for information regarding each location.

2. Planned, funded, and/or scheduled improvements or expansions to the City library facilities that would serve the Project;

**Answer:**

There are currently no planned improvements or expansions to these locations.

3. Special facilities available for public use (i.e., children's reading assistance, homework centers, space for community meetings and programs); and

**Answer:**

Please see respective pages for information regarding each location

4. City library service standards and/or goals that would assist in analyzing the Project's potential impacts from development on local library services.

**Answer:**

On February 8, 2007, The Board of Library Commissioners approved a new Branch Facilities Plan. This Plan includes criteria for new Libraries, which recommends new size standards for the provision of LAPL facilities – 12,500 s.f. for community with less than 45,000 population and 14,500 s.f. for community with more than 45,000 population and up to 20,000 s.f. for a Regional branch. It

**Hollywood Center Project  
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also recommends that when a community reaches a population of 90,000, an additional branch library should be considered for the area.

5. Would the Project, either individually or combined with other past, present or anticipated future projects, result in the need for new or altered library 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.)

**Answer:**

Any increase in the residential and/or commuter-adjusted population that is in close proximity to a library has a direct impact on library services with increased demands for library staffing, materials, computers, and information services. Therefore, mitigation measures may be necessary in order to lessen the impact to these services to a level that is appropriate for a given service population in accordance to the February 8, 2007 Board of Library Commissioners approved Branch Facilities Plan.

The Los Angeles Public Library recommends a mitigation fee of \$200 per capita based upon the projected population of the development. The funds will be used for staff, books, computers and other library materials. It is recommended that mitigation fees be paid for by the developer.

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CITY PLANNING

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September 14, 2018

Mr. Tom Jung  
Management Analyst II  
**Los Angeles Public Library**  
630 W. Fifth St.  
Los Angeles, CA 90071

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

Dear Mr. Jung:

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 Section 15083 of the State CEQA Guidelines. The EIR will include an assessment of the Project's potential impacts on library services. As the Project is located in the City of Los Angeles (City) and is served by the Los Angeles Public Library (LAPL), we are requesting information from the LAPL with regard to the Project's potential impacts on library services. 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<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>	115,540 sf	<b>1,287,150 sf<sup>e</sup></b>	114,303 sf	<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> Publicly 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>	115,540 sf	<b>1,272,741 sf<sup>e</sup></b>	114,303 sf	<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

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 LAPL 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 LAPL services and facilities:

- Name and description of the City libraries serving the Project Site, including: (1) location and hours of operation; (2) size of library buildings (square footage); (3) number of personnel; (4) collection size and amenities, (5) programmed or target service population; and (6) actual population served including the assigned census tracts upon which service population is determined;
- Planned, funded, and/or scheduled improvements or expansions to the City library facilities that would serve the Project;
- Special facilities available for public use (i.e., children's reading assistance, homework centers, space for community meetings and programs); and
- City library service standards and/or goals that would assist in analyzing the Project's potential impacts from development on local library services.

To aid us in assessing potential adverse physical effects to library services, please answer the following question regarding LAPL 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 library 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.)

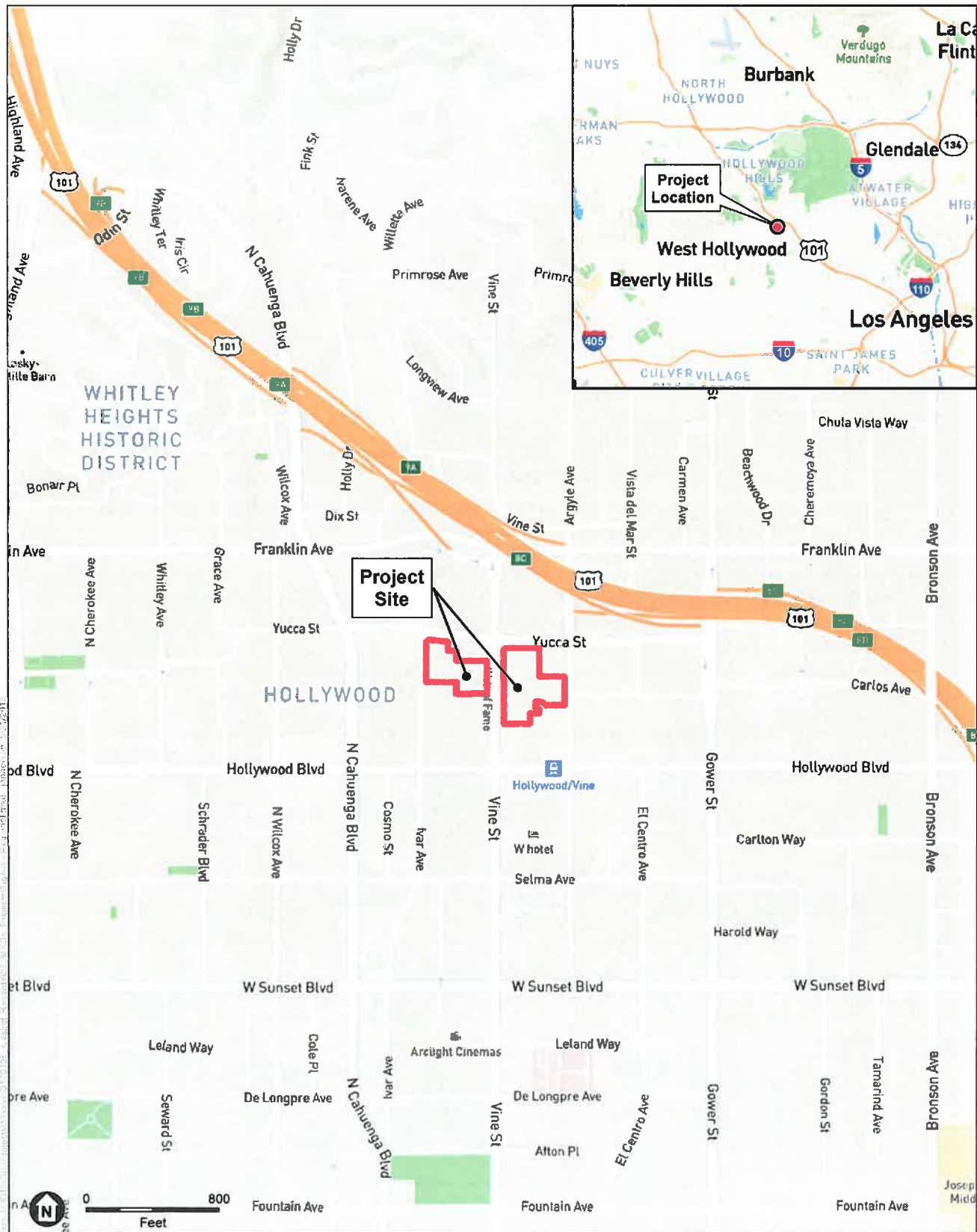
Thank you for your assistance as this information will help us ensure that our analysis is accurate and complete. Please feel free to contact me at (818) 374-5066 or via email at [elva.nuno-odonnell@lacity.org](mailto:elva.nuno-odonnell@lacity.org) to discuss our information needs and/or any questions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

Sincerely,



Elva Nuño-O'Donnell  
Major Projects 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



SOURCE: Open Street Map, 2018.

Hollywood Center Project

**Figure A-1**  
Regional and Site Location Map



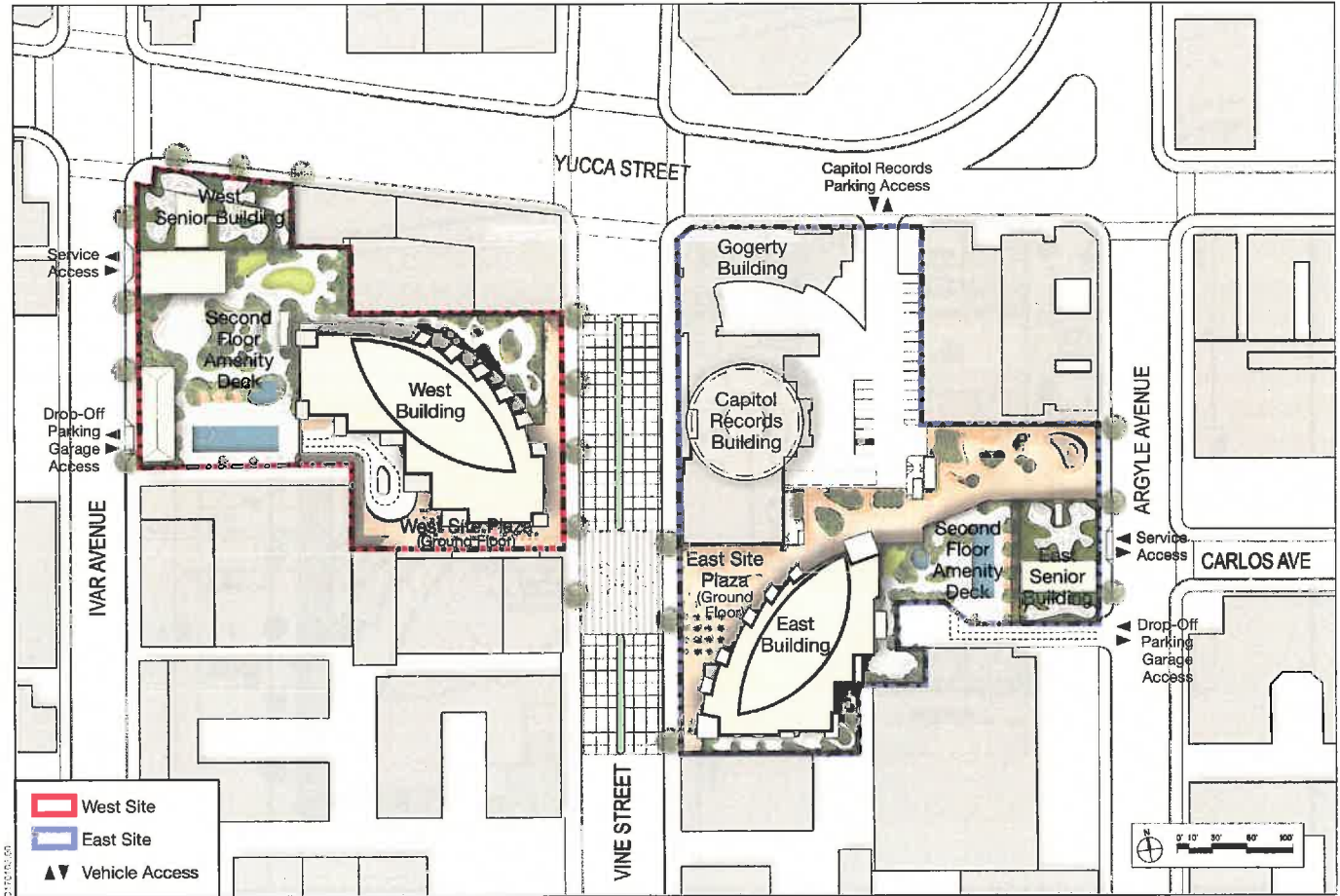


SOURCE: Google Earth, 2016.

Hollywood Center Project

**Figure A-2**  
Aerial Photograph of Project Site and Vicinity



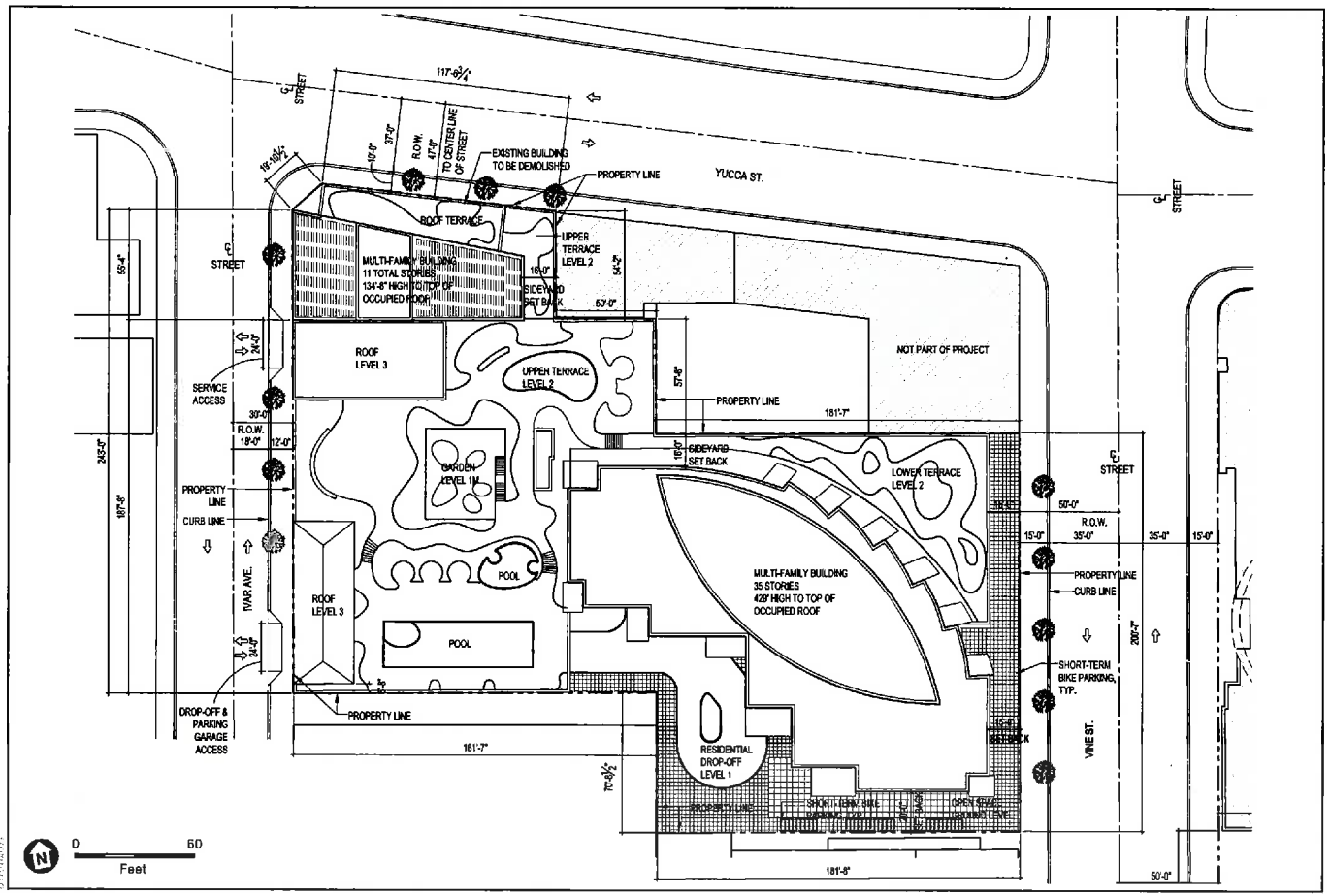


SOURCE: Handel Architects, 2018

Hollywood Center Project

**Figure A-3**  
Conceptual Site Plan



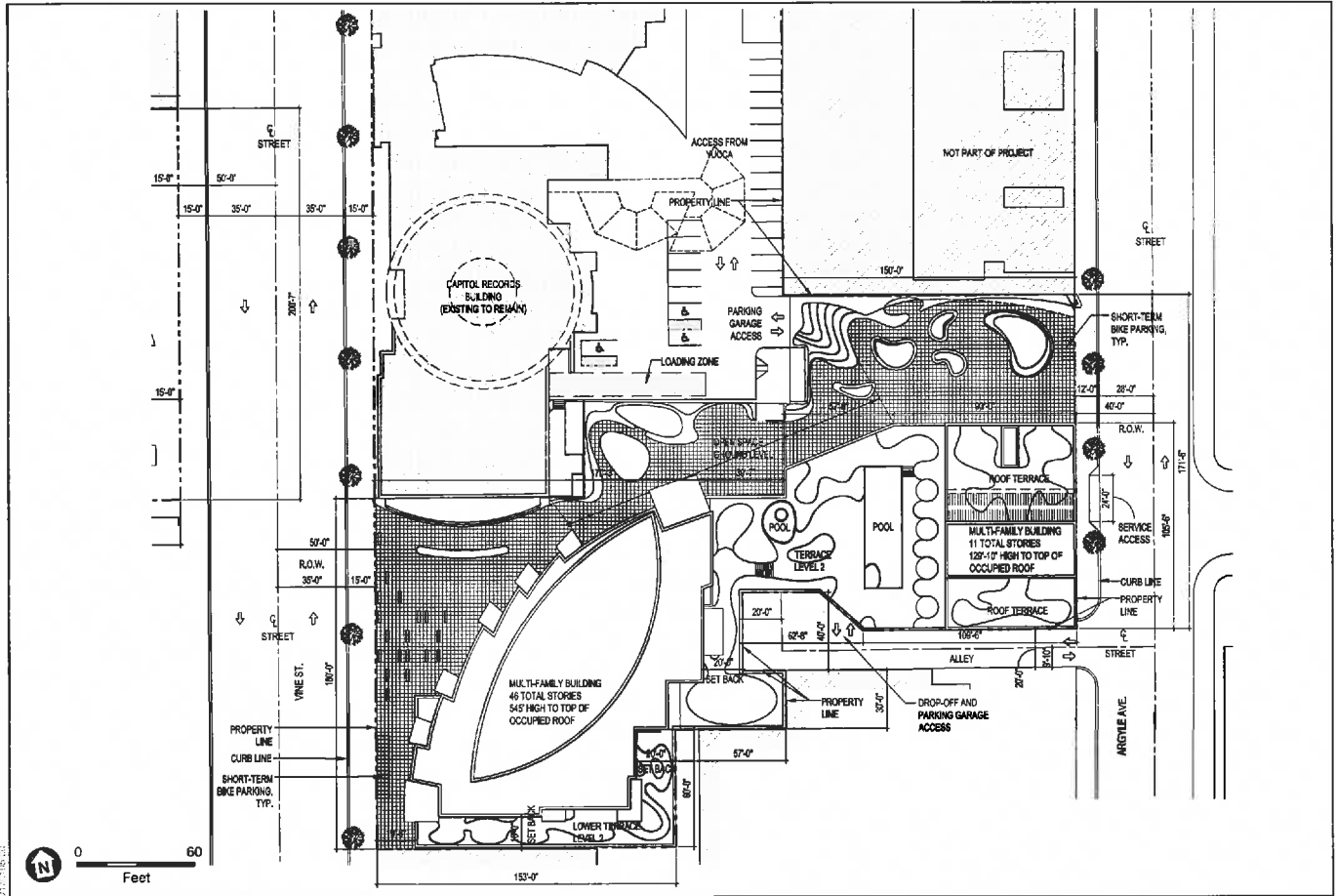


SOURCE: Handel Architects, 2018

Hollywood Center Project

**Figure A-4**  
Conceptual Plot Plan, West Site





SOURCE: Handel Architects, 2018

Hollywood Center Project

**Figure A-5**  
Conceptual Plot Plan, East Site



TABLE 4 : RELATED PROJECTS  
HOLLYWOOD CENTER PROJECT

Project(a)	Project Address	Land Use	Size	Unit	Daily Total	AM Total	AM In	AM Out	PM Total	PM In	PM Out	
	<b>City of Los Angeles</b>											
1	6230 W Yucca St	Mixed Use Office Apartments Work Space Live-work space	- 13.4 109.0 6.2 8.0	- KSF DUJ KSF DU	473	32	5	27	38	26	12	
2	1718 N Vine St	Hotel Restaurant	216.0 4.4	Rooms KSF	1,101	99	58	41	77	35	42	
3	1800 N Argyle Av	Hotel	225.0	Rooms	1,360	59	22	37	78	60	18	
4	6220 W Yucca St	Apartments Hotel Retail	191.0 260.0 7.0	DU Rooms KSF	3,693	242	104	138	300	169	131	
5	6235 W Hollywood Bl	Office	214.0	KSF	1,918	276	243	33	254	43	211	
6	6200 W Hollywood Bl	Mixed Use Apartments Retail	952.0 190.6	DU KSF	23,976	477	136	342	806	443	363	
7	6381 W Hollywood Bl	Hotel Restaurant	80.0 15.3	Other KSF	1,020	-8	-19	11	66	62	4	
8	1601 N Vine St	Office	121.6	KSF	1,239	182	155	27	184	39	145	
9	1723 N Wilcox Av	Apartments High-Turnover Restaurant	68.0 3.7	DU KSF	537	44	16	28	47	29	18	
10	1717 N Wilcox Av	Hotel Retail	140.0 3.5	Rooms KSF	1,244	89	54	35	92	49	43	
11	6100 W Hollywood Bl	Apartments Apartments Quality Restaurant	209.0 11.0 3.3	DU DU KSF	1,439	100	24	76	132	86	46	
12	6436 W Hollywood Bl	Apartments Retail	220.0 8.8	DUJ KSF	1,486	100	22	78	137	85	52	
13	1615 N Cahuenga Bl	Restaurant	10.3	KSF	294	3	2	1	24	17	7	
14	1546 N Argyle Av	Apartments Retail High-Turnover Restaurant Supermarket	276.0 9.0 15.0 27.0	DUJ KSF KSF KSF	2,013	170	43	127	179	128	51	
15	1540 N Vine St	Apartments Retail	306.0 68.0	DU KSF	3,049	136	57	78	294	158	136	
16	6506 Hollywood Blvd	Drinking Place Restaurant	12.3 745.0	KSF KSF	1,179	0	0	0	118	78	40	
17	6523 W Hollywood Bl	Office Restaurant	4.1 10.4	KSF KSF	547	-27	-16	-11	36	32	4	
18	1921 N Wilcox Av	Apartments Restaurant/Lounge	150.0 3.5	Rooms KSF	1,233	60	34	26	91	51	40	
19	6417 W Selma Av	Hotel	182.0	Rooms	2,069	0	0	0	165	94	72	
20	6421 W Selma Av	Quality Restaurant Retail	20.6 6.0	KSF KSF	1,574	18	11	7	121	101	20	
21	6421 W Selma Av	Hotel Rooftop Restaurant/bar Ground Floor Restaurant	114.0 5.0 1.8	Rooms KSF KSF	1,227	70	43	27	100	56	44	
22	1525 N Cahuenga Bl	Hotel Office Rooftop Bar	64.0 1.5 0.7	Rooms KSF KSF	469	22	10	12	34	20	14	
23	6516 W Selma Av	Hotel Café Courtyard Lounge/Bar Rooftop Bar/Lounge	212.0 2.3 5.3 5.8	Rooms KSF KSF KSF	2,241	121	71	50	189	105	84	
24	6250 Sunset Blvd	Apartments Retail	200.0 4.7	DUJ KSF	1,531	107	21	86	141	92	49	
25	1719 Whitley Street(b)	Hotel	156.0	rooms	1,275	83	49	34	94	48	46	
26	6201 W Sunset Bl	Apartments Sit-Down Restaurant Retail Coffee Shop Retail Coffee Shop	731.0 5.0 8.0 1.0 13.0 1.0	DU KSF KSF KSF KSF KSF	4,913	356	128	228	403	234	169	
27	1541 N Wilcox Av	Hotel Restaurant Banquet/Meeting Rooms	190.0 4.5 1.4	Rooms KSF KSF	2,058	133	76	57	157	82	75	
28	6230 W Sunset Bl	Apartments Office Office Office Retail	200.0 13.5 13.5 5.1 4.7	DU KSF KSF KSF KSF	1,473	132	52	80	121	71	50	
29	6409 W Sunset Bl	Hotel Retail	275.0 1.9	Rooms KSF	1,285	77	51	26	113	53	60	
30	1600 N Schrader Bl	Hotel Bar/Lounge Restaurant	198.0 2.4 3.6	Rooms KSF KSF	1,666	98	58	40	143	80	63	
31	6121 W Sunset Bl	Apartments Office High-Turnover Restaurant Fast Food Restaurant Retail Health Club Mixed Use	200.0 422.5 23.5 2.0 16.5 15.0 -	DU KSF KSF KSF KSF KSF Other	6,327	688	477	211	682	254	428	
32	6608 W Hollywood Bl	Quality Restaurant Spec Events Bar/Lounge Office	11.4 6.1 9.4 3	KSF KSF KSF KSF	1,282	15	13	2	195	129	66	
33	6200 W Sunset Bl	Apartments Quality Restaurant High-Turnover Restaurant Pharmacy with Drive-Thru	270.0 2.5 7.5 2.5	DUJ KSF KSF KSF	1,778	123	26	97	135	100	35	
34	6611 W Hollywood Bl	Hotel Retail High-Turnover Restaurant Quality Restaurant Theater	167.0 10.5 5.4 4.0 1.6	Rooms KSF KSF KSF KSF	81	43	23	20	6	-8	14	
35	6400 W Sunset Bl	Apartments High-Turnover Restaurant Restaurant	700.0 4.0 3.0	DUJ KSF KSF	-59	90	14	76	-2	24	-26	
36	6550 W Franklin Av	Apartments	68.0	DU	234	14	5	9	17	9	8	
37	1717 N Bronson Av	Apartments	89.0	DU	436	33	6	27	40	26	14	

**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	38.0	ac	4,078	109	60	49	329	187	142
		Amphitheater	500.0	seat							
		Offices/Concessions	7.5	KSF							
		Commercial	7.5	KSF							
		Restaurant	21.5	KSF							
		Café	0.8	KSF							
39	1360 N Vine St	Bed & Breakfast Inn	5.0	rooms							
		Community Center	30.0	KSF							
		Apartment	429.0	DU							
40	6007 Sunset Boulevard	Grocery Store	55.0	KSF	4,486	230	66	164	295	123	172
		Retail	5.0	KSF							
		High-Turnover Restaurant	9.0	KSF							
41	6322 DeLongre(b)	Residential	146.0	DU	1,717	86	34	52	76	50	26
		Retail	7.5	KSF							
		Restaurant	7.5	KSF							
42	1400 N Cahuenga Bl	Office	223.7	KSF	1,875	102	55	47	138	78	60
		Apartment	259.0	du							
		Retail	33.0	KSF							
43	1718 N Las Palmas Av	Hotel	220.0	Rooms	1,333	105	21	84	124	81	43
		Restaurant	27.2	KSF							
		Lounge/Bar	1.4	KSF							
44	1603 N Cherokee Av	Apartment	195.0	DU	439	34	7	27	41	26	15
		Condominiums	29.0	DU							
		Retail	1.0	KSF							
45	1749 N Las Palmas Av	Apartment	66.0	DU	426	26	5	21	40	25	15
		Apartment	71.0	DU							
		Apartment	299.0	DU							
46	5939 W Sunset Bl	Office	36.7	KSF	3,731	343	152	191	334	182	152
		Retail	13.3	KSF							
		Hotel	100.0	rooms							
47	1341 Vine Street	Office	282.5	KSF	5,596	622	445	177	636	204	492
		Apartment	250.0	DU							
		Museum	44.0	KSF							
48	1313 N Vine St	Storage	35.2	KSF	-79	13	15	-2	-59	-62	2
		Apartment	86.0	DU							
		Apartment	26.0	KSF							
49	1601 N Las Palmas Av	Office	274.0	KSF	3,839	411	350	61	461	122	359
		Apartment	29.0	DU							
		Apartment	118.0	DU							
50	5901 W Sunset Bl	Apartment	270.0	du	667	51	10	41	62	40	22
		Retail	6.5	KSF							
		Apartment	375.0	du							
51	1824 N Highland Av	Apartment	270.0	du	-138	-85	-17	-68	14	9	5
		Retail	6.5	KSF							
		Apartment	375.0	du							
52	6758 W Yucca street	Apartment	270.0	du	3,775	220	56	164	344	204	140
		Retail	6.5	KSF							
		Apartment	375.0	du							
53	1311 Cahuenga Boulevard(b)	Hotel	100.0	Rooms	694	48	29	19	50	26	24
		Retail	2.5	KSF							
		Restaurant	17.7	KSF							
54	1841 N Highland Av	Restaurant	17.7	KSF	1,220	10	5	5	52	35	17
		Café and Market	18.0	KSF							
		Apartment	375.0	DU							
55	6757 W Hollywood Blvd	Apartment	2.5	KSF	224	30	24	6	30	7	23
		High-Turnover Restaurant	2.5	KSF							
		Mixed Use	-	KSF							
56	6701 W Sunset Bl	Apartment	161.0	DU	14,833	879	381	498	1,281	733	548
		Retail	6.0	KSF							
		Apartment	248.0	DU							
57	5750 W Hollywood Bl	Apartment	12.8	KSF	1,805	112	22	90	150	96	54
		Office	535.4	KSF							
		Office	535.4	KSF							
58	1610 N Highland Av	Apartment	21.0	DU	2,690	404	356	48	378	64	314
		Townhomes	36.0	DU							
		Other	-	Other							
59	1149 N Gower St	Hotel	112.0	Rooms	141	29	6	23	35	23	12
		Apartment	76.0	DU							
		Retail	2.5	KSF							
60	1133 N Vine St	Apartment	76.0	DU	823	66	23	43	72	45	26
		Hotel	80.0	Rooms							
		Apartment	54.0	du							
61	1411 N Highland Av	Apartment	54.0	du	604	38	22	16	44	22	22
		Apartment	54.0	du							
		Apartment	54.0	du							
62	5600 W Hollywood Bl	Apartment	42.0	DU	359	28	6	22	33	22	11
		Apartment	42.0	DU							
		Apartment	185.0	DU							
63	5606 Harold Street(b)	Apartment	42.0	DU	279	21	4	17	26	17	9
		Apartment	185.0	DU							
		Retail	17.8	KSF							
64	5632 W De Longre Av	Apartment	72.0	DU	714	38	11	27	66	38	28
		Retail	17.8	KSF							
		Mixed Use	53.9	KSF							
65	1745 N Western Avenue(b)	Retail	5.7	KSF	839	89	77	12	101	24	77
		Quality Restaurant	4.6	KSF							
		High-Turnover Restaurant	1.0	KSF							
66	5500 W Hollywood Bl	Banquet Hall	9.8	KSF	441	12	6	6	37	22	15
		Mixed Use	-	-							
		Apartment	195.0	Rooms							
67	2580 Cahuenga B	Restaurant	19.5	KSF	610	35	34	1	61	18	43
		Hiking Trail	1.5	KSF							
		Office	30.0	Employees							
68	1657 N Western Av	Apartment	91.0	DU	702	39	10	29	62	37	25
		Retail	39.4	KSF							
		Office	25.9	KSF							
69	5525 W Sunset Bl	Senior Housing	16.0	DU	2,562	186	61	125	226	143	83
		Apartment	293.0	DU							
		High-Turnover Restaurant	2.2	KSF							
70	6677 W Santa Monica Bl	Fast Food Restaurant	1.0	KSF	1,420	289	123	166	261	153	108
		Grocery Store	25.1	KSF							
		Retail	4.7	KSF							
71	1868 N Western Av	Office	1.0	KSF	39	1	-8	9	4	7	-3
		Mixed Use	6.0	DU							
		Apartment	87.0	DU							
72	6300 W Romaine St	Retail	6.0	KSF	0	0	0	0	37	20	17
		Office	114.7	KSF							
		Other	40.9	KSF							
73	5520 W Sunset Bl	Studio	38.1	KSF	4,903	73	52	21	422	211	211
		Target/Discount Store	163.9	KSF							
		Shopping Center	30.9	KSF							
74	1118 N McCadden	Senior Housing	100.0	DU	1,346	80	49	31	109	53	56
		Youth Housing	92.0	DU							
		Office	17.0	KSF							
75	NWC Sunset & Western(b)	Youth and Senior Center	29.7	KSF	2,562	186	61	125	226	143	83
		Grocery	29.2	KSF							
		Restaurant	3.0	KSF							
76	6601 W Romaine St	Retail	1.3	KSF	808	92	88	4	51	12	39
		Apartment	247.0	DU							
		Office	104.2	KSF							
77	956 N Seward St	Storage	2.0	KSF	1,240	186	185	21	180	29	151
		Office	130.0	KSF							
		Apartment	410.0	DU							
78	7107 W Hollywood Bl	Retail	5.0	KSF	2,367	206	49	157	253	167	86
		Apartment	5.0	KSF							
		Restaurant	5.0	KSF							

Hollywood Center Project  
**Figure A-6**  
Related Projects List



**TABLE 4 : RELATED PROJECTS  
HOLLYWOOD CENTER PROJECT**

Project[a]	Project Address	Land Use	Size	Unit	Daily Total	AM Total	AM In	AM Out	PM Total	PM In	PM Out	
86	959 N Seward St	Office	237.6	KSF	2,337	336	297	39	310	58	252	
87	7120 W Sunset Bl	Apartments	44.0	DU	397	14	0	14	29	25	4	
88	5420 W Sunset Bl	Apartments	755.0	DU	2,369	212	9	203	228	164	64	
		Retail	36.7	KSF								
89	901 N Vine St	Apartments	76.0	DU	-32	26	4	26	-4	-5	1	
90	1350 N Western Av	Mixed Use	204.0	DU	1,869	98	23	75	167	107	60	
		Retail	7.3	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	231.0	DU	1,010	78	0	78	84	86	19	
		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	5460 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	
96	927 N Highland Av	School	100.0	Enrollment	155	3	4	-1	40	23	17	
		Tutoring Center	18.0	Other	294	79	48	32	29	9	20	
97	7300 W Hollywood Bl	Temple	-	-	294	79	48	32	29	9	20	
98	7007 W Romaine Av	Office	50.0	KSF	572	71	63	8	74	17	57	
		Retail	3.6	KSF								
99	859 N Highland Av	Coffee/Donut With Drive-Thru	0.8	KSF	330	41	21	20	18	9	9	
100	733 N Hudson Avenue	Apartments	45.0	du	306	23	5	18	29	19	10	
101	712 N Wilcox Av	Apartments	100.0	DU	530	40	9	31	49	31	18	
102	707 N Cole Av	Apartments	84.0	DU	398	31	6	25	36	24	12	
103	5555 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								
104	926 Sycamore Av(b)	Retail	15.0	KSF	2,068	187	133	54	266	27	239	
		Office	74.2	KSF								
105	5570 W Melrose Av	Apartments	52.0	DU	430	19	-1	20	31	21	10	
106	936 N La Brea Av	Retail	5.5	KSF	911	29	24	5	38	14	37	
		Office	33.2	KSF								
107	925 N La Brea Av	Retail	15.3	KSF	735	69	58	11	85	24	61	
108	904 N La Brea Av	Apartments	169.0	DU	2,072	93	25	68	186	83	103	
		Retail	40.0	KSF								
109	2864 N Cahuenga Bl	Apartments	300.0	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	7510 W Sunset Blvd	Apartments	236.0	DU	4,288	105	21	84	124	81	43	
		Retail	30.0	KSF								
112	6915 Melrose Ave	Condominiums	13.0	DU	398	14	2	12	96	35	54	
		Retail	7.5	KSF								
113	525 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	
115	7002 Clinton Street(b)	School	4.5	KSF	69	23	13	10	0	0	0	
116	1300 N Vermont Ave(b)	Medical center	134.8	KSF	1,795	129	81	48	126	48	78	
117	Universal Hilton(b)	Hotels	395.0	rooms	4,637	315	182	133	356	191	165	
		Restaurant	8.5	KSF								
		Meeting Space	15.0	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	1,698	307	1,391	
					<b>Los Angeles Total Trips</b>	<b>243,194</b>	<b>16,504</b>	<b>8,827</b>	<b>7,683</b>	<b>20,908</b>	<b>9,716</b>	<b>11,152</b>

City of West Hollywood												
1	5627 Fernwood Avenue(b)	Affordable housing	59.0	DU	392	30	6	24	37	24	13	
2	1222 N La Brea Ave(b)	Apartments	187.0	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	33	3	1	2	3	2	1	
5	1231 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	1040 N. La Brea(b)	Restaurant	5.2	KSF	1267	56	29	27	89	47	42	
		Residential	8.0	DU								
12	1125 Detroit(b)	Hotel	91.0	Rooms								
13	1159 Formosa Ave.(b)	Apartments	22.0	DU	146	11	2	9	14	9	5	
14	7143 Santa Monica Blvd(b)	Apartments	5.0	DU	33	3	1	2	3	2	1	
15	1123 Formosa Ave(b)	Apartments	166.0	DU	1501	93	22	71	137	83	54	
		Retail	9.3	KSF								
16	1123 Formosa Ave(b)	Condominiums	5.0	DU	29	2	0	2	3	2	1	
17	1041 Formosa Ave (The Lot)(b)	Office/ Media Workshop	568.1	KSF	4700	665	585	80	635	108	527	
18	1052 Martel Ave.(b)	Condominiums	5.0	DU	29	2	0	2	3	2	1	
19	1016 Martel(b)	Apartments	11.0	DU	73	6	2	4	7	4	2	
20	1035 Vista(b)	Townhome	4.0	DU	23	1	0	1	2	1	1	
21	1027 Gardner St(b)	Condominiums	5.0	DU	29	2	0	2	3	2	1	
22	1030 Sierra Bonita Ave. b(b)	Condominiums	5.0	DU	29	2	0	2	3	2	1	
23	1236 Spaulding Ave(b)	Apartments	3.0	DU	20	1	0	1	2	1	1	
24	1009 Gardner(b)	Condominiums	6.0	DU	35	3	1	2	3	2	1	
25	1017 Sierra Bonita(b)	Condominiums	5.0	DU	29	2	0	2	3	2	1	
26	1011 Sierra Bonita Ave.(b)	Condominiums	5.0	DU	29	2	0	2	3	2	1	
		Residential	71.0	DU	1975	44	10	34	95	59	36	
27	7617 Santa Monica Blvd.(b)	Retail	4.9	KSF	81	6	1	5	7	5	2	
		Restaurant	4.4	KSF								
28	1041 Spaulding Ave.(b)	Condominiums	14.0	DU	29	2	0	2	3	2	1	
29	1013 Spaulding Ave.(b)	Condominiums	5.0	DU	29	2	0	2	3	2	1	
					<b>West Hollywood Total Trips</b>	<b>15,467</b>	<b>1,336</b>	<b>742</b>	<b>597</b>	<b>1,602</b>	<b>719</b>	<b>883</b>

**Notes**

- (a) 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 5th Edition Trip Generation Manual.
- (c) Trip Generation estimates based on NBC Universal EIR dated November, 2010.