

Date : 7/28/2020 9:13:00 AM
From : "Khalatian, Edgar"
To : "Bradley Furuya"
Cc : "Mnayan, Arteen"
Subject : 6450 Sunset [MB-AME.FID2618568]
Attachment : Sunset + Wilcox Site Plan-Trees - 2020-0715.PDF;Sunset + Wilcox Site Plot Plan - 2020-0728.PDF;DOT Referral Form - 6450 Sunset - Signed by DOT.PDF;

Bradley,

Hope all is well. Attached are the updating landscape plan sheet, setback sheet, and DOT referral form. With regard to the DOT referral form, note that the DOT Referral Form was updated to reflect the updated Project square footages and therefore needs to be signed by Planning staff.

Please confirm that you have everything you need from us/the applicant.

Also, when can we expect comments on the initial study.

Much appreciated.

Edgar Khalatian
Partner

Mayer Brown LLP
350 South Grand Avenue, 25th Floor
Los Angeles, CA 90071-1503 United States of America
213-229-9548
ekhalatian@mayerbrown.com



Please consider the environment before printing this e-mail. If you need to print it, please consider printing it double-sided.

From: Bradley Furuya <bradley.furuya@lacity.org>
Sent: Thursday, July 09, 2020 1:36 PM
To: Khalatian, Edgar <EKhalatian@mayerbrown.com>
Cc: Mnayan, Arteen <AMnayan@mayerbrown.com>
Subject: Re: FW: 6450 Sunset - EIR Deposit Fee [MB-AME.FID2618568]

****EXTERNAL SENDER****

Confirming receipt. Thank you, Edgar.

Bradley Furuya, AICP

City Planning Associate
Los Angeles City Planning

221 N. Figueroa St., Suite 1350

Los Angeles, CA 90012

Planning4LA.org

T: (213) 847-3642

On Thu, Jul 9, 2020 at 12:40 PM Khalatian, Edgar <EKhalatian@mayerbrown.com> wrote:

Edgar Khalatian

Partner


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ekhalatian@mayerbrown.com

 Please consider the environment before printing this e-mail. If you need to print it, please consider printing it double-sided.

From: Freddy Lopez <freddy.lopez@lacity.org>

Sent: Thursday, July 09, 2020 11:42 AM

To: Khalatian, Edgar <EKhalatian@mayerbrown.com>

Cc: Anna Vidal <anna.vidal@lacity.org>; Anacany Hurtado <anacany.hurtado@lacity.org>

Subject: Re: 6450 Sunset - EIR Deposit Fee [MB-AME.FID2618568]

****EXTERNAL SENDER****

Edgar,

Here is the confirmation of the payment. Thank you!

On Thu, Jul 9, 2020 at 11:10 AM Khalatian, Edgar <EKhalatian@mayerbrown.com> wrote:

DTLA

Edgar Khalatian

Partner


Mayer Brown LLP

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Los Angeles, CA 90071-1503 United States of America

213-229-9548

ekhalatian@mayerbrown.com

 Please consider the environment before printing this e-mail. If you need to print it, please consider printing it double-sided.

From: Freddy Lopez <freddy.lopez@lacity.org>
Sent: Thursday, July 09, 2020 10:59 AM
To: Anna Vidal <anna.vidal@lacity.org>; Khalatian, Edgar <EKhalatian@mayerbrown.com>
Cc: Anacany Hurtado <anacany.hurtado@lacity.org>
Subject: Re: 6450 Sunset - EIR Deposit Fee [MB-AME.FID2618568]

****EXTERNAL SENDER****

Edgar,

Where was this check dropped off? Valley or DTLA? Please let me know as soon as possible. Thank you!

On Wed, Jul 8, 2020 at 3:55 PM Anna Vidal <anna.vidal@lacity.org> wrote:

Freddy,

I cannot find the receipt for this one. Could you check? It was cashed on May 19, 2020.

Anna M. Vidal

City Planner
Los Angeles City Planning
201 N. Figueroa St., 4th floor

Los Angeles, CA. 90012

Planning4LA.org

T: (213) 482-7079 | F: (213) 482-0443

RDO 2nd Fridays. Holidays: July 3

----- Forwarded message -----

From: Khalatian, Edgar <EKhalatian@mayerbrown.com>
Date: Mon, Jul 6, 2020 at 2:15 PM
Subject: RE: 6450 Sunset - EIR Deposit Fee [MB-AME.FID2618568]
To: Anna Vidal <anna.vidal@lacity.org>
Cc: Anacany Hurtado <anacany.hurtado@lacity.org>, Bradley Furuya (DCP) <bradley.furuya@lacity.org>


Hi Anna,

Hope all is well. Attached is the EIR deposit invoice that you provided to me. Attached are screenshots of the deposited check (front and back). Do you have a receipt? Bradley has requested it. Thanks.

Edgar Khalatian

Partner

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Los Angeles, CA 90071-1503 United States of America
213-229-9548
ekhalatian@mayerbrown.com

 Please consider the environment before printing this e-mail. If you need to print it, please consider printing it double-sided.

From: Anna Vidal <anna.vidal@lacity.org>
Sent: Monday, April 27, 2020 11:44 AM
To: Chan, Jeremy B. <JeremyChan@mayerbrown.com>
Cc: Khalatian, Edgar <EKhalatian@mayerbrown.com>; Anacany Hurtado <anacany.hurtado@lacity.org>
Subject: Re: 6450 Sunset - EIR Deposit Fee [MB-AME.FID2618568]

****EXTERNAL SENDER****

Jeremy,

Attached is the invoice for initial deposit for the EIR.

Thank you.

Anna M. Vidal

City Planner
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201 N. Figueroa St., 4th floor

Los Angeles, CA. 90012

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RDO 2nd Fridays. Holidays: May 25

On Fri, Apr 24, 2020 at 12:28 PM Anacany Hurtado <anacany.hurtado@lacity.org> wrote:

Hi Jeremy,

Anna Vidal will be handling this. Today is her day off but I have CC'd her to this email.

If you have any further questions please let me know.

Anacany Hurtado

Planning Assistant
Los Angeles City Planning
201 N. Figueroa St., 4th Floor

Los Angeles, CA 90012

Planning4LA.org

T: (213) 482-7085

On Fri, Apr 24, 2020 at 11:18 AM Chan, Jeremy B.
<JeremyChan@mayerbrown.com> wrote:

Hello Anacany,

Thanks for your help. Attached is the email correspondence with Luci authorizing the EIR deposit for the 6450 Sunset Boulevard project. Please prepare an invoice for us so we can prepare the payment.

Thanks again.

The Mayer Brown land use team will be working remotely for the foreseeable future and we are well-equipped to continue to be of service.

I may be reached via email or by phone at (213) 705-4145 during normal business hours.

Jeremy Chan

Mayer Brown LLP
213 229-5166
jchan@mayerbrown.com
350 South Grand Avenue, 25th Floor
Los Angeles, CA 90071-1503

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Freddy Lopez

Metro Development Services Center

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Los Angeles, CA. 90012

Planning4LA.org

T: (213) 482-0357 | freddy.lopez@lacity.org

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Freddy Lopez

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EXISTING TREES- 32

TREE #	ACTION	LOCATION	PROTECTED
01	REMOVE	WITHIN PROPERTY	NO
02	REMOVE	WITHIN PROPERTY	NO
03	REMOVE	WITHIN PROPERTY	NO
04	REPLACE	WITHIN PUBLIC ROW	NO
05	REMOVE	WITHIN PROPERTY	NO
06	REPLACE	WITHIN PUBLIC ROW	NO
07	REMOVE	WITHIN PROPERTY	NO
08	REPLACE	WITHIN PUBLIC ROW	NO
09	REMOVE	WITHIN PROPERTY	NO
10	REPLACE	WITHIN PUBLIC ROW	NO
11	REMOVE	WITHIN PROPERTY	NO

TREE #	ACTION	LOCATION	PROTECTED
12	REPLACE	WITHIN PUBLIC ROW	NO
13	REMOVE	WITHIN PROPERTY	NO
14	REMOVE	WITHIN PROPERTY	NO
15	REPLACE	WITHIN PUBLIC ROW	NO
16	REPLACE	WITHIN PUBLIC ROW	NO
17	REPLACE	WITHIN PUBLIC ROW	NO
18	REPLACE	WITHIN PUBLIC ROW	NO
19	REPLACE	WITHIN PUBLIC ROW	NO
20	REPLACE	WITHIN PUBLIC ROW	NO
21	REPLACE	WITHIN PUBLIC ROW	NO
22	REPLACE	WITHIN PUBLIC ROW	NO

TREE #	ACTION	LOCATION	PROTECTED
23	REPLACE	STREET TREE	NO
24	REPLACE	WITHIN PUBLIC ROW	NO
25	REPLACE	WITHIN PUBLIC ROW	NO
26	REPLACE	WITHIN PUBLIC ROW	NO
27	REPLACE	WITHIN PUBLIC ROW	NO
28	REPLACE	WITHIN PUBLIC ROW	NO
29	REPLACE	WITHIN PUBLIC ROW	NO
30	REPLACE	WITHIN PUBLIC ROW	NO
31	REPLACE	WITHIN PUBLIC ROW	NO
32	REPLACE	WITHIN PUBLIC ROW	NO

PROPOSED TREES- 46

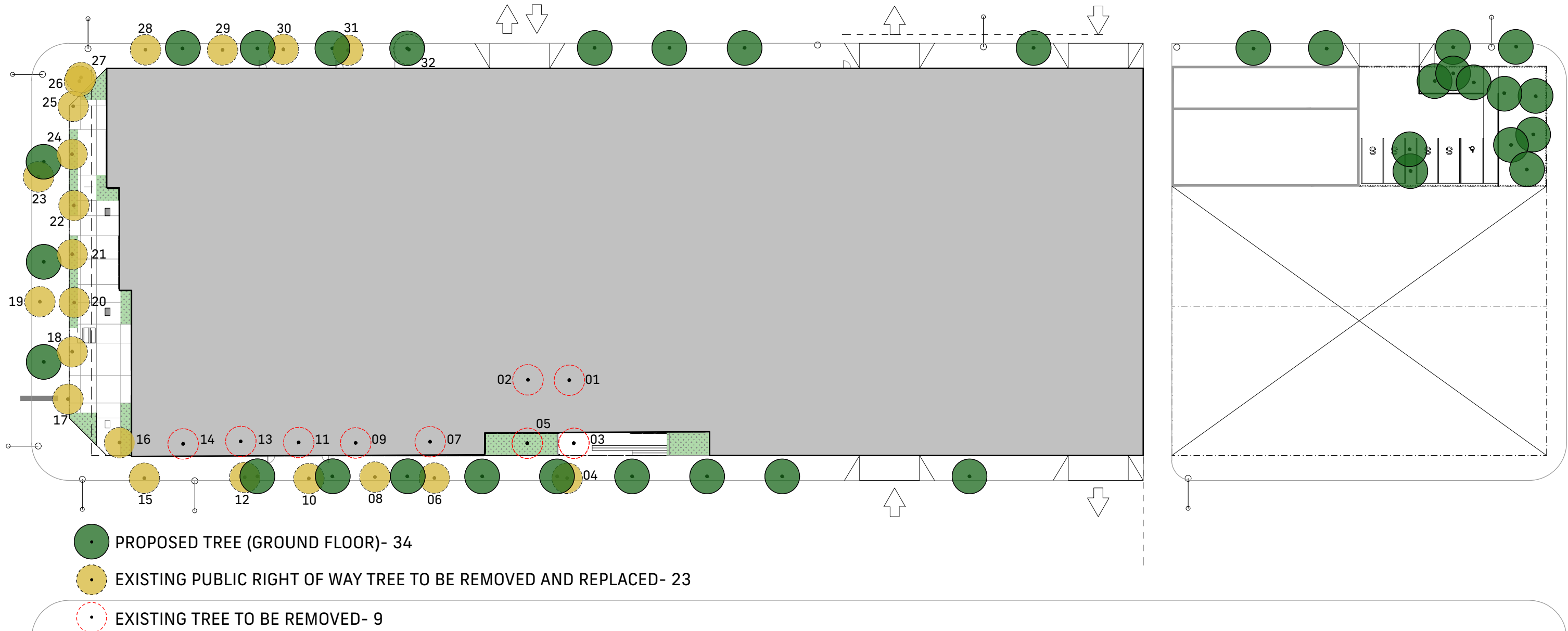
24" box or larger

(23) TREES WITHIN THE PUBLIC RIGHT OF WAY TO BE REPLACED AT A RATIO OF 2:1 (per mitigation guidelines) = 46 trees

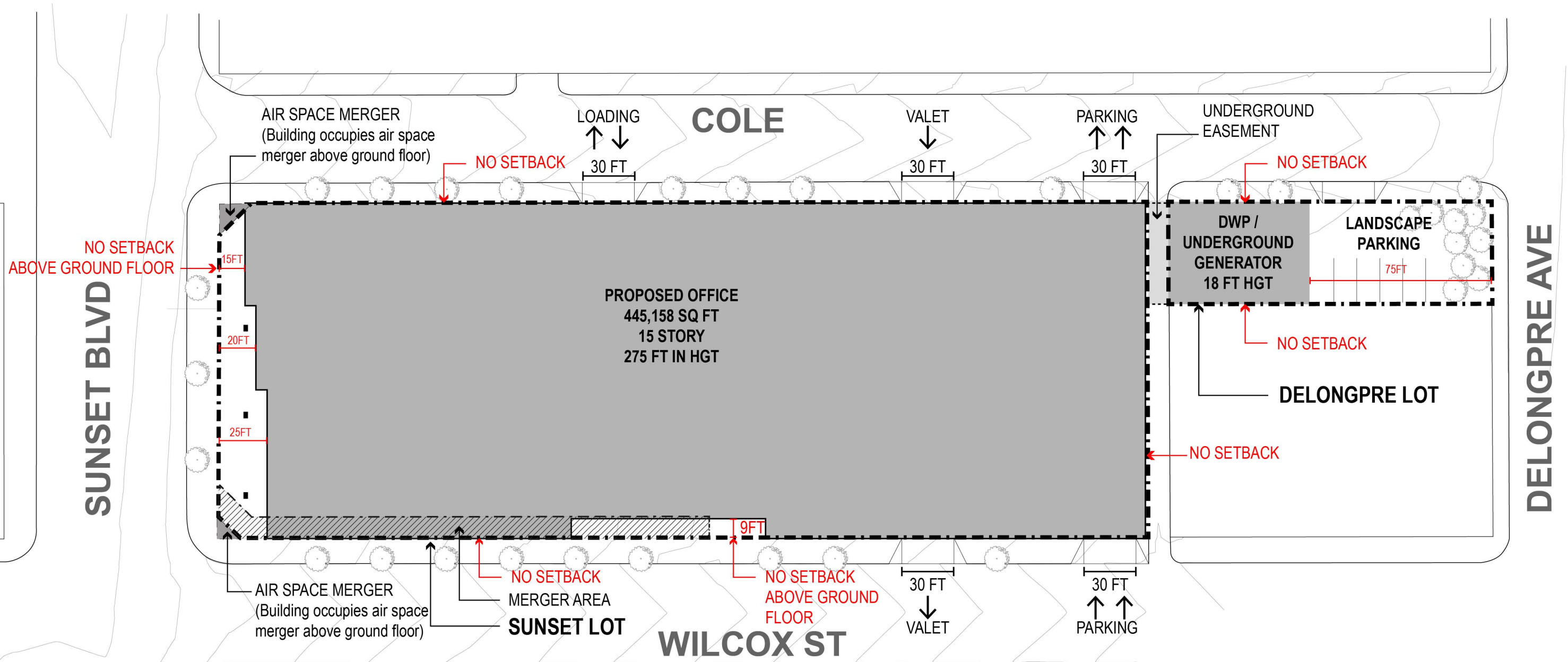
PROPOSED TREES ON GROUND LEVEL- 34
PROPOSED TREES ON PODIUM- 12*
*TREES NOT DEPICTED ON PLAN

LANDSCAPE ORDINANCE COMPLIANCE
(1) tree per 500 square feet of planting
=25 trees min. (including 1 tree per 4 parking stalls)

ROW= RIGHT OF WAY



SUNSET + WILCOX | SITE & SETBACK PLAN



LEGEND

- BUILDING FOOTPRINT
- PROPERTY LINE
- SETBACK DISTANCE
- NO SETBACK DISTANCE



REFERRAL FORMS:

TRANSPORTATION STUDY ASSESSMENT

DEPARTMENT OF TRANSPORTATION - REFERRAL FORM

RELATED CODE SECTION: Los Angeles Municipal Code Section 16.05 and various code sections.

PURPOSE: The Department of Transportation (LADOT) Referral Form serves as an initial assessment to determine whether a project requires a Transportation Assessment.

GENERAL INFORMATION

- Administrative: Prior to the submittal of a referral form with LADOT, a Planning case must have been filed with the Department of City Planning.
- All new school projects, including by-right projects, must contact LADOT for an assessment of the school's proposed drop-off/pick-up scheme and to determine if any traffic controls, school warning and speed limit signs, school crosswalk and pavement markings, passenger loading zones and school bus loading zones are needed.
- Unless exempted, projects located within a transportation specific plan area may be required to pay a traffic impact assessment fee regardless of the need to prepare a transportation assessment.
- Pursuant to LAMC Section 19.15, a review fee payable to LADOT may be required to process this form. The applicant should contact the appropriate LADOT Development Services Office to arrange payment.
- LADOT's Transportation Assessment Guidelines, VMT Calculator, and VMT Calculator User Guide can be found at <http://ladot.lacity.org>.
- A transportation study is not needed for the following project applications:
 - Ministerial / by-right projects
 - Discretionary projects limited to a request for change in hours of operation
 - Tenant improvement within an existing shopping center for change of tenants
 - Any project only installing a parking lot or parking structure
 - Time extension

SPECIAL REQUIREMENTS

When submitting this referral form to LADOT, include the completed documents listed below.

- Copy of Department of City Planning Application (CP-7771.1).
- Copy of a fully dimensioned site plan showing all existing and proposed structures, parking and loading areas, driveways, as well as on-site and off-site circulation.
- If filing for purposes of Site Plan Review, a copy of the Site Plan Review Supplemental Application.
- Copy of project-specific VMT Calculator¹ analysis results

LADOT DEVELOPMENT SERVICES DIVISION OFFICES: Please route this form for processing to the appropriate LADOT Office as follows:

Metro	West LA	Valley
213-972-8482 100 S. Main St, 9 th Floor Los Angeles, CA 90012	213-485-1062 7166 W. Manchester Blvd Los Angeles, CA 90045	818-374-4699 6262 Van Nuys Blvd, 3 rd Floor Van Nuys, CA 91401

TO BE VERIFIED BY PLANNING STAFF PRIOR TO LADOT REVIEW

1. PROJECT INFORMATION

Case Number: CPC 2020-1929-HD-VCU-MCUP-SPR-RDP-WDI

Project Name: Sunset + Wilcox

Address: 1424-1454 Wilcox Av; 6450-6462 W. Sunset Bl; 1413-1447 Cole Pl; 6503 De Longpre Av

Project Description: Construct 431032 SF General Office and 12386 SF of High-Turnover Restaurant

Seeking Existing Use Credit (will be calculated by LADOT): Yes No Not sure

Applicant Name: Seward Partners LLC

Applicant E-mail: ekhalatian@mayerbrown.com Applicant Phone: (213) 229-9548

2. PROJECT REFERRAL TABLE

	Land Use (list all)	Size / Unit	Daily Trips ¹
Proposed	Office	431032 SF	
	High-Turnover Restaurant	12386 SF	
	<i>Total trips¹:</i>		

- a. Does the proposed project involve a discretionary action? **Yes** **No**
- b. Would the proposed project generate 250 or more daily vehicle trips¹? **Yes** **No**
- c. If the project is replacing an existing number of residential units with a smaller number of residential units, is the proposed project located within one-half mile of a heavy rail, light rail, or bus rapid transit station²? **Yes** **No**

If **YES** to **a.** and **b.** or **c.**, or to **all** of the above, the Project must be referred to LADOT for further assessment.

¹To calculate the project's total daily trips, use the VMT Calculator. Under 'Project Information', enter the project address, land use type, and intensity of all proposed land uses. Select the '+' icon to enter each land use. After you enter the information, copy the 'Daily Vehicle Trips' number into the total trips in this table. Do not consider any existing use information for screening purposes. For additional questions, consult LADOT's [VMT Calculator User Guide](#) and the LADOT Transportation Assessment Guidelines (available on the LADOT website).

² Relevant transit lines include: Metro Red, Purple, Blue, Green, Gold, Expo, Orange, and Silver line stations; and Metrolink stations.

Verified by: Planning Staff Name: _____ Phone: _____
 Signature: _____ Date: _____

TO BE COMPLETED BY LADOT

3. PROJECT INFORMATION

	Land Use (list all)	Size / Unit	Daily Trips	
Proposed	Office	431032 SF		
	High-Turnover Restaurant	12386 SF		
	<i>Total new trips:</i>			3384
Existing	Retail	16932 SF		
	Office	9329 SF		
	<i>Total existing trips:</i>			548
	<i>Net Increase / Decrease (+ or -)</i>			2836

- a. Is the project a single retail use that is less than 50,000 square feet? **Yes** **No**
- b. Would the project generate a net increase of 250 or more daily vehicle trips? **Yes** **No**
- c. Would the project result in a net increase in daily VMT? **Yes** **No**
- d. If the project is replacing an existing number of residential units with a smaller number of residential units, is the proposed project located within one-half mile of a heavy rail, light rail, or bus rapid transit station? **Yes** **No**
- e. Does the project include the construction, or addition of 50 or more dwelling units or guest rooms or combination thereof, and/or 50,000 or more square feet of non-residential? **Yes** **No**
- f. Project size:
 - i. Does the project contain a lot that is 0.5-acre or more in total gross area? **Yes** **No**
 - ii. Is the project's frontage 250 linear feet or more along a street classified as an Avenue or Boulevard per the City's General Plan? **Yes** **No**
 - iii. Is the project's building frontage encompassing an entire block along a street classified as an Avenue or Boulevard per the City's General Plan? **Yes** **No**

VMT Analysis

If **YES** to **a.** and **NO** to **d.** a VMT analysis is **NOT** required.
 If **YES** to both **b.** and **c.**; or to **d.** a VMT analysis **is** required.

Access, Safety, and Circulation Assessment

If **YES** to **b.**, a project access, safety, and circulation evaluation may be required.
 If **YES** to **b.** and **e.** and either **f.i.**, **f.ii.**, or **f.iii.**, an access assessment may be required.

LADOT Comments:

Please note that this form is not intended to address the project's site access plan, driveway dimensions and location, internal circulation elements, dedication and widening, etc. These items require separate review and approval by LADOT. Qualifying Existing Use to be determined per LADOT's Transportation Assessment Guidelines.

4. Specific Plan with Trip Fee or TDM Requirements: Yes No

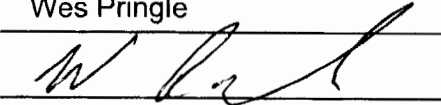
Fee Calculation Estimate: _____

VMT Analysis Required (Question b. satisfied): Yes No

Access, Safety, and Circulation Evaluation Required (Question b. satisfied): Yes No

Access Assessment Required (Question b., e., and either f.i., f.ii. or f.iii satisfied): Yes No

Prepared by DOT Staff Name: Wes Pringle Phone: 213-972-8482

Signature:  Date: July 13, 2020