

**From:** Eduardo Hermoso <eduardo.hermoso@lacity.org>  
**Sent time:** 08/21/2020 07:51:56 AM  
**To:** Milena Zasadzien <milena.zasadzien@lacity.org>  
Wes Pringle <wes.pringle@lacity.org>; Craig Bullock <craig.bullock@lacity.org>; Matthew masuda <matthew.masuda@lacity.org>; Bhuvan Bajaj <bhuvan.bajaj@lacity.org>; Taimour Tanavoli <taimour.tanavoli@lacity.org>; Pamela Teneza <pamela.teneza@lacity.org>; Quyen Phan <quyen.phan@lacity.org>; Tom Gaul <T.Gaul@fehrandpeers.com>; Planning.MajorProjects@lacity.org  
**Cc:**  
**Subject:** Re: 1701 N. Vine Street Mixed-Use Project

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Milena,

DOT has reviewed the traffic analysis, dated August 2020, for the Hollywood Center Project Alternative 8 scenario contained in the Draft Environmental Impact Report (DEIR) for the mixed-use project located at parcels 1720, 1749, 1750 and 1770 Vine Street, 1770 Ivar Avenue, and 1733 North Argyle Avenue. Alternative 8, of the project would construct three new buildings, comprised of a 48-story market-rate residential building and a 13-story senior affordable housing building set aside for Very-Low Income and/or Extremely-Low Income Households, on the “West Site,” and a 17-story office building on the “East Site.” Alternative 8, would include 903 residential dwelling units (770 market-rate units and 133 senior affordable housing units), approximately 27,140 square feet of commercial floor area (fast food and high-turnover sit down restaurant uses), and approximately 386,347 square feet of office space. On April 3, 2020, a traffic analysis was submitted in compliance with Senate Bill 743 and the California Environmental Quality Act (CEQA) to estimate the significance of the project’s impact in regard to Vehicle Miles Traveled (VMT) to be measured against the VMT thresholds established in DOT’s Transportation Assessment Guidelines (TAG). The study was the subject of a DOT letter, dated April 10, 2020, which found that with the application of transportation demand management strategies (TDM), the proposed project would not have a significant VMT impact. DOT concurs with the August 2020, traffic analysis of the Alternative 8 scenario in the DEIR that changes to the project description would not create any new impacts and does not change the findings of DOT’s April 10, 2020 letter.

Please contact our office if you have any questions.

Thank You

On Fri, Apr 10, 2020 at 1:57 PM Eduardo Hermoso <[eduardo.hermoso@lacity.org](mailto:eduardo.hermoso@lacity.org)> wrote:

Sorry, Typo. The address is 1720 N. Vine Street (as depicted on the letter) not 1701 N Vine Street.

On Fri, Apr 10, 2020 at 1:55 PM Eduardo Hermoso <[eduardo.hermoso@lacity.org](mailto:eduardo.hermoso@lacity.org)> wrote:

Milena,

The Department of Transportation has completed the Traffic Analysis for the proposed mixed-use development project for the location at 1701 N. Vine Street. A copy of the assessment letter is attached.





Please contact our office if you have any questions.

Thank You.

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**Eduardo Hermoso, P.E.**

Transportation Engineering Associate III  
Metro Development Review  
Planning & Land Use Development

201 N. Figueroa St, Room 550  
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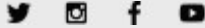
**Eduardo Hermoso, P.E.**

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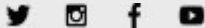
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