

From: Seth Wulkan <seth@ceqa-nepa.com>
Sent time: 09/08/2011 02:22:49 PM
To: Melinda.gejer@lacity.org
Subject: Millennium Hollywood Project - Request for Recreation and Parks Information
Attachments: Millennium Hollywood Project — Request for Recreation and Parks Information.pdf"

September 8, 2011

Melinda Gejer
LOS ANGELES DEPARTMENT OF RECREATION AND PARKS
221 N. Figueroa Street, 1st Floor
Los Angeles, CA 90012

Sent via email: Melinda.gejer@lacity.org

RE: Millennium Hollywood Project — Request for Recreation and Parks Information

Dear Ms. Gejer:

CAJA Environmental Services is preparing an Environmental Impact Report ("EIR") for the Millennium Hollywood Project (the "Project") in accordance with the California Environmental Quality Act ("CEQA"). Potential impacts to public services are an important element of our environmental review. The EIR will identify potential impacts to the Los Angeles Department of Recreation and Parks ("LADRP") that may occur as a result of the Project. The EIR will also propose mitigation measures that may reduce or eliminate any identified public service impacts. Obtaining current information from the LADRP is necessary for the EIR. **Accordingly, we respectfully request that LADRP review project information and answer the questions presented in the attachment.** We greatly appreciate your assistance.

Thank you for your assistance, which will help us ensure that our analysis of the Project's impacts on fire service is accurate and complete. In order to ensure a timely completion of our analysis, please provide your response (via mail, email, or fax) no later than October 8, 2011.

Sincerely,

Seth Wulkan
Assistant Environmental Planner

CAJA Environmental Services, LLC
11990 West San Vicente Blvd, Suite 200
Los Angeles, CA 90049

Seth@ceqa-nepa.com
310-469-6704 (direct)
310-469-6700 (office)
310-806-9801 (fax)



11990 West San Vicente Boulevard, Suite 200
Los Angeles, CA 90049
Phone 310-469-6700 Fax 310-806-9801

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Project Location

The Project is located within the Hollywood Community Planning Area of the City of Los Angeles and consists of eight parcels on approximately 4.47 acres of land (the "Site"). The Site is generally bounded by Yucca Street, Ivar Avenue, Argyle Avenue and Hollywood Boulevard and bisected by Vine Street, which thereby creates two development sub-areas referred to as the West Site and the East Site. Please refer to Figures 1 and 2. The following addresses are associated with the Project:

1720, 1722, 1724, 1730, 1740, 1745, 1749, 1750, 1751, 1753, 1760, 1762, 1764, 1766, 1768, 1770 N. Vine Street

6236, 6270, 6334 W. Yucca Street

1733, 1741 N. Argyle Avenue

1746, 1748, 1754, 1760, 1764 N. Ivar Avenue

Project Description

The Project would involve the construction and operation of a new mixed-use and transit-oriented development anchored by the historic Capitol Records Tower building that would transform a series of under-utilized parcels into a pedestrian-friendly development. As described below, the Project is presented as a development Concept Plan (the "Concept Plan") that incorporates a flexible Land Use Equivalency Program (the "Equivalency Program"), which allows for varying development scenarios.

Existing Uses

The East Site currently contains the 13-story Capitol Records building, along with its ancillary studio recording uses, and the existing two-story Gogerty Building (the “Capitol Records Complex”). The Gogerty Building was renovated in 2003, leaving portions of the interior and the façade from the original circa 1930 construction, while completely demolishing and remodeling the remainder of the structure. The remainder of the East Site contains surface parking lots and temporary structures, including a partially enclosed garbage area and a parking lot attendant kiosk. There are fewer than 50 ornamental trees on the East Site.

The West Site currently contains a one-story approximately 1,800 square-foot Enterprise Rent-A-Car structure and adjoining surface parking lot. The Enterprise Rent-A-Car structure fronts Yucca Street near the northwest corner of the West Site. There is no vegetation on the West Site, as the remainder of the Site consists of surface parking lots.

Proposed Uses

The historic Capitol Records Complex is within the boundaries of the Site and will be preserved and maintained. Including the retention of the Capitol Records Complex, which includes 114,303 square feet of office space, the Concept Plan includes up to 1,166,970 net square feet of total floor area, resulting in approximately 1,052,667 square feet of new construction. The Concept Plan would also include the demolition and/or removal of the Enterprise Rent-a-Car structures on the West Site (approximately 1,800 square feet). Listed below are the details of the Concept Plan.

**Table 1
 Millennium Hollywood Development
 Proposed Concept Plan Land Use and Square Footage Summary**

Land Use	Total Units/Rooms	Proposed Net Developed Floor Area (sf)^a	Proposed Gross Construction (GSF)^b
Residential Units	492	679,562	781,496
Hotel (including conference and lobby)	200	151,958	174,752
Office	--	214,774 ^c	115,542 ^d
Commercial Retail		11,512	13,239
Food & Beverage	--	33,948	39,040
Fitness/Sports Club	--	35,154	40,427
Subtotal		1,126,908	1,164,496
Structured Parking		NA	656,460
TOTAL		1,126,908	1,820,956
^a The total proposed development will include up to 1,166,970 square feet of floor area based on a 6:1 FAR average across the entire project site. The exact square footage for each land use is subject to change in accordance with the proposed Land Use Equivalency Program. ^b GSF=Gross Square Feet. For purposes of analyzing the volume of new construction, the total GSF was assumed to be 15% above the “Net Developed Floor Area” as defined by the LAMC. ^c The total office square footage included under the “Net Developed Floor Area” column includes the existing 114,303 sf of office space occupied by the Capitol Records Complex which will be retained. ^d The amount of Gross Square Feet of office space excludes the existing Capitol Records Complex, as it is not new construction.			
Source: Millennium Hollywood, 2011.			

Land Use Equivalency Program

The Equivalency Program would provide development flexibility so the Project could respond to changing community needs and market conditions over the build-out duration of the development. Within a pre-established framework, certain land uses would be allowed to be exchanged for certain other permitted land uses so long as the limitations of the Equivalency Program are satisfied and do not exceed the anticipated upper levels of environmental impacts. While it is the intent of the Equivalency Program to allow flexibility with respect to the buildout of the Project, there are a number of controlling factors that must be taken into consideration in order to ensure that the EIR has been properly analyzed and discloses the full range of environmental impacts that could occur.

As a result, this letter requests LADRP services information based on the Proposed Residential Scenario listed below, which we have identified as the development plan that could have the maximum potential impacts to recreation and park services.

**Table 2
 Millennium Hollywood Development
 Proposed Residential Scenario Under the Land Use Equivalency Scenario**

Land Use	Total Units/Rooms	Proposed Net Developed Floor Area (sf)^a	Proposed Gross Construction (GSF)^b
Residential Units	897	986,700	1,134,705
Hotel (including conference and lobby)	0	0	0
Office	--	114,303 ^c	0 ^d
Commercial Retail		25,000	28,750
Food & Beverage	--	10,000	11,500
Fitness/Sports Club	--	30,000	34,500
Subtotal		1,166,003	1,209,455
Structured Parking		NA	789,705
TOTAL		1,166,003	1,999,160

^a The total proposed development could include up to 1,166,970 square feet of floor area based on a 6:1 FAR average across the entire project site.

^b GSF=Gross Square Feet. For purposes of analyzing the volume of new construction, the total GSF was assumed to be 15% above the "Net Developed Floor Area" as defined by the LAMC.

^c The total office square footage included under the "Net Developed Floor Area" column includes the existing 114,303 sf of office space occupied by the Capitol Records Complex which will be retained as part of the Project.

^d The amount of Gross Square Feet of office space excludes the existing Capitol Records Complex, as it is not new construction.

Source: Millennium Hollywood, 2011.

Questions

1. Which parks and recreational facilities would serve the proposed project? Please provide:
 - a. Name and address
 - b. Size (acres)

c. Features

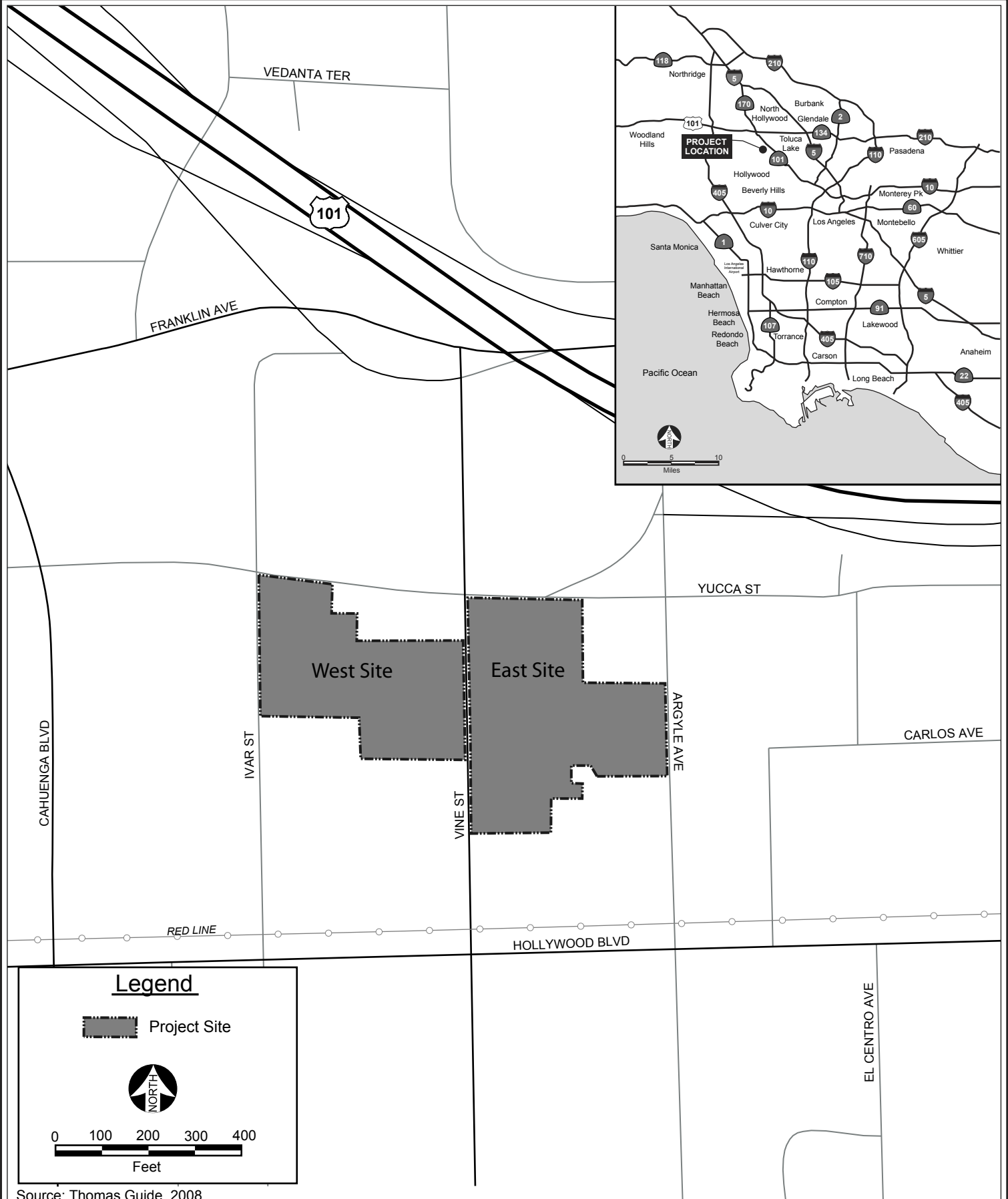
2. Does the City have any plans to develop new parks or recreational facilities or expand existing parks or recreational facilities within a two-mile radius of the project site?
3. What is the area's existing parkland acres-to-population ratio and what is the desired acres-to-population ratio?

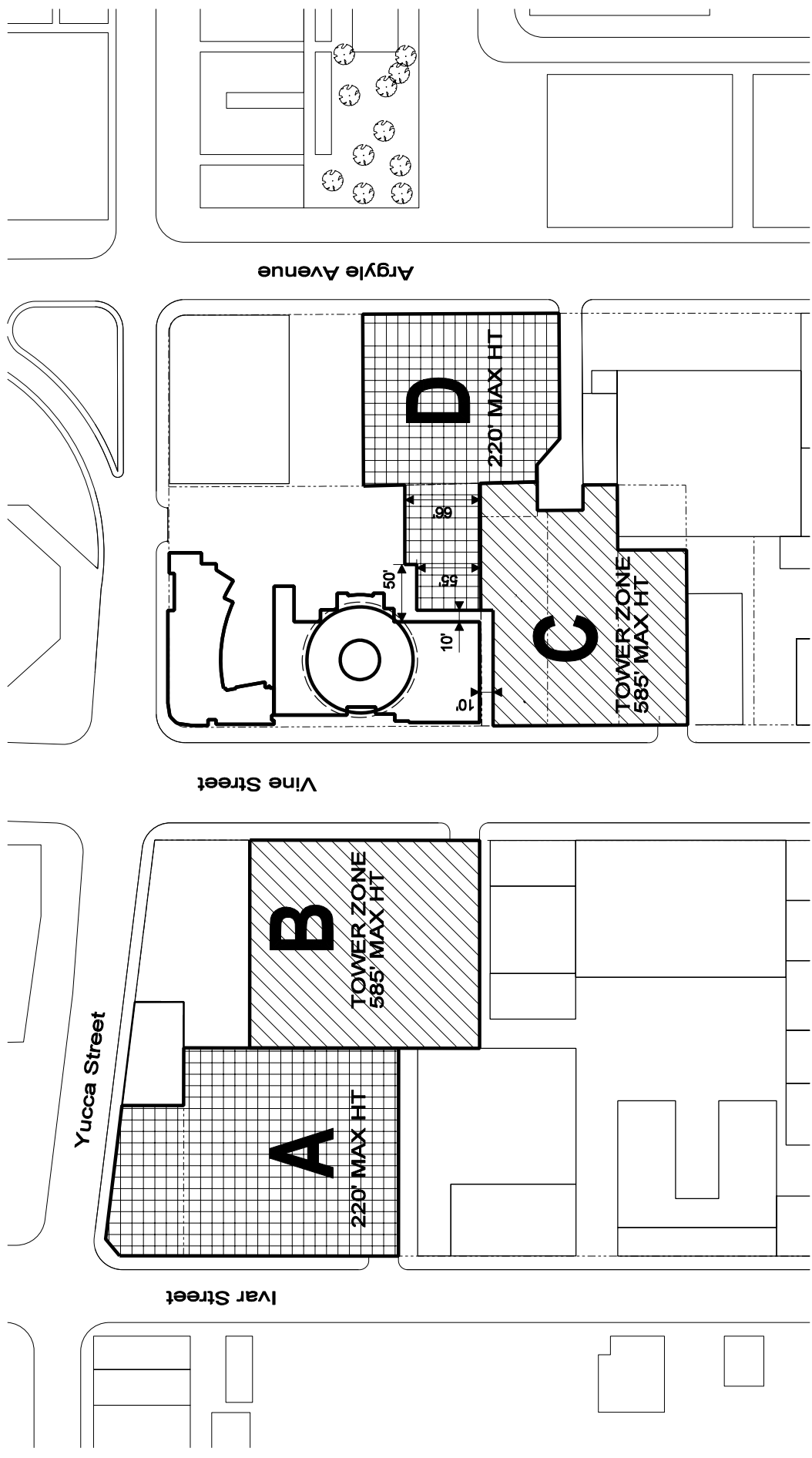
Thank you for your assistance, which will help us ensure that our analysis of the proposed project's impacts on parks is accurate and complete. In order to ensure a timely completion of our analysis, please provide your response (via mail, email, or fax) no later than October 8, 2011.

Sincerely,

Seth Wulkan
Assistant Environmental Planner

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Seth@ceqa-nepa.com
310-469-6704 (direct)
310-469-6700 (office)
310-806-9801 (fax)





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**Millennium
Hollywood Towers**
L O S A N G E L E S , C A

**HANDEL ARCHITECTS LLP. &
ROSCHEN VAN CLEVE ARCHITECTS**

Note: Plot Plan is conceptual and subject to change based on the proposed land use equivalency program.



Figure 2
Millennium Hollywood Site Plan