

From: "Charmie Huynh" <charmie.huynh@lacity.org>  
Date: April 21, 2015 4:50:18 PM  
To: "Tomas Carranza" <tomas.carranza@lacity.org>  
Subject: **Fwd: PDM: 6701 W. Sunset Blvd, CM2015-0033 - STREET RE-ALIGNMENT QUESTIONS**

Attachments: 6701 W. Sunset Blvd Site Map.pdf; 20150417 Crossroads Case Management.PDF; Project Addresses (1).DOCX; Supplemental Case Management Request Form.PDF;

Hi Tomas,

I understand that Taimour is out of the office until 4/28 and so I thought I'd email you. I'm coordinating a pre-development meeting for a project at 6701 W. Sunset Blvd for Thursday, 5/7 at 9am. I emailed Taimour to see if he can invite or obtain feedback from others in your Department regarding the re-alignment proposal of Las Palmas St. Please see my email below.

Can you advise on who from LADOT can address these street re-alignment questions?

Thanks,

**Charmie Huynh, P.E.**

Structural Engineering Associate / Case Manager

Development Services Case Management

City of Los Angeles - Department of Building and Safety

201 N Figueroa St, Suite 1030

Los Angeles, CA 90012

DSCM Website

**T:** (213) 482-6875

**E:** [charmie.huynh@lacity.org](mailto:charmie.huynh@lacity.org)

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

From: **Charmie Huynh** <[charmie.huynh@lacity.org](mailto:charmie.huynh@lacity.org)>

Date: Tue, Apr 21, 2015 at 9:42 AM

Subject: PDM: 6701 W. Sunset Blvd, CM2015-0033 - STREET RE-ALIGNMENT QUESTIONS

To: Larry Morales <[larry.morales@lacity.org](mailto:larry.morales@lacity.org)>, Taimour Tanavoli

<[taimour.tanavoli@lacity.org](mailto:taimour.tanavoli@lacity.org)>, Gregg Vandergriff <[gregg.vandergriff@lacity.org](mailto:gregg.vandergriff@lacity.org)>, John

Dallas <[john.dallas@lacity.org](mailto:john.dallas@lacity.org)>

Hi Larry, Taimour, Gregg and John,

I just sent out the PDM request for this project at 6701 W. Sunset Blvd. I noticed they have many questions regarding the proposed realignment of Las Palmas between Sunset and Selma. They are requesting feedback and comments particularly from your Departments:

Bureau of Street Services (Larry) - street closures questions  
LADOT (Taimour)  
BOE (Gregg)  
LAFD (John)

I've attached the questions list which can be found in the Supplemental Case Management Request form, page 2.

Please advise if there are others within your respective Departments who can help address the questions and feel free to forward the meeting invitation to them. If they cannot attend, would you be able to get their feedback on the project and present it at the PDM? It's scheduled for Thursday, 5/7 at 9am.

Please let me know if you have any questions.

Thanks,

**Charmie Huynh, P.E.**

Structural Engineering Associate / Case Manager

Development Services Case Management

City of Los Angeles - Department of Building and Safety

201 N Figueroa St, Suite 1030

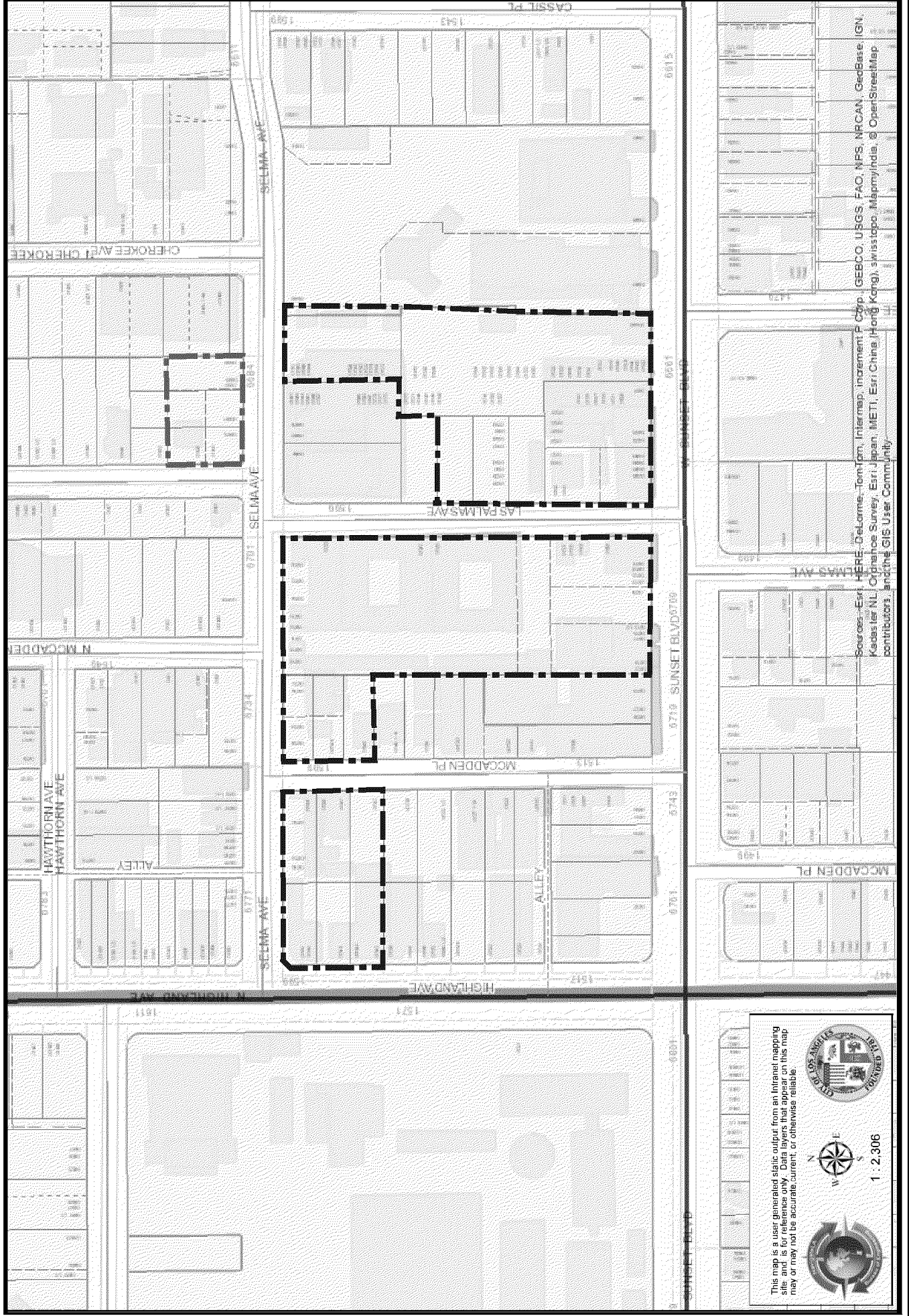
Los Angeles, CA 90012

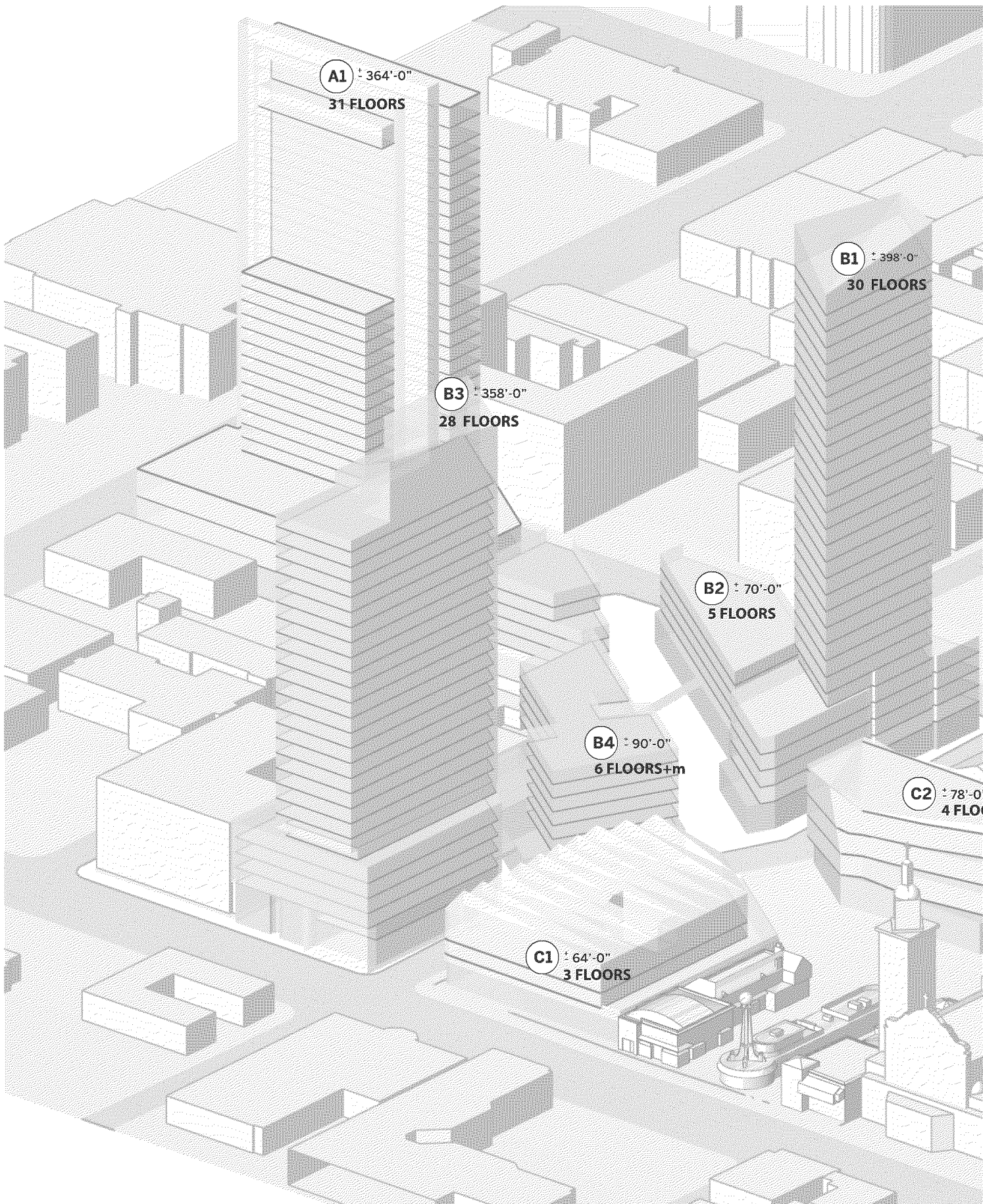
*DSCM Website*

*T: (213) 482-6875*

*E: [charmie.huynh@lacity.org](mailto:charmie.huynh@lacity.org)*

# 6701 W. Sunset Blvd Site Map





**A1** ± 364'-0"  
31 FLOORS

**B1** ± 398'-0"  
30 FLOORS

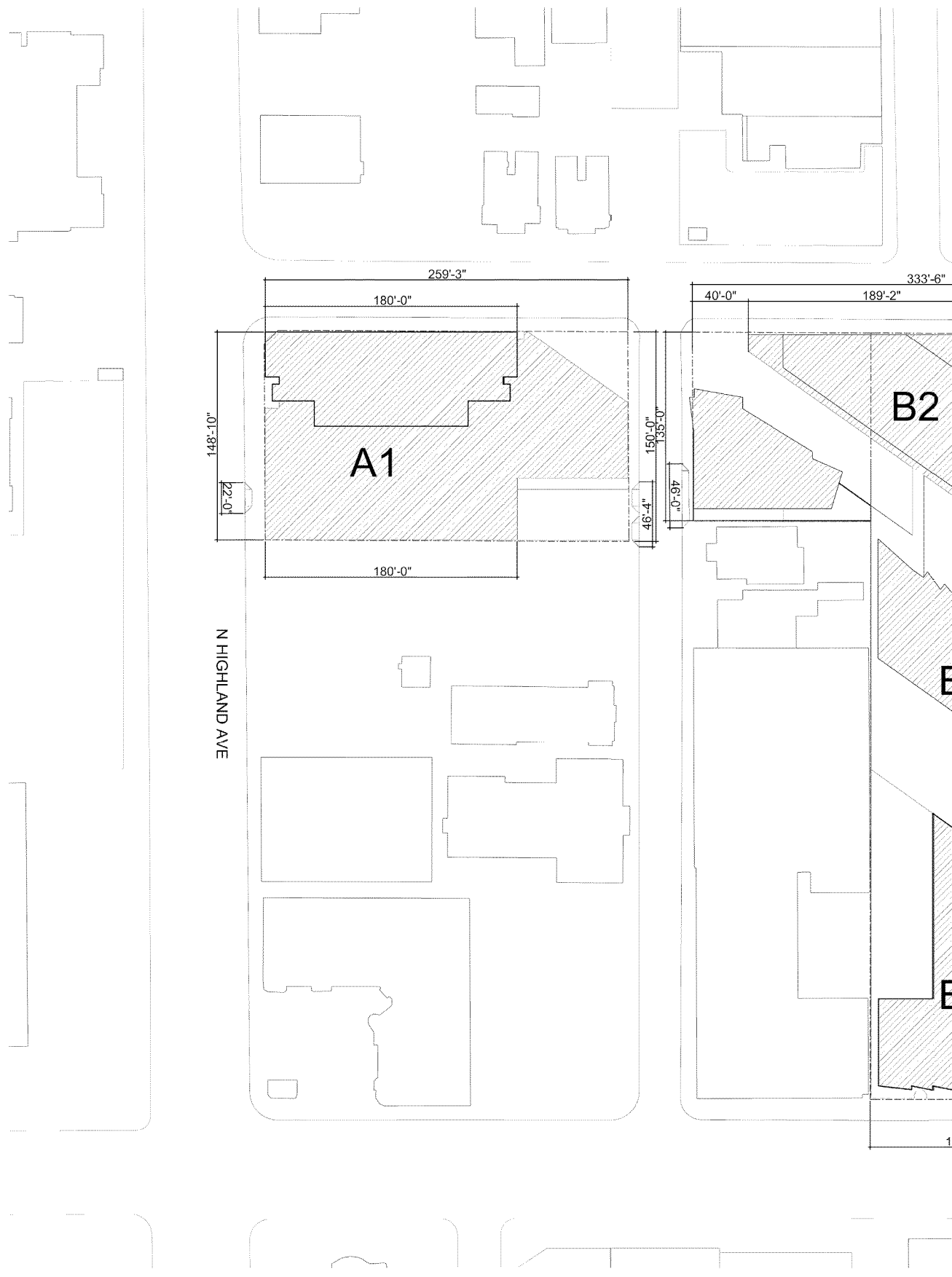
**B3** ± 358'-0"  
28 FLOORS

**B2** ± 70'-0"  
5 FLOORS

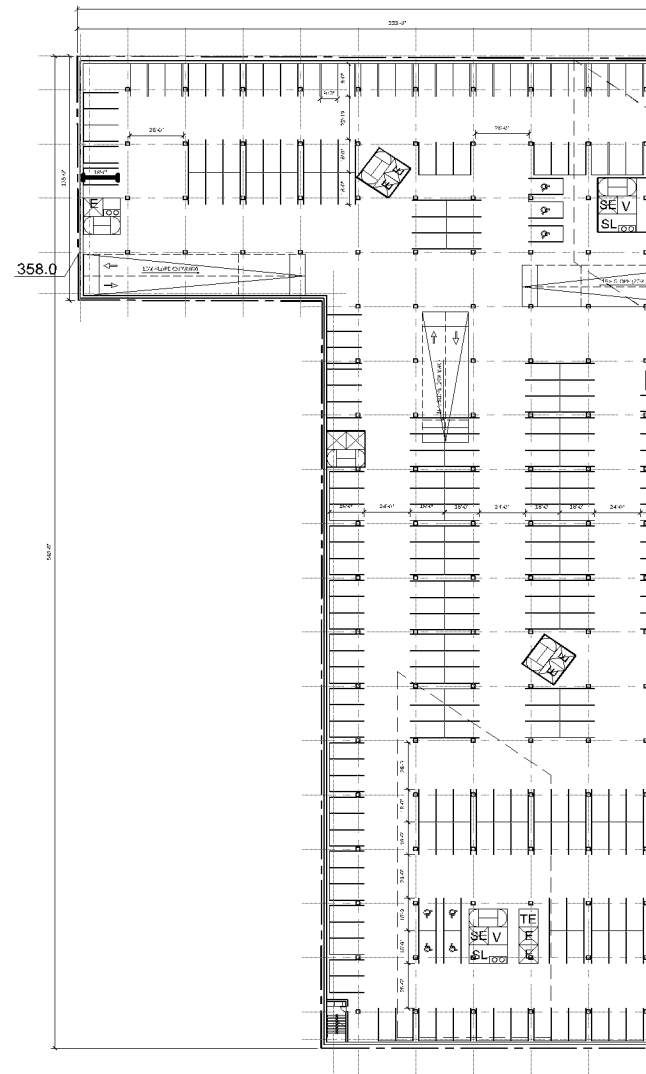
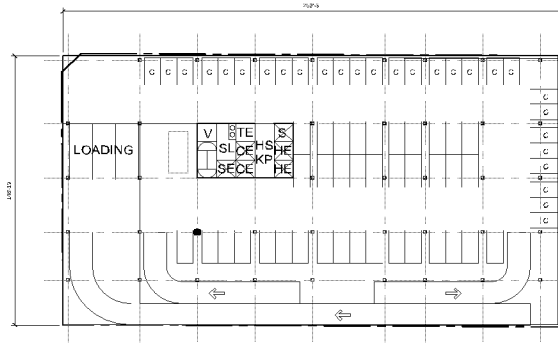
**B4** ± 90'-0"  
6 FLOORS+m

**C2** ± 78'-0"  
4 FLOORS

**C1** ± 64'-0"  
3 FLOORS







## Project Addresses

6663-6667 W. Selma Ave.  
6671 & 6675 W. Selma Ave.

6700-6704 W. Selma Ave.  
6710-6718 W. Selma Ave.  
6732-6738 W. Selma Ave.  
6750, 6756 & 6760 W. Selma Ave.

1500-1522 N. Las Palmas Ave.  
1501-1511 N. Las Palmas Ave.  
1515-1559 N. Las Palmas Ave.  
1550-1558 N. Las Palmas Ave.  
1560-1570 N. Las Palmas Ave.  
1561-1573 N. Las Palmas Ave.  
1600 N. Las Palmas Ave.  
1608 N. Las Palmas Ave.

6665 W. Sunset Blvd.  
6671, 6675, 6679 W. Sunset Blvd.  
6683-6689 W. Sunset Blvd.  
6701-6707 W. Sunset Blvd.  
6713 & 6713 ½ W. Sunset Blvd.

1542 N. McCadden Pl.  
1546 N. McCadden Pl.  
1547, 1549 & 1553 N. McCadden Pl.

1546 N. Highland Ave.  
1550-1552 N. Highland Ave.

# CITY OF LOS ANGELES

## DEVELOPMENT SERVICES CASE MANAGEMENT (DSCM)

201 N Figueroa St., Suite 1030

Los Angeles, CA 90012

Tel: 213-482-6864 Fax: 213-482-6874

Email: [DevelopmentServices.CM@lacity.org](mailto:DevelopmentServices.CM@lacity.org)



### FOR OFFICE USE ONLY:

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> CM               | <input type="checkbox"/> RESTAURANT & HOSPITALITY EXPRESS | <input type="checkbox"/> PRELIM:         |
| <input type="checkbox"/> BLDG/ZONING      | <input type="checkbox"/> DISABLED ACCESS                  | <input type="checkbox"/> FIRE SPRINKLERS |
| <input type="checkbox"/> BLDG/FIRE        | <input type="checkbox"/> MECH                             | <input type="checkbox"/> ELECTRICAL      |
| <input type="checkbox"/> LAND SUBDIVISION | <input type="checkbox"/> PLUMBING                         | <input type="checkbox"/> SIGNS           |
|   |   | <input type="checkbox"/> GREEN           |

# S E R V I C E R E Q U E S T F O R M

## INSTRUCTIONS:

- For Food/Restaurant related projects, please visit the [LADBS Restaurant and Hospitality Express Program](#) webpage and fill out the Restaurant and Hospitality Service Request Form.
- Please see the [DSCM Description of Services Matrix](#) to see if your project qualifies for DSCM services.
- Completed application forms may be submitted online, via email at [DevelopmentServices.CM@lacity.org](mailto:DevelopmentServices.CM@lacity.org), fax at 213-482-6874 or in person at 201 N Figueroa St., Suite 1030, Los Angeles, CA 90012.

## A. APPLICANT INFORMATION

First Name: Kyndra		Last Name: Casper		Date: 4/8/2015
Relationship to Project:	<input type="checkbox"/> Owner	<input type="checkbox"/> Architect	<input type="checkbox"/> Contractor	Phone No.: (213)694-3141
	<input checked="" type="checkbox"/> Agent for Owner	<input type="checkbox"/> Engineer	<input checked="" type="checkbox"/> Other:	
Email Address: <a href="mailto:kcasper@linerlaw.com">kcasper@linerlaw.com</a>				Fax No:
Referred By: (if any)	<input type="checkbox"/> Planning Public Counter (Senior to Sign and Print Name) :			<input type="checkbox"/> The Small Business Source Center
	<input checked="" type="checkbox"/> Others Name: Dept:			<input type="checkbox"/> Great Streets Program
				Phone No.:

## B. PROJECT INFORMATION (Please complete ALL boxes)

Project Address: Multiple Addresses Please see attached		Project Name: Pending Project Name	
Project Valuation: TBD	No. of Stories: Multiple see below	No. of Dwelling Units: Approx 950	Non-Residential Floor Area (New or Add'l Square Footage): Approx 280,000 square feet

**Project Description:**  
The project is proposed as a mixed-use development including hotel (up to 308 keys), residential (up to 950 units), retail, restaurant, office, and other commercial uses (totaling approximately 280,000 square feet). Of the approximately 280,000 square feet of commercial uses, approximately 60,515 square feet is existing and will remain with appropriate setbacks and massing for the existing retail. The project as proposed will include three towers: a hotel tower (24 stories), a condominium tower (30 stories) and an apartment tower (28 stories). The project will also include five smaller apartment and office buildings with ground floor retail and restaurant uses ranging from three to seven stories.

**Please provide additional information regarding your project by answering ALL of the following questions. Detailed and specific information will help us better understand your project and determine the most suitable service available.**

1. Please check the appropriate Project Type (check all that applies):				
<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Addition to Existing Building	<input type="checkbox"/> Alter/Repair	<input checked="" type="checkbox"/> Tenant Improvement	<input checked="" type="checkbox"/> Change of Use
2. Please check the appropriate Proposed Use for your project (check all that applies):				
<input type="checkbox"/> SFD/Duplex	<input checked="" type="checkbox"/> Apartment	<input checked="" type="checkbox"/> Affordable Housing	<input type="checkbox"/> Charter School	<input checked="" type="checkbox"/> Restaurant
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Mixed Use Residential / Commercial	<input checked="" type="checkbox"/> Other: hotel	

3. a) Have you prepared working drawings/plans for this project?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	
b) If Yes, have you submitted your plans for LADBS Plan Check?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes* – Application #:	<i>*Please note that your request may be referred to the LADBS Plan Checking Section to best assist you</i>
c) Has your project been cited by LADBS Code Enforcement? <b>(REQUIRED)</b>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes (If Yes, please describe below in section #5)	
4. Have you submitted for any City Planning Entitlement?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes – Case #:	
5. <b>(REQUIRED)</b> Please provide a detailed list of questions or assistance needed. Also, if you have marked any of the boxes in section #6 below, please list your technical code questions here per discipline. DOT: Other than what may be suggested in the traffic study, are there any offsite improvements required? Are the proposed driveway locations acceptable? What are the design standards DOT would require as part of the project?  We are proposing to realign Las Palmas between Sunset and Selma. What are the design standards DOT would require as part of the realignment?  Because we are realigning the street, we will need to close the street during construction. What are the access issues related to this?  LADWP: Given the size and scope of the project, what water infrastructure upgrades will be required? What electrical infrastructure is located in the area to serve the project?  BOE: What offsite improvements will be required (if any)?  We are proposing to realign Las Palmas between Sunset and Selma. How can we coordinate the subsurface street vacation? What are the options to dedicate or provide an easement for street access?  Fire: We are proposing to realign Las Palmas between Sunset and Selma. After construction, are there any access issues related to the realignment, such as design standard for fire trucks? Because we are realigning the street, we will need to close the street during construction. What are the access issues related to this? General review and input related to proposed site plan and LAFD's requirements  Street Services: Because we are realigning the street, we will need to close the street during construction. What are the access issues related to this?			
6. Do you have specific questions for any of the following disciplines? Please check all that applies and we will route your request based on the boxes checked below <u>and</u> the questions provided in section #5. Meetings may be held separately. <u>This fee includes one meeting per discipline of up to 1 ½ hours long.</u> <b>** PAYMENT REQUIRED PRIOR TO MEETING **</b>			<b>For Cashier Use Only</b>
<input type="checkbox"/> Building/Zoning Code (COMPLETE SECTION #7 BELOW) ( FEE \$162)	<input type="checkbox"/> Disabled Access ( FEE \$162)	<input type="checkbox"/> Signs ( FEE \$162)	Initial Consultation Fee: _____  Surcharge 8%: _____  Total Fees: _____
<input type="checkbox"/> Mechanical Systems ( FEE \$162)	<input type="checkbox"/> Plumbing Systems ( FEE \$162)	<input type="checkbox"/> Fire Sprinkler Systems ( FEE \$162)	
<input checked="" type="checkbox"/> Land Subdivision ( FEE \$162)	<input checked="" type="checkbox"/> Electrical Systems ( FEE \$162)	<input type="checkbox"/> Green Code ( FEE \$162)	
<input checked="" type="checkbox"/> Others:			
7. We offer <b>Building and Zoning Code</b> Preliminary Plan Review Meetings at our Metro, Van Nuys and West LA Offices. Please indicate your preferred office:			
<input checked="" type="checkbox"/> Metro (201 N Figueroa St., Suite 1030, LA, CA 90012) <input type="checkbox"/> Van Nuys (6262 Van Nuys Blvd, 2nd Floor, Room 251 Van Nuys, CA 91401) <input type="checkbox"/> West LA (1828 Sawtelle Blvd, 2 <sup>nd</sup> Floor, Los Angeles, CA 90025) <input type="checkbox"/> First Available			