

From: Miguel Nunez <M.Nunez@fehrandpeers.com>
Sent time: 08/13/2018 01:19:44 PM
To: Wes Pringle <wes.pringle@lacity.org>
Subject: RE: Hollywood Traffic Study - Future Roadway Improvements
Attachments: 01_2987 Project Description.pdf

Hi Wes,

I'm attaching a project description along with the list of addresses for the property that will be on the MOU.

Project address: 1720, 1749, 1750, and 1770 Vine Street; 1770 Ivar Avenue, 1733 North Argyle Avenue

Let me know if this is enough to generate the MOU review fee and we will get that paid so we can submit the MOU.
Thanks.

Regards,
Miguel

Miguel Núñez, AICP
Senior Associate

FEHR PEERS

Los Angeles

600 Wilshire Blvd, Suite 1050
Los Angeles, CA 90017
(213) 261-3050

From: Wes Pringle <wes.pringle@lacity.org>
Sent: Tuesday, August 7, 2018 2:06 PM
To: Miguel Nunez <M.Nunez@fehrandpeers.com>
Subject: Re: Hollywood Traffic Study - Future Roadway Improvements

I just need to know the official address and a general summary of the land uses.

On Tue, Aug 7, 2018 at 1:23 PM, Miguel Nunez <M.Nunez@fehrandpeers.com> wrote:

Hi Wes,

You are correct that this will be an updated project proposal at that site by the developer. We are thinking we'll be ready to submit the MOU at the end of this week or early next week. What other information would you need at this stage to create the file? I can work on getting that over to you.

Regards,
Miguel

Miguel Núñez, AICP
Senior Associate

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From: Wes Pringle <wes.pringle@lacity.org>
Sent: Tuesday, August 7, 2018 10:14 AM
To: Miguel Nunez <M.Nunez@fehrandpeers.com>

Subject: Re: Hollywood Traffic Study - Future Roadway Improvements

Hi Miguel,

The fee can be paid prior to the MOU being submitted, I just need some basic information to create a file for it. However, I think this is just Millennium Part II?

Wes

On Tue, Aug 7, 2018 at 10:09 AM, Miguel Nunez <M.Nunez@fehrandpeers.com> wrote:

Hi Wes,

Tom and I spoke with you and Eddie about an upcoming MOU for a project in Hollywood about a month ago. We are working on completing the draft MOU for submission.

What is the easiest way to get the MOU review fee paid? Do we need to submit the MOU first or can you generate an invoice for us to pay so that review can start when submitted?

Thanks for your help and glad to set-up a time to talk if that is easier.

Regards,
Miguel

Miguel Núñez, AICP
Senior Associate

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From: Wes Pringle <wes.pringle@lacity.org>

Sent: Monday, May 21, 2018 1:54 PM

To: Rachel Neumann <R.Neumann@fehrandpeers.com>

Cc: Miguel Nunez <M.Nunez@fehrandpeers.com>

Subject: Re: Hollywood Traffic Study - Future Roadway Improvements

Hi Rachel,

I searched the available plans and I didn't see anything on Vine or Yucca.

Wes

On Fri, May 18, 2018 at 10:43 AM, Rachel Neumann <R.Neumann@fehrandpeers.com> wrote:

Hi Wes,

I am working on a traffic study located at Vine St & Yucca St in Hollywood. Please let me know if there are any roadway improvements planned in that area.

Thank you for your assistance.



Rachel Miriam Neumann | Senior Transportation Planner

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■ **Wes Pringle, P.E.**

Transportation Engineer
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ATTACHMENT A: HOLLYWOOD CENTER PROJECT

The development would be comprised of a new mixed-use development (Project) on an approximately 4.46-acre site (Project Site) in the Hollywood Community Plan (Community Plan) area of the City of Los Angeles (City). The existing Capitol Records Complex, composed of the Capitol Records Building and the Gogerty Building, would be preserved although portions of its supporting parking area would be altered. Other existing uses on the Project Site would be removed in order to develop a mix of land uses, including residential uses (market-rate and senior affordable housing units), commercial uses, parking, and associated landscape and open space amenities. Four new buildings are proposed, including a 35-story "West Building," a 46-story "East Building," and two 11-story senior buildings set aside for extremely-low and very-low income households (one building on each site). The Project would include 1,005 residential dwelling units (872 market-rate units and 133 senior affordable housing units) totaling approximately 1,256,974 square feet of residential floor area, approximately 30,176 square feet of commercial floor area (retail and restaurant uses), approximately 120,175 square feet of common and private residential and publically accessible open space, 1,521 vehicle parking spaces, and 551 bicycle parking spaces. The Project would have a floor-area ratio (FAR) of 6.975:1, which includes the existing 114,303 square foot Capitol Records Complex.

Under a proposed Hotel Option associated with the East Site, in lieu of the East Building Residential development described above, the Hotel Option would replace 104 of the market-rate units with a 220 room hotel such that the proposed Project would contain 220 hotel rooms and 319 market-rate residential housing units (there would be no change to the building height and massing for the East Building). Under the Hotel Option, the senior housing building on the East Site would be reduced from 11 stories to 9 stories and would contain 48 affordable housing units. There would be no change to the West Site described above under the Hotel Option. Thus, under the Hotel Option, the Project would include 884 residential dwelling units (768 market-rate units and 116 senior affordable housing units) totaling approximately 1,112,287 square feet of residential floor area, a 220-room hotel totaling approximately 130,278 square feet of floor area, 30,176 square feet of other commercial floor area, 120,175 square feet of common and private residential and publically accessible open space, 1,521 vehicle parking spaces, and 554 bicycle parking spaces.