

From: Addie Farrell <AFarrell@esassoc.com>
Sent time: 08/21/2018 04:45:41 PM
To: Heather Bleemers <heather.bleemers@lacity.org>
Cc: Jessie Fan <JFan@esassoc.com>; Khalatian, Edgar <EKhalatian@mayerbrown.com>
Subject: RE: Hollywood Center - Notices

Yes. Let's jump on a call.
Edgar can you join.

Call-in toll number (US/Canada):+1-240-454-0887 / Access Code: 11040934

Addie Farrell
ESA | Environmental Science Associates
626.714.4610 (direct)

From: Heather Bleemers <heather.bleemers@lacity.org>
Sent: Tuesday, August 21, 2018 4:43 PM
To: Addie Farrell <AFarrell@esassoc.com>
Cc: Jessie Fan <JFan@esassoc.com>
Subject: Re: Hollywood Center - Notices

Hi Addie,

BTC has prepared the mailing as one and cannot change course at this point if we want to get the ELDP out by Thursday. Want to chat?



Heather Bleemers
Senior City Planner
Department of City Planning

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Los Angeles, CA 90012



On Tue, Aug 21, 2018 at 3:22 PM, Addie Farrell <AFarrell@esassoc.com> wrote:

Yes, thank you for confirming Heather. We can chat today after 4:00 if it works, or tomorrow at 8:30 or any time after. Please confirm when you've sent the files to BTC as we have staff there.

Addie Farrell
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From: Heather Bleemers <Heather.Bleemers@lacity.org>
Sent: Tuesday, August 21, 2018 3:17 PM
To: Addie Farrell <AFarrell@esassoc.com>
Cc: Jessie Fan <JFan@esassoc.com>
Subject: Re: Hollywood Center - Notices

Hi,

I am in meetings until after 4. I will send the notice and nop to BTC today. Are you both available to chat tomorrow?

On Tue, Aug 21, 2018, 1:56 PM Addie Farrell <AFarrell@esassoc.com> wrote:

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 ELPD 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, ELDP 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 ELDP mailing, which has to go out on Thursday, with them. Elva had already approved the mailing list. The NOP radius mailing will happen on Friday. Could you send the PDFed NOP and ELDP 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!

Addie Farrell
Senior Managing Associate

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