

**From:** Khalatian, Edgar <EKhalatian@mayerbrown.com>  
**Sent time:** 05/15/2020 10:03:58 AM  
**To:** Luciralia Ibarra <luciralia.ibarra@lacity.org>  
**Subject:** RE: Hollywood Center [MB-AME.FID1683707]

Thanks, Luci. In response to this request from the Council office and the Planning Department, we will endeavor to provide the City the necessary information to review Alt 8, which means that we will be preparing tech reports for Alt 8 so that the decisionmakers have sufficient information to make an informed decision.

Thanks, and happy to discuss.

**Edgar Khalatian**

**Partner**

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**From:** Luciralia Ibarra <luciralia.ibarra@lacity.org>  
**Sent:** Friday, May 15, 2020 9:35 AM  
**To:** Khalatian, Edgar <EKhalatian@mayerbrown.com>  
**Subject:** Fwd: Hollywood Center

**\*\*EXTERNAL SENDER\*\***

Good morning,

Wanted to share this email with you. Let me know if you would like to discuss further.

- Luci

----- Forwarded message -----

From: **Craig Bullock** <[craig.bullock@lacity.org](mailto:craig.bullock@lacity.org)>  
Date: Wed, May 13, 2020 at 5:55 PM  
Subject: Hollywood Center  
To: Luciralia Ibarra <[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org)>

Hi Luci,

I hope you and your family are healthy and safe.

As I mentioned on our call, the councilmember was contacted by multiple Hollywood stakeholders regarding the Hollywood Center Project. These stakeholders are encouraging us to be supportive of the inclusion of office space to compliment the housing. Their recommendations best match Alternative 8 in the DEIR.

The inclusion of office space is appealing to the councilmember. The office vacancy rate for Hollywood is much lower than Los Angeles County as a whole (7.8% vs 14.4%) with vacancy rates near the project site incredibly lower (approximately 2%). It is very important that Hollywood continues to grow its office capacity so that we are able to retain, expand and attract users and not have them go to other parts of the City....or even worse, to other cities!

While we remain open to this possibility, the councilmember has made it clear that he won't allow for a decrease in the project's affordable housing component. Affordable housing, especially for seniors, is very much needed.

I think the Department of City Planning should review Alternative 8 and be prepared to provide the councilmember sufficient information to give it consideration. Please communicate this to the applicant as well.

Just to be clear, the councilmember is not taking a position on the project or on Alternative 8. I will just need to have sufficient information for him to make an informed decision. He will make a decision on his position after reviewing the EIR analysis for the project, as well as those for the alternatives, and after community engagement has occurred.

Please let me know if you have any questions.

Thanks!

Craig

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**CRAIG BULLOCK**

Planning Director

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