

Date : 7/7/2016 4:30:15 PM  
From : "Dave Rand"  
To : "Luciralia Ibarra"  
Cc : "Mark Armbruster"  
Subject : new Hollywood project at Hollywood and Wilcox  
Attachment : Hollywood & Wilcox - Project Summary - 4-15-16.pdf;

Hi Luci-

Mark and I were hoping to meet with you next week some time to discuss a new mixed use project (housing above ground floor retail) at the southeast corner of Hollywood Boulevard and Wilcox. It will be approximately 240 units.

Attached is a brief (preliminary DRAFT) summary of the project details.

Is there a good day/time we could meet next week to discuss?

Thanks

Dave

Dave Rand, Esq.  
Armbruster Goldsmith & Delvac LLP  
12100 Wilshire Blvd. | Suite 1600 | Los Angeles | CA | 90025  
Direct: 310.254.9025 | Main: 310.209.8800  
[dave@agd-landuse.com](mailto:dave@agd-landuse.com)

This e-mail, and any attachments hereto, is intended only for use by the addressees named herein and may contain legally privileged and/or confidential information. If you are not the intended recipient of this e-mail, you are hereby notified that any dissemination, distribution or copying of this e-mail, and any attachments hereto, is strictly prohibited. If you have received this e-mail in error, please immediately notify this office at 310.209.8800 and permanently delete the original and any copy of any e-mail and any printout thereof.



Please consider the environment before printing this email.

## PROJECT SUMMARY

ADDRESSES : 6430 - 6436 HOLLYWOOD BLVD, LOS ANGELES, 90028  
 1624 - 1636 WILCOX AVE, LOS ANGELES, 90028

COUNCIL DISTRICT : CD-13

LOT SIZE : 59,390 S.F.

ZONE EXISTING : C4-2D-SN / C4-2D

GENERAL PLAN LAND USE : REGIONAL CENTER COMMERCIAL

DENSITY : REGIONAL CENTER COMMERCIAL ALLOWS FOR R5 DENSITY  
 = 59,390 SF / 200 SF = 296 DWELLING UNITS (296.95)

DENSITY PROPOSED

RESIDENTIAL	=	240 DWELLING UNITS:	
RETAIL		NEW ON HOLLYWOOD BLVD	= 5,600 SF
		1ST FLOOR ON WILCOX	= 3,200 SF
TOTAL NEW PROPOSED RETAIL			= 8,800 SF

UNIT MIX PROPOSED :

STUDIO	10%	=	25 UNITS
1 BR	40%	=	95 UNITS
2 BR	40%	=	95 UNITS
3 BR	10%	=	25 UNITS

FAR EXISTING : 59,390 SF X 2 = 118,780 S.F.

FAR PROPOSED : 59,390 SF X 4.5 = 267,255 S.F.

HEIGHT EXISTING : 45' / 75'

HEIGHT PROPOSED : 45' / 125' / 160' FROM ADJACENT GRADE

PARKING REQUIRED :

25	STUDIO	X	1 SPACE/UNIT	=	25 CARS
95	1 BR	X	1.5 SPACE/UNIT	=	143 CARS
95	2 BR	X	2 SPACE/UNIT	=	190 CARS
25	3 BR	X	2 SPACE/UNIT	=	50 CARS
TOTAL RESIDENTIAL PARKING					= 408 CARS
TOTAL RETAIL PARKING (8,800 SF @ 1 SPACE / 250SF)					= 35 CARS

TOTAL REQUIRED PARKING (BEFORE BIKE REDUCTION)	=	443 CARS
10% REDUCTION IN LIEU OF BIKE PARKING	=	44 CARS
TOTAL REQUIRED PARKING	=	399 CARS

PARKING PROVIDED : 399 CARS

BICYCLE PARKING :

RESIDENTIAL			
LONG TERM	- 240 UNITS X 1 SPACE	=	240 SPACES
SHORT TERM	- 240 UNITS X 0.1 SPACE	=	24 SPACES
COMMERCIAL			
LONG TERM	- 8,800 SF X 1 SPACE / 2,000 SF	=	5 SPACES
SHORT TERM	- 8,800 SF X 1 SPACE / 2,000 SF	=	5 SPACES
<hr/>			
TOTAL LONG TERM PARKING	=	245 SPACES	
TOTAL SHORT TERM PARKING	=	29 SPACES	

OPEN SPACE : TO BE PROVIDED AS REQUIRED

