From: Lin, Alan S@DOT <alan.lin@dot.ca.gov>

Sent time: 12/19/2018 12:38:04 PM

To: Wes Pringle <wes.pringle@lacity.org>; Eddie Guerrero <eddie.guerrero@lacity.org>; Patel, Kirk@DOT <kirk.patel@dot.ca.gov>; Hanna, Ashraf W@DOT <ashraf.hanna@dot.ca.gov>; Saghafi, Abdolhossein@DOT <abdi.saghafi@dot.ca.gov>; Edmonson, Miya R@DOT <miya.edmonson@dot.ca.gov>; Struhl, Mine@DOT <mine.struhl@dot.ca.gov>; Marquez, Paul Albert@DOT <paul-albert.marquez@dot.ca.gov>; Noroozi, Homar@DOT <homar.noroozi@dot.ca.gov>; Berkebile, Mark A@DOT <mark.berkebile@dot.ca.gov>; Lee, Frances M@DOT <frances.lee@dot.ca.gov>

Cc: Tom Gaul <T.Gaul@fehrandpeers.com>; Khalatian, Edgar <EKhalatian@mayerbrown.com>

Subject: Hollywood Center Project-Scoping Meeting

Attachments: LA-2018-01879-NOP_Hollywood_Center_Project.pdf nop.pdf CaltransAgenda_HC_12_19_18.docx

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Room change to Caltrans building first floor room #1.40 A

This will be a formal scoping meeting for the above referenced project.

LA-2018-01879-NOP_Hollywood_Center_Project.pdf

DEPARTMENT OF TRANSPORTATION
DISTRICT 7-OFFICE OF TRANSPORTATION PLANNING
100 S. MAIN STREET, MS 16
LOS ANGELES, CA 90012
PHONE (213) 897-0362
FAX (213) 897-0360
www.dot.ca.gov

Making Conservation a California Way of Life!

October 4, 2018

Ms. Elva Nuño-O'Donnell
City of Los Angeles, Department of City Planning
6262 Van Nuys Blvd., Room 351
Van Nuys, Ca 91401

RE: Hollywood Center Project
GTS # LA-2018-01879-NOP
Vic., LA-101

Dear Ms. Nuño-O'Donnell:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The proposed Project includes a new mixed-use development on an approximately 4.46-acre site in the Hollywood Community Plan Area of the City of Los Angeles. Four new buildings are proposed, including a 35-story, a 46-story, and two 11-story senior buildings set aside for extremely-low and very-low income households. The Project would develop approximately 1,287,150 square feet of developed floor area, including 1,005 residential dwelling units totaling approximately 1,256,974 square feet of residential floor area, approximately 30,176 square feet of commercial floor area, approximately 160,707 square feet of common and private residential and publicly accessible open space, 1,521 vehicle parking spaces, and 551 bicycle parking spaces.

Caltrans encourages the City to fully utilize the Transportation Demand Management (TDM) Program to reduce vehicle miles traveled (VMT) and greenhouse gas emissions. Such measures are critical to facilitating efficient site access.

When adopting TDM measures the project should state what reasonable percentage of reduction the project will achieve. Provide details as to how the project plans to achieve the percent trip reduction target, including details on how trip reduction will be monitored and enforced. Transportation Demand Management effectiveness should be documented with annual monitoring reports by an onsite TDM coordinator. If the project does not achieve the VMT reduction goals, the reports should also include next steps to take to achieve those targets. Also, reducing parking supply can encourage active forms of transportation, reduce regional VMT, and lessen future transportation impacts on State facilities.

For TDM options, please refer to the Federal Highway Administration's *Integrating Demand Management into the Transportation Planning Process: A Desk Reference* (Chapter 8).

LA-2018-01879-NOP_Hollywood_Center_Project.pdf

The reference is available online at:
https://ops.fhwa.dot.gov/publications/fhwahop12035/fhwahop12035.pdf

We encourage a sufficient allocation of fair share contributions toward multimodal and regional transit improvements to fully mitigate cumulative impacts to regional transportation. We support measures to increase sustainable mode shares, thereby reducing VMT. The Lead Agency should also consider fair share fees for shuttles that use the public curb space. Caltrans welcomes the opportunity to work with the Lead Agency and local partners to secure the funding for needed mitigation. Traffic mitigation or cooperative agreements are examples of such measures.

Any reduction in vehicle speed benefits pedestrian and bicyclist safety, since there is a direct link between impact speeds and the likelihood of fatality. Methods to reduce pedestrian and bicyclist exposure to vehicles improve safety by lessening the time that the user is in the likely path of a motor vehicle. These methods include the construction of physically separated facilities such as sidewalks, raised medians, refuge islands, and off-road paths and trails, or a reduction in crossing distances through roadway narrowing.

Pedestrian and bicyclist warning signage, flashing beacons, crosswalks, and other signage and striping should be used to indicate to motorists that they should expect to see and yield to pedestrians and bicyclists. Formal information from traffic control devices should be reinforced by informal sources of information such as lane widths, landscaping, street furniture, and other road design features. We support these improvements in addition to those listed in the City of Los Angeles Bicycle Plan.

We look forward to reviewing the environmental impact report and will provide additional comments at that time, if warranted. If you have any questions or would like to schedule a meeting, please feel free to contact Mr. Alan Lin the project coordinator at (213) 897-8397 and refer to GTS # LA-2018-01879.

Sincerely,

PAUL ALBERT MARQUEZ
Deputy District Director, Planning, Goods Movement and Local Assistance

cc: Scott Morgan, State Clearinghouse

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LOS ANGELES
DEPARTMENT OF CITY
PLANNING
6262 Van Nuys Boulevard, Rm 351
Van Nuys, CA 91401

NOTICE OF PREPARATION
OF ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

August 28, 2018

ENVIRONMENTAL CASE NO.:	ENV-2018-2116-EIR
PROJECT NAME:	Hollywood Center Project
PROJECT APPLICANT:	MCAF Vine LLC, 1750 North Vine LLC, 1749 North Vine Street LLC, 1770 Ivar LLC, 1733 North Argyle LLC, and 1720 North Vine LLC
PROJECT ADDRESS:	1720-1724, 1740-1768, 1745-1753, and 1770 North Vine Street; 1746-1764 North Ivar Avenue; 1733-1741 North Argyle Avenue, 6236, 6270, and 6334 West Yucca Street, Los Angeles, CA 90028. APNs: 5546-030-034, -004-020, -030-028, 030-032, -030-031, -030-033, -004-021, -004-032, -004-029, -004-006
COMMUNITY PLAN AREA:	Hollywood
COUNCIL DISTRICT:	13 – O'Farrell
PUBLIC COMMENT PERIOD:	August 28, 2018 – September 27, 2018
SCOPING MEETING:	September 12, 2018, 6:00 p.m. - 8:00 p.m. See below for additional information.

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for the proposed Hollywood Center Project (Project). In accordance with Section 15082 of the California Environmental Quality Act (CEQA) Guidelines, the City has prepared this Notice of Preparation to provide the public, nearby residents and property owners, responsible agencies, and other interested parties with information regarding the Project and its potential environmental effects. The EIR will be prepared by outside consultants under the supervision of the City of Los Angeles, Department of City Planning.

The City requests your written comments as to the scope and contents of the EIR, including mitigation measures or project alternatives to reduce potential environmental impacts from the Project. Comments must be submitted in writing according to directions below. If you represent a public agency, the City seeks written comments as to the scope and content of the environmental information in the EIR that are germane to your agency's statutory responsibilities in connection with the Project. Your agency may need to use the EIR prepared by the City when considering your permit or other approval for the Project.

A Public Scoping Meeting will be held to receive input as to what environmental topics the EIR should study. No decisions about the Project are made at the Public Scoping Meeting. Additional project details, meeting information, and instructions for public comment submittal are listed below.

PROJECT LOCATION AND EXISTING ON-SITE USES:

The Project Site is located within the Hollywood Community Plan Area of the City approximately five miles west of Downtown Los Angeles. The Project Site spans portions of two City blocks generally bounded by Yucca Street to the north, Argyle Street to the east, adjacent development and Hollywood Boulevard to the south, and Ivar Avenue to the west. The Project Site is comprised of the West Site and East Site which are bifurcated by Vine Street, which runs north/south between Yucca Street and Hollywood Boulevard.

The Project Site and vicinity are located within a part of the regional center of Hollywood, an area that is urbanized and generally built out. Land uses in the vicinity of the Project Site are comprised primarily of neighborhood-serving commercial, tourist and entertainment-related commercial uses, offices, hotels, and low- to high-density residential developments.

The Project Site is entirely developed and underutilized, except for the historic Capitol Records Complex. The northern part of the West Site contains an approximately 1,237 square-foot single-story building, that is currently leased by the American Musical and Dramatic Academy (AMDA) and used on a daily basis for sets and props. The remaining part of the West Site (approximately 78,512 square feet) contains a surface parking lot with a parking attendant kiosk. The East Site contains the Capitol Records Complex, which includes the 13-story Capitol Records Building and ancillary studio recording uses, as well as the two-story Gogerty Building, all of which total approximately 114,303 square feet of existing floor area.

The Project Site is not included on a list of hazardous materials sites compiled pursuant to California Code Section 65962.5.

(See attached Project Location Map).

PROJECT DESCRIPTION:

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 along with some existing parking not adjacent to the Capitol Records Complex, would be reconfigured and relocated to the new East Site five-floor subterranean and grade-level parking garage. The remaining surface parking 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 develop approximately 1,287,150 square feet of developed floor area, including 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 160,707 square feet of open space and amenities, 1,521 vehicle parking spaces, and 551 bicycle parking spaces. The Project would have a floor-area ratio (FAR) of 6.975:1 (up to 7:1), which includes the existing 114,303 square foot Capitol Records Complex (consisting of the 92,664 square-foot Capitol Records Building and 21,639 square-foot Gogerty Building), for a total buildable area of 1,401,453 square feet.

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 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 develop approximately 1,272,741 square feet of developed floor area, including 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, 147,366 square feet of open space and amenities, 1,521 vehicle parking spaces, and 554 bicycle parking spaces. The Hotel Option would have a FAR of 6.903:1 (up to 7:1), which includes the existing Capitol Records Complex, for a total buildable area of 1,387,044 square feet.

Assuming the two sites are built one after another, construction of the Project would be completed over an approximately six-year period. Activities would be phased, beginning on the West Site as early as 2021 and

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on the East Site in approximately 2024. Construction timing could vary for both sites and could potentially overlap on the West and East Sites, and the EIR will analyze the most conservative construction schedule.

Existing Uses to be Removed

Existing Uses	Sizes
AMDA-Leased Commercial Building	1,237 sf

Proposed Uses under Residential Option

Proposed Uses	Maximum Sizes
Residential Land Uses	
One-Bedroom	482 units
Two-Bedroom	391 units
Three-Bedroom	132 units
Total Residential	**1,005 units / 1,188,105 sf**
Residential Amenities and Lobbies	68,869 sf
Commercial Land Uses	
Restaurant/Retail	30,176 sf
Open Space	
Total Open Space	**160,707 sf**
Total Developed Floor Area	**1,287,150 sf**
Existing Floor Area to Remain	**114,303 sf**
Total Floor Area on Project Site	**1,401,453 sf**

Proposed Uses under Hotel Option

Proposed Uses	Maximum Sizes
Residential Land Uses	
One-Bedroom	411 units
Two-Bedroom	347 units
Three-Bedroom	126 units
Total Residential	**884 units / 1,053,554 sf**
Residential Amenities and Lobbies	58,733 sf
Commercial Land Uses	
Restaurant/Retail	30,176 sf
Hotel	220 rooms / 130,278 sf
Total Commercial	**160,454 sf**
Open Space	
Total Open Space	**147,366 sf**
Total Developed Floor Area	**1,272,741 sf**
Existing Floor Area to Remain	**114,303 sf**
Total Floor Area on Project Site	**1,387,044 sf**

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REQUESTED ACTIONS:

1. Pursuant to the Los Angeles Municipal Code (the "LAMC") Section 12.32-F, a Zone Change to C2-2-SN;
2. Pursuant to LAMC Section 12.32-F, a Height District Change for the Property to remove the D Limitation, which limits FAR;
3. Pursuant to LAMC Section 11.5.11(e) and subsequently California Government Code Section 65915(k) or the Applicable Housing Incentive Program, three incentives, concessions, reductions, or modifications of zoning code requirements to provide for affordable housing costs as follows:
   - A floor area bonus (35 percent from 6:1 FAR base) to allow additional floor area up to 7:1 FAR for a project eligible for up to 8.1:1 FAR;
   - A development modification for balcony floor area to exclude residential balconies and terraces from consideration as floor area, as defined by LAMC Section 12.03; and
   - A development modification to allow a greater number of smaller affordable units with less bedrooms and a different unit mix and unit type to accommodate Senior Affordable Housing Units in lieu of providing the requisite number of Restricted Affordable Units;
4. Pursuant to LAMC Section 12.24-W.1, a Master Conditional Use Permit for the sale or dispensing of alcoholic beverages for on-site and off-site consumption;
5. Pursuant to LAMC Section 12.24-W.19, a Conditional Use Permit for a unified development to allow floor area ratio averaging and residential density transfer between the East Site and the West Site;
6. Pursuant to LAMC Section 16.05, a Site Plan Review for a development that results in an increase of 50 or more dwelling units and/or guest rooms or generates more than 1,000 average daily trips;
7. Pursuant to LAMC Section 17.15, a Vesting Tentative Tract Map No. 82152 to merge (i) an alley to add 1,267 square feet to the Property and (ii) portions along the sidewalk of Yucca Street and both sides of Vine Street to add 5,114 square feet to the Property; associated haul route, and removal of 19 street trees; and
8. Pursuant to California Government Code Sections 65864-65869.5, a Development Agreement between the Applicant and the City of Los Angeles (anticipated to extend through 2040).

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT:

Based on an Initial Study, the proposed project could have potentially significant environmental impacts in the following topic areas, which will to be addressed in the EIR:

Aesthetics (Informational), Air Quality, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services (Fire, Police, Schools, Parks, Libraries), Recreation, Transportation and Traffic, Tribal Cultural Resources, and Utilities and Service Systems (Wastewater, Water Supply, Solid Waste).

PUBLIC SCOPING MEETING: A Public Scoping Meeting will be held in **an open house format** to share information regarding the Project and the environmental review process and to receive written public comments regarding the scope and content of the environmental analysis to be addressed in the EIR. City staff, environmental consultants, and project representatives will be available, but no formal presentation is scheduled. You may stop by at any time during the hours listed below to view materials, ask questions, and provide written comments. The City encourages all interested individuals and organizations to attend this meeting. Written comments may be submitted, but there will be no verbal comments or public testimony taken at the Public Scoping Meeting. No decisions about the Project will be made at the Public Scoping Meeting. A separate public hearing for Municipal Code entitlement requests, will be scheduled after the completion of the EIR. The date, time, and location of the Public Scoping Meeting are as follows:

Date:	September 12, 2018
Time:	6:00 p.m. – 8:00 p.m.
Location:	First Presbyterian Church of Hollywood Henrietta Mears Center 1760 N. Gower Street, Los Angeles, CA 90028

Free Parking is Available across La Baig Avenue to the east of the Church

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FILE REVIEW AND COMMENTS:
The enclosed materials reflect the scope of the Project. The environmental file is available for public review at the City of Los Angeles, Department of City Planning, 6262 Van Nuys Boulevard, Room 351, Van Nuys, CA 91401, during office hours Monday - Friday, 9:00 a.m. - 4:00 p.m. To review the file, please contact the Staff Planner listed below to schedule an appointment. A copy of this notice and the Initial Study prepared for the Project may be viewed with the environmental file or online at http://planning.lacity.org by clicking on the "Environmental Review" tab, then "Notice of Preparation & Public Scoping Meetings", and then clicking on the document links below the Project title.

The City will consider all written comments regarding the potential environmental impacts of the Project and issues to be addressed in the EIR. **Written comments must be submitted to this office by 4:00 p.m., September 27, 2018**. Written comments will also be accepted at the Public Scoping Meeting described above.

Please direct your comments to:

Mail: Elva Nuño-O'Donnell
City of Los Angeles, Department of City Planning
6262 Van Nuys Blvd., Room 351
Van Nuys, CA 91401

E-mail: elva.nuno-odonnell@lacity.org

ACCOMMODATIONS: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The Public Scoping Meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

VINCENT P. BERTONI, AICP
Director of Planning

Elva Nuño-O'Donnell

Elva Nuño-O'Donnell
Major Projects Section
Department of City Planning
(818) 374-5066

Attachments:
Project Location Map
Conceptual Site Plan
Conceptual Plot Plan, West Site
Conceptual Plot Plan, East Site
Building Sections, West Site
Building Sections, East Site

Puede obtener información en Español acerca de esta junta llamando al (818) 374-5066.

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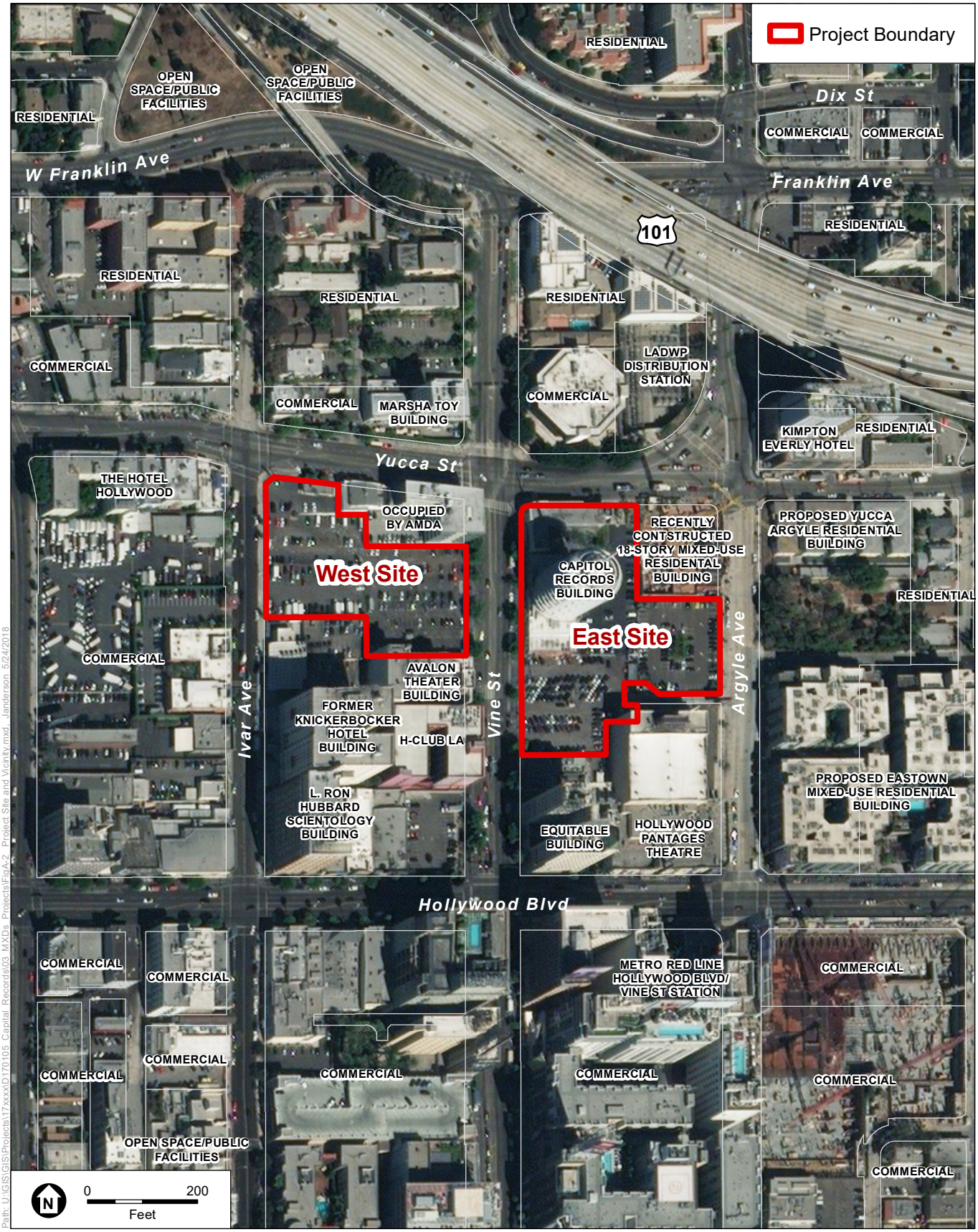

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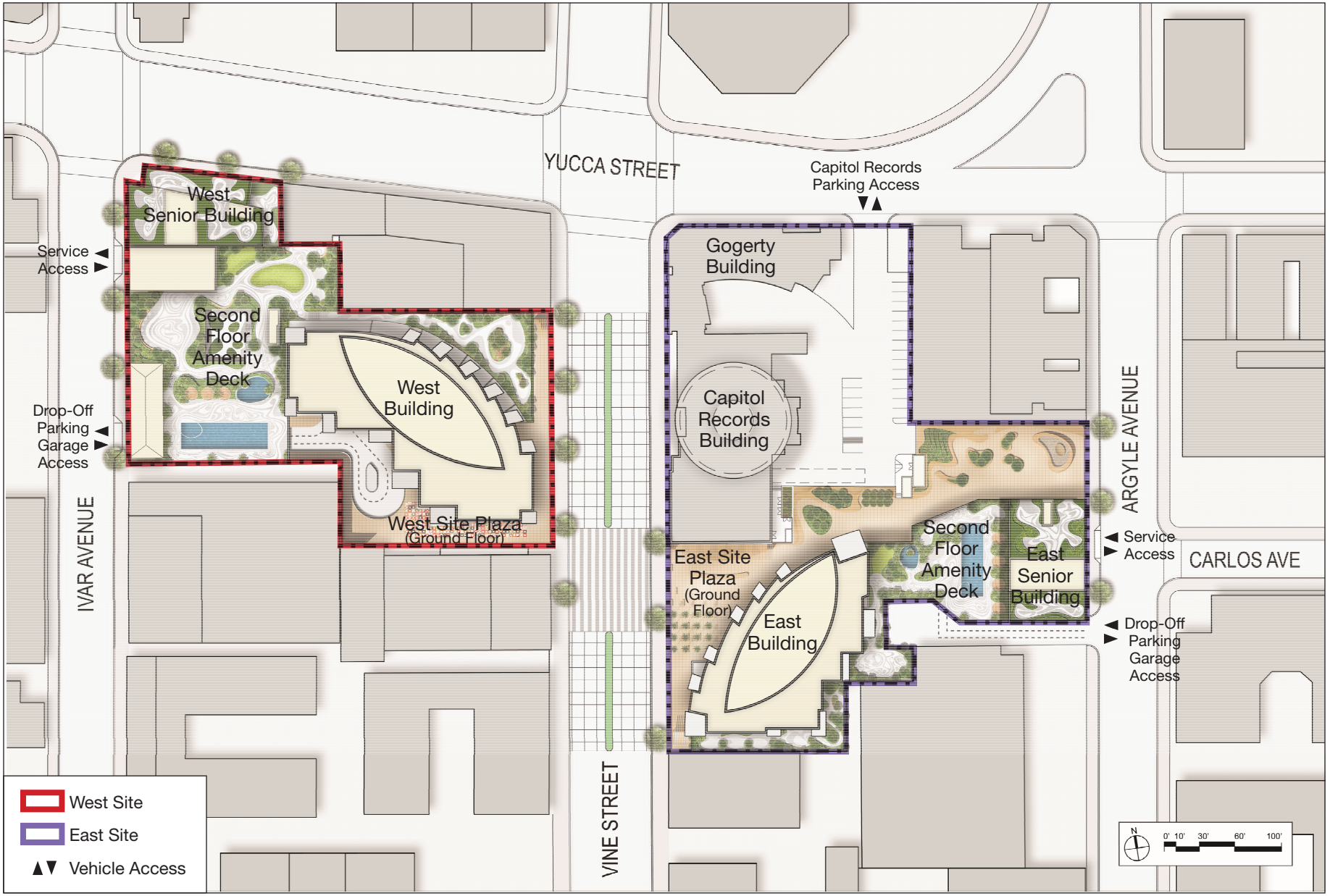
SOURCE: Google Earth, 2016.

Hollywood Center Project

Attachment 1
Project Location Map

ESA

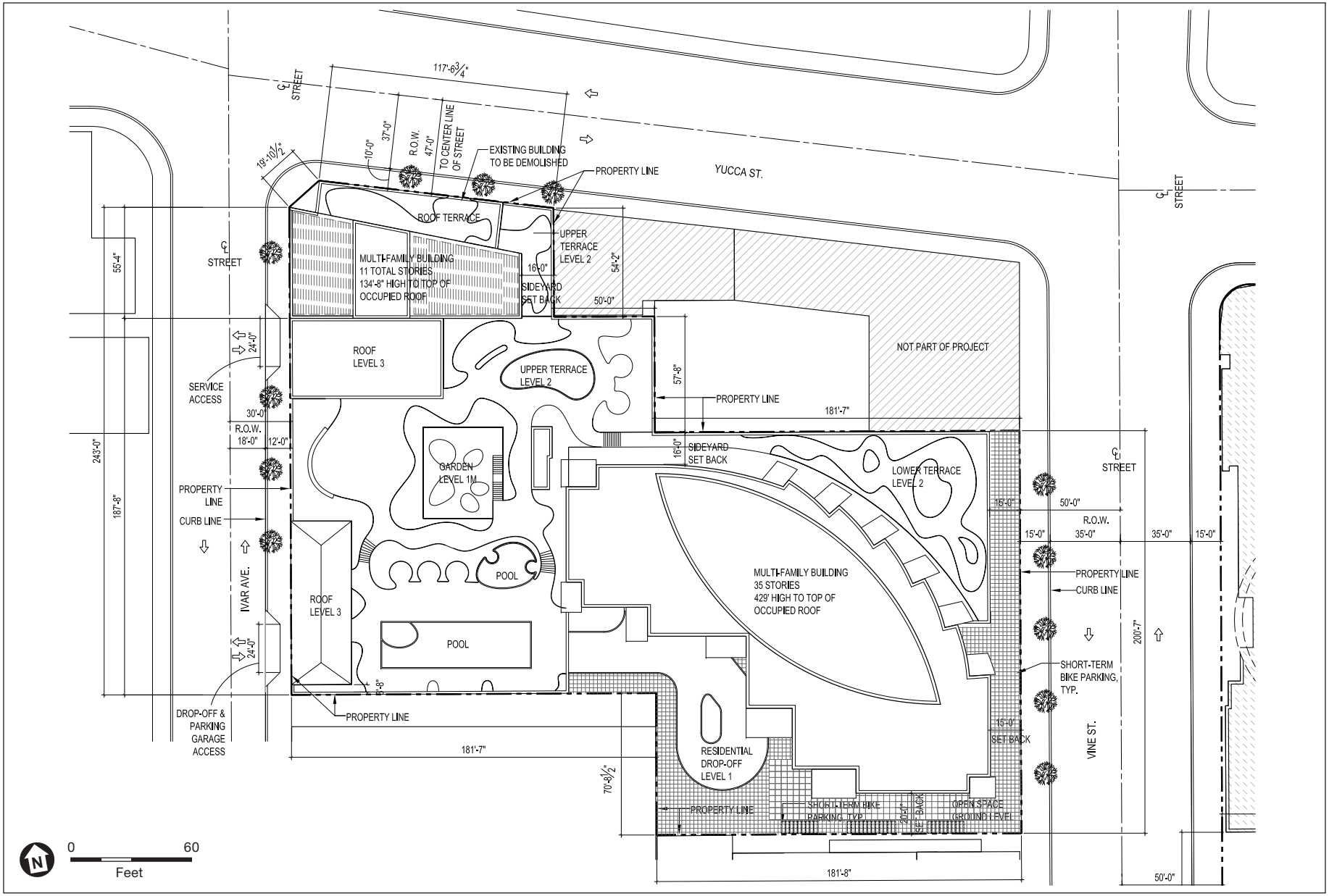


SOURCE: Handel Architects, 2018

Hollywood Center Project

Attachment 2
Conceptual Site Plan

ESA

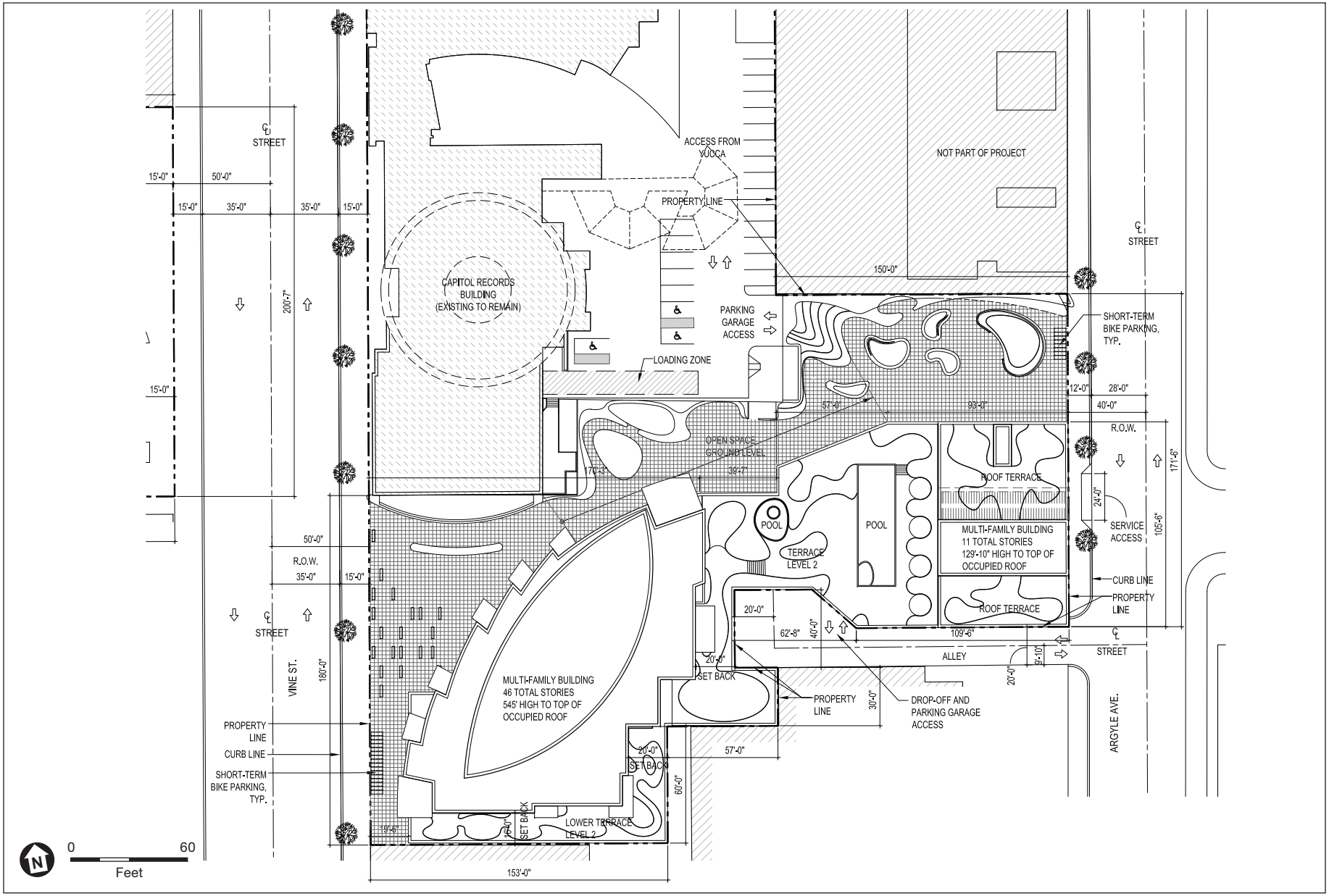


SOURCE: Handel Architects, 2018

Hollywood Center Project

Attachment 3
Conceptual Plot Plan, West Site

ESA

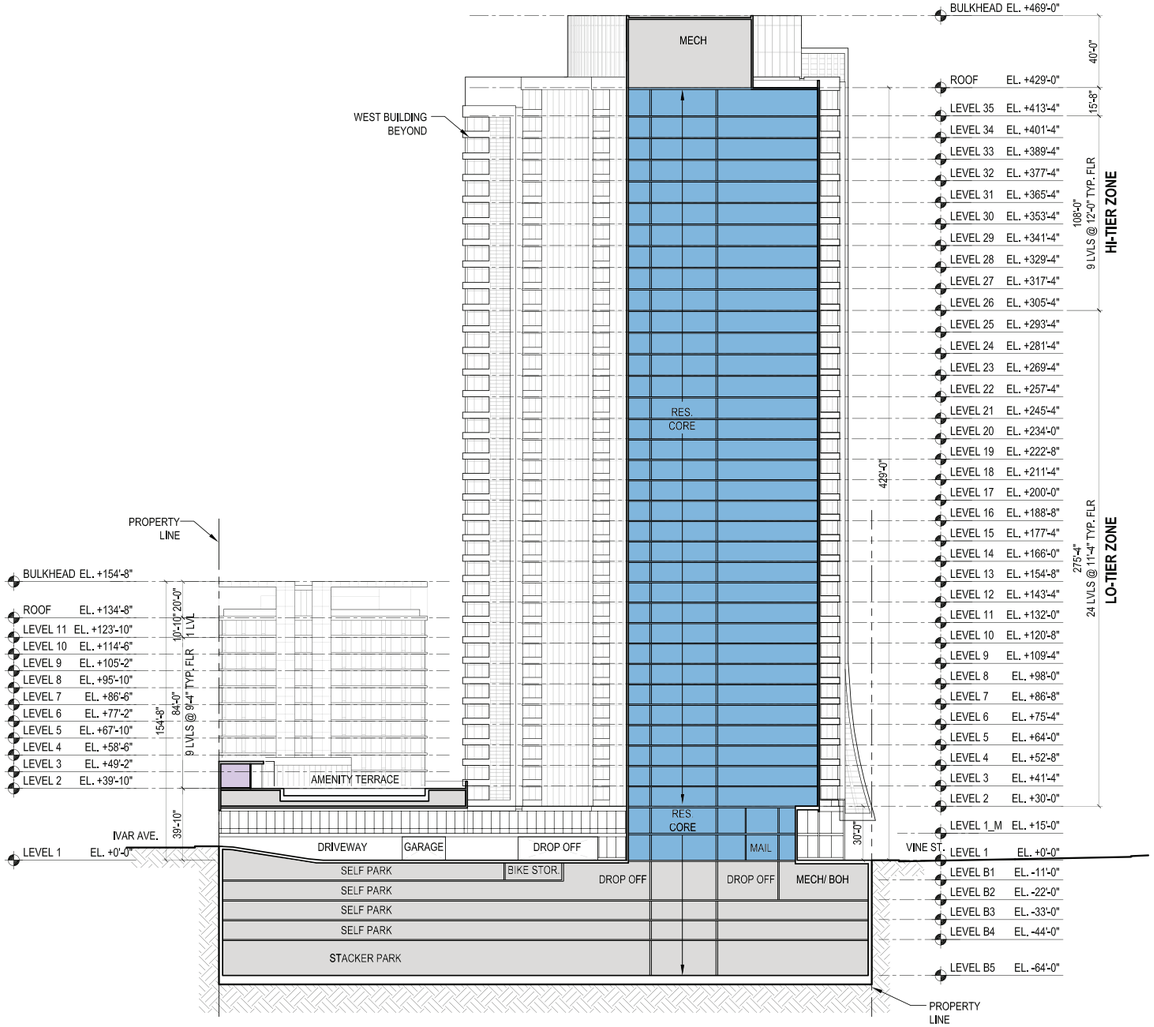


SOURCE: Handel Architects, 2018

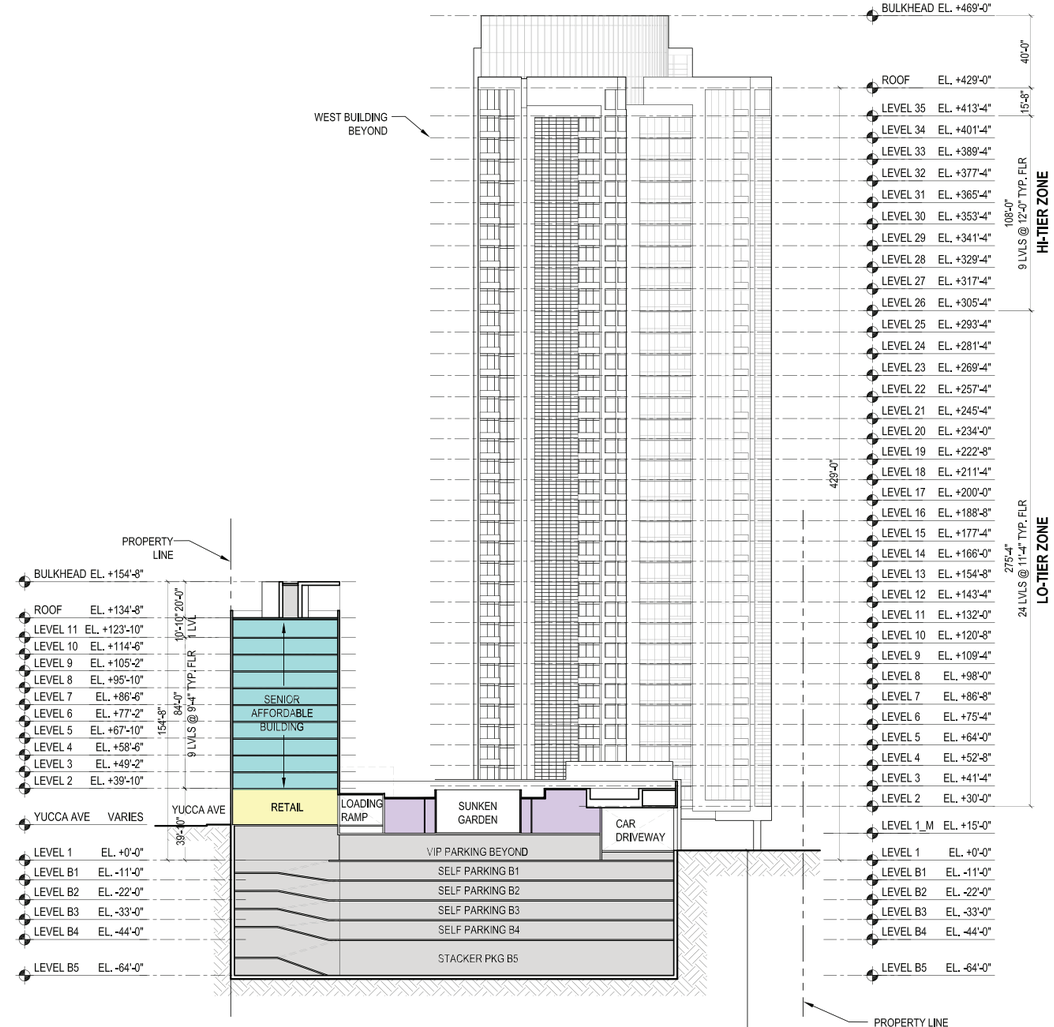
Hollywood Center Project

Attachment 4
Conceptual Plot Plan, East Site

ESA



East - West



North - South

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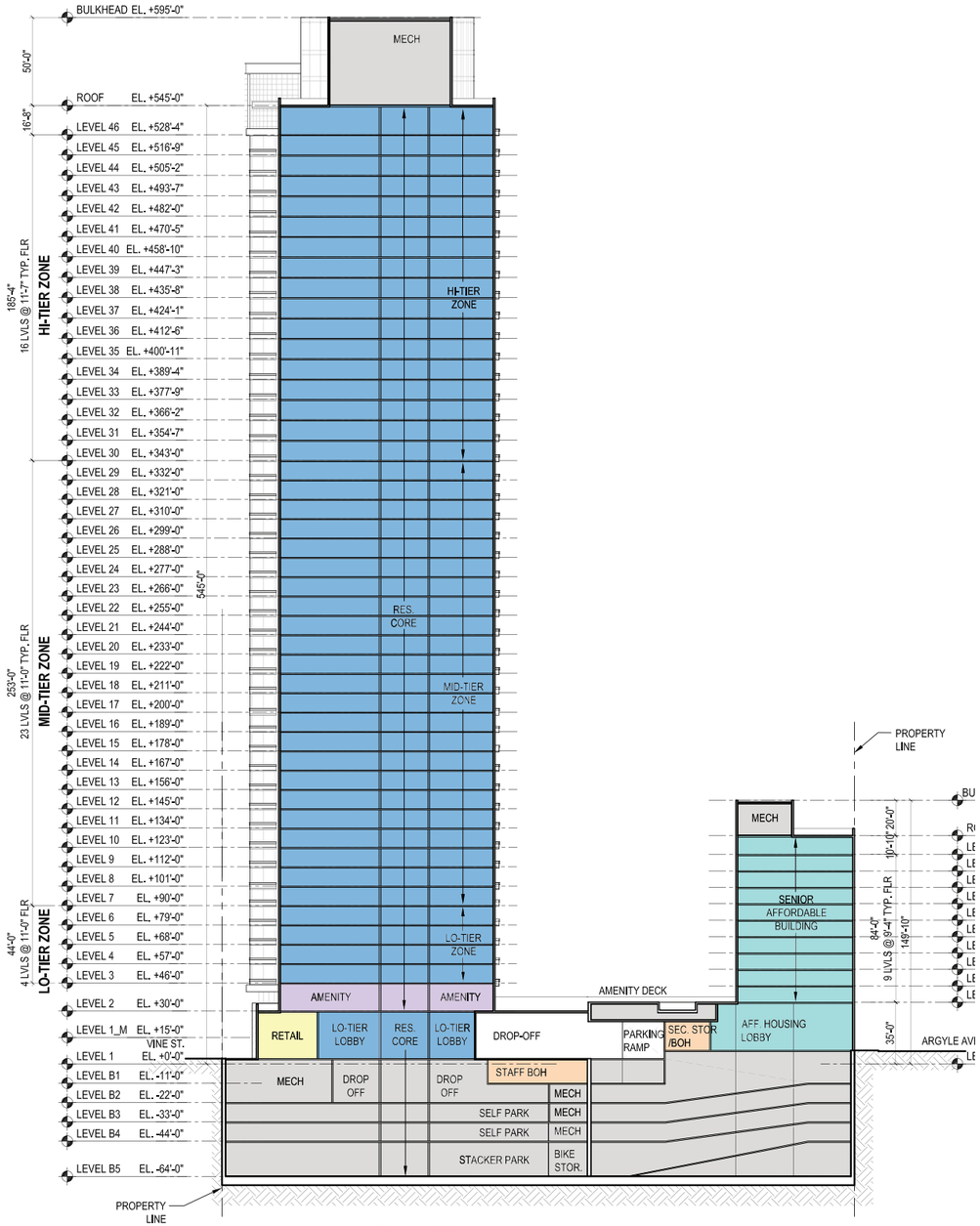
SOURCE: Handel Architects, 2018

Hollywood Center Project

Attachment 5
Building Sections, West Site

ESA



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SOURCE: Handel Architects, 2018

Hollywood Center Project

Attachment 6
Building Sections, East Site

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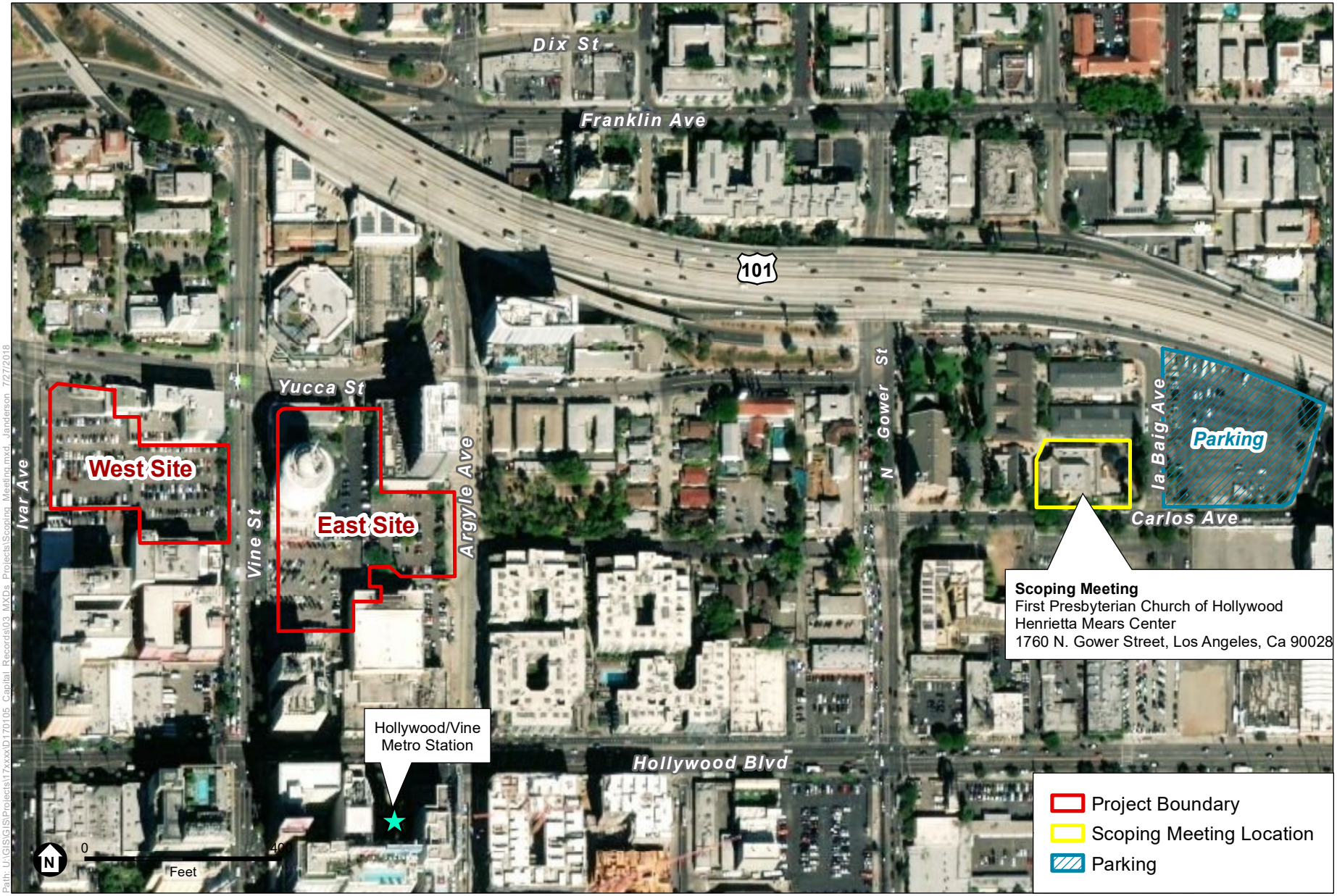

SOURCE: ESRI, 2017

Hollywood Center Project

Attachment 7

Project Site and Scoping Meeting Location Map

ESA

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FEHR PEERS

Hollywood Center Caltrans Meeting
December 19, 2018
1:00 – 2:00 PM

1. Introductions
2. Project Description
3. Caltrans Comment Letter on NOP
4. Questions/Comments