

**From:** Addie Farrell <AFarrell@esassoc.com>  
**Sent time:** 08/21/2018 01:56:21 PM  
**To:** heather.bleemers@lacity.org  
**Cc:** Jessie Fan <JFan@esassoc.com>  
**Subject:** Hollywood Center - Notices  
**Attachments:** BTC Receipt.pdf

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Hi Heather,

I am the Hollywood Center EIR project manager (from ESA) who has been coordinating with Elva (I work with Jessie Fan whom I believe you already know). Jessie and I understand that you will be stepping in for Elva while she is out on vacation. You may be aware that the Governor approved the EIR last Thursday (we have to circulate the notice within 10 days of the approval), and that the first day of the public scoping period is slated for August 28. We are uploading the finalized NOP, EIR Notice, and Initial Study for you now to review and provide final approval. We will be creating a new Dropbox folder called "HC Finalized IS/NOP Documents" and will send you an invite shortly.

We were wondering if you would be able to jump on a quick call with us to go through some outstanding items on the Initial Study and NOP regarding APNs, entitlements, and parking (see bulleted list below):

- APNs
  - Elva provided a shorter list of the APNs: 5546-004-006, 5546-004-32, 5546-030-031, Los Angeles CA 90028
  - We would like to add back in the full list of APNs as the list above does not cover the entire Project Site: 5546-030-034, -004-020, -030-028, 030-032, -030-031, -030-033, -004-021, -004-032, -004-029, -004-006
- Third entitlement:
  - Based on conversations with Elva and the Team, this is our proposed entitlement:
    - Pursuant to LAMC Section 11.5.11(e) and subsequently California Government Code Section 65915(k) or the Applicable Housing Incentive Program, three incentives, concessions, reductions, or modifications of zoning code requirements to provide for affordable housing costs as follows:
      - A floor area bonus (35 percent from 6:1 FAR base) to allow additional floor area up to 7:1 FAR for a project eligible for up to 8.1:1 FAR;
      - A development modification for balcony floor area to exclude residential balconies and terraces from consideration as floor area, as defined by LAMC Section 12.03; and
      - A development modification to allow a greater number of smaller affordable units with less bedrooms and a different unit mix and unit type to accommodate Senior Affordable Housing Units in lieu of providing the requisite number of Restricted Affordable Units
- Parking:
  - We will be removing the code sections that determine the calculations and potential parking reductions for the Project. While it wouldn't affect the overall parking numbers, we wanted to run the change by you anyway.

We have a Project representative going over to the BTC Valley Office right now to coordinate the EIR mailing, which has to go out on Thursday, with them. Elva had already approved the mailing list. The EIR radius mailing will happen on Friday. Could you send the PDFed NOP and EIR notice to BTC and reference the case file (LA18-365)? In the past, they have wanted the notices to come directly from the Planner rather than from the consultants. We have attached the paid receipt for reference as well.

Please let us know if you're available for a quick call. We are available at your convenience and can send in a call-in number, thanks!

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**CONTRACT**

**CASE NUMBER:**

**BTCID: LA18-365**

**REFERENCE:**

**DATE: 4/11/2018**

**SITE ADDRESS: 1760 N. VINE ST.**

**AUTHORIZED BY: WINSTON**

**DESCRIPTION OF SERVICES AND FEES:**

Labels and Mailing Preparation - Number	0	x \$1.88	
Mailing Only - Number	2969	x \$1.53	\$4,542.57
Appeals - Number		x \$1.62	
Posting of Site - Number of signs	1	x \$75.00 (1 <sup>st</sup> )	\$435.00
	6	x \$60.00 (addtl.)	
Research/Add'l N.C. and Council Notification			\$13.00
All Weather Posting (optional)	7	\$20.00	\$140.00
Removal of Signs (optional)	0	\$50.00	

**TOTAL DUE: \$5,130.57**

A COPY OF THIS FORM MUST BE PRESENTED TO THE PLANNING DEPARTMENT AT THE TIME OF FILING TO HAVE YOUR APPLICATION DEEMED "COMPLETE"	
Note: If applicant/map maker is retaining labels for addition of case number, labels must be returned to BTC within 7 days from the date of this invoice, or BTC will be forced to produce labels and charge the applicant/map maker. If bill is not paid, further processing of your other cases will stop. For cases requiring immediate mailing, labels must be submitted on the day of payment or BTC will produce labels and charge applicant/map maker.	x JC
The City of LA usually generates a determination letter comprising of one(1) to three(3) pages which requires 1st Class postage. If your project requires a determination letter that exceeds three pages, you will be billed for excess postage and material costs that are due on receipt of bill. A \$ 50.00 fee will be charged if you want a copy of the BTC file(s).	x JC
Refunds and Credits only valid one year from the original filing date. Cancellations and changes are subject to a 20% or \$50.00 handling fee, whichever is greater. Returned checks subject to a \$200.00 fee. If the check is fraudulent, the City will be notified that the invoice is null and void. A fee of 10% will be charged to re-activate all null and void invoices.	x JC
If instructed by the city that your case has gone to appeal, we will immediately mail out per city instructions. The cost of mail and processing of \$1.62/label, is immediately due to us from you. It is to be paid within 10 days. If we do not receive payment within 10 days, a 10% a month (starting after 10 days) fee will be charged and due.	x JC

Signature: Edgar Khatatian (Edgar Khatatian on behalf of EKC)

Telephone: (213) 229-9548

Print Name: MCAF VINE, LLC./MR. EDGAR KHATATIAN

Refunds and Credits only valid one year from the original filing date.



**PAID**  
4-11-18  
Case 196