From:	Luciralia Ibarra <luciralia.ibarra@lacity.org></luciralia.ibarra@lacity.org>
Sent time:	05/15/2020 10:14:20 AM
To:	Khalatian, Edgar < EKhalatian@mayerbrown.com>
Subject:	Re: Hollywood Center [MB-AME.FID1683707]

Thanks. And my apologies, I meant to cc Mindy in forwarding you the email from the council office. She is included here so she knows what to expect from your team.

- Luci

On Fri, May 15, 2020 at 10:04 AM Khalatian, Edgar <<u>EKhalatian@mayerbrown.com</u>> wrote:

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 Mayer Brown LLP 350 South Grand Avenue, 25th Floor Los Angeles, CA 90071-1503 United States of America 213-229-9548 ekhalatian@mayerbrown.com

Please consider the environment before printing this e-mail. If you need to print it, please consider printing it double-sided.

From: Luciralia Ibarra <<u>luciralia.ibarra@lacity.org</u>> Sent: Friday, May 15, 2020 9:35 AM To: Khalatian, Edgar <<u>EKhalatian@mayerbrown.com</u>> 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** <<u>craig.bullock@lacity.org</u>> Date: Wed, May 13, 2020 at 5:55 PM Subject: Hollywood Center To: Luciralia Ibarra <<u>luciralia.ibarra@lacity.org</u>>

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.

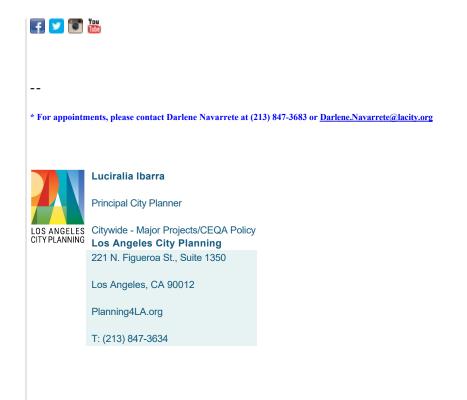
Thanks!

Craig

--



CRAIG BULLOCK Planning Director Office of Councilmember Mitch O'Farrell, 13th District 200 N. Spring Street Rm 480 Los Angeles, CA 90012 (213) 473-7013 | craig.bullock@lacity.org



This email and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager. If you are not the named addressee you should not disseminate, distribute or copy this e-mail.

Mayer Brown is a global services provider comprising an association of legal practices that are separate entities, including Mayer Brown LLP (Illinois, USA), Mayer Brown International LLP (England), Mayer Brown (a Hong Kong partnership) and Tauil & Chequer Advogados (a Brazilian partnership).

Information about how we handle personal information is available in our Privacy Notice.

* For appointments, please contact Darlene Navarrete at (213) 847-3683 or <u>Darlene.Navarrete@lacity.org</u>



Luciralia Ibarra **Principal City Planner** Citywide - Major Projects/CEQA Policy Los Angeles City Planning LOS ANGELES 221 N. Figueroa St., Suite 1350 CITY PLANNING Los Angeles, CA 90012 Planning4LA.org T: (213) 847-3634