



Alejandro Huerta <alejandro.huerta@lacity.org>

Crossroads Service Letters

1 message

Heidi Mekkelson <h.mekkelson@eyestoneeir.com>

Fri, Oct 30, 2015 at 2:44 PM

To: Alejandro Huerta <alejandro.huerta@lacity.org>

Cc: Luciralia Ibarra <luciralia.ibarra@lacity.org>, Stephanie Eyestone-Jones <s.eyestone@eyestoneeir.com>

Hi Alejandro –

We are preparing to send the attached service letters out to the City agencies listed and I wanted to make sure you have copies. These letters assist in gathering data for the public services section of the DEIR. Note that you are listed as a Planning Department contact in the LAFD and LAPD letters (per past requests we've received from those departments). Let me know if you have any questions.

Thank you and have a great weekend!

Heidi

Heidi Mekkelson

Principal Planner



6701 Center Drive West, Suite 900

Los Angeles, California 90045

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8 attachments



LAFD.doc
1839K



LAPD.doc
1839K



Library.doc
1835K



Parks.doc
1838K



Schools.doc
1837K



Aerial Photograph of the Project Vicinity.pdf
6806K



Conceptual Site Plan.pdf
498K



Project Location Map.pdf
235K



October 30, 2015

David Sifuentes
City of Los Angeles Fire Department
201 N. Figueroa St., Fl. 3
Los Angeles, CA 90012-2623

[Submitted via email to: david.sifuentes@lacity.org]

Re: Crossroads Hollywood Project—Request for Fire Services Information

Dear Captain Sifuentes:

In coordination with the City of Los Angeles Department of City Planning, Eystone Environmental is preparing an Environmental Impact Report (EIR) for the Crossroads Hollywood Project (the Project) pursuant to the California Environmental Quality Act (CEQA). In order to adequately identify and assess the full range of the Project's potential impacts, early consultation with public agencies is being conducted in accordance with Section 15083 of the State CEQA Guidelines. The EIR will include an assessment of the Project's potential impacts on fire protection and emergency medical services. As the Project is located in the City of Los Angeles and is served by the Los Angeles Fire Department (LAFD), we are requesting information from your department with regard to the Project's potential impacts on fire protection and emergency medical services. Following is a brief description of the Project and a list of requested information that we would like to obtain to complete our analysis.

PROJECT DESCRIPTION

The Project Site consists of 29 individual parcels across four City blocks in the Hollywood Community of the City of Los Angeles. As shown in the attached Project Location Map, the 8.0-acre (348,419-square-foot) Project Site is generally bounded by Selma Avenue to the north; the Blessed Sacrament Catholic Church and School to the east; Sunset Boulevard to the south; and Highland Avenue to the west. The Project Site includes the following addresses: 1540–1552 Highland Avenue; 6700–6760 Selma Avenue; 6663–6675 Selma Avenue; 1543–1553 McCadden Place; 1542–1546 McCadden Place; 1501–1573 Las Palmas Avenue; 1500–1570 Las Palmas Avenue; 1600–1608 Las



David Sifuentes

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Palmas Avenue; and 6665–6713½ Sunset Boulevard. The Project Site is currently developed with various uses including 84 multi-family residential dwelling units; one- and two-story structures used for commercial office and retail uses; and surface parking lots. Existing on-site uses include the Crossroads of the World complex (Crossroads of the World), which includes low-density commercial and office uses. As shown in the attached Aerial Photograph, the individual parcels are grouped into four Project areas referred to as Development Parcels A, B, C, and D.

The Project would remove all existing on-site uses except Crossroads of the World, which would be retained, rehabilitated, and converted to retail/restaurant use. Crossroads of the World would be integrated into a new mixed-use development comprised of eight new buildings housing residential, hotel, commercial/retail, office, and restaurant uses. Upon Project build-out, the Project (including existing uses to be retained) would include approximately 950 residential units, 308 hotel rooms, 95,000 square feet of office uses, and 185,000 square feet of commercial/retail uses, totaling approximately 1,432,000 square feet of floor area. When accounting for existing uses to be removed, the Project would result in an increase of approximately 1,345,053 square feet of net new floor area on the Project Site. Building heights would range from 3 to 32 floors with a maximum building height of approximately 402 feet above grade. New, below-grade parking would be provided for all portions of the Project with a maximum of five levels of subterranean parking. In total, the Project would provide approximately 2,596 vehicular parking spaces. A Conceptual Site Plan is attached.

The Project would provide a variety of open space and recreational amenities, including a series of integrated walkways that would connect the Project's mixed-use district with the Hollywood neighborhood. Proposed additional landscaped public walkways would also promote access and connectivity to and through the Project Site from Sunset Boulevard, Las Palmas Avenue, Selma Avenue, and McCadden Place. In addition, the Project would also provide approximately 120,500 square feet of open space.

Vehicular access to the Project would be provided via several access points. Access to Development Parcel A would be via McCadden Place; residential parking for Development Parcel B would be accessible via McCadden Place and Las Palmas Avenue; visitor parking for Development Parcel C would be accessible via two driveways on Las Palmas Avenue; and parking for Development Parcel D would be via a single driveway on Las Palmas Avenue. Loading areas would be located within Development Parcels B and C and would be accessible via Las Palmas Avenue. Valet drop-off would also be available along Las Palmas Avenue and handicap drop-off would be available on Las Palmas



David Sifuentes

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Avenue and Selma Avenue. The locations of the driveway cuts are new and would require review and approval by the Los Angeles Department of Transportation (LADOT) for placement, width, and spacing.

The Project also proposes the re-alignment of Las Palmas Avenue at Sunset Boulevard. Currently, the Las Palmas Avenue street segment north of Sunset Boulevard lies east of its street segment south of Sunset Boulevard, creating an offset intersection. The Project would realign the street to create a four-legged intersection, with Las Palmas Avenue becoming a continuous street at Sunset Boulevard.

The Project also includes on-site and off-site improvements to the existing sanitary sewer system to serve the Project's demand for wastewater conveyance. Specifically, the on-site 30-inch sewer main in Las Palmas Avenue from Selma Avenue to Sunset Boulevard would be removed and replaced with new sewer mains in the following off-site locations: Selma Avenue from Las Palmas Avenue to Cassil Place, Cassil Place from Selma Avenue to Sunset Boulevard, and Sunset Boulevard from Cassil Place to Las Palmas Avenue.

Table 1 on page 4 provides a summary of the proposed uses included in the Project. A project location map, aerial photograph of the Project Site and vicinity, and a conceptual site plan are also attached.

REQUESTED INFORMATION

To aid us in assessing potential impacts to existing fire protection and emergency medical services, please provide the following information regarding LAFD services and facilities:

- Fire stations that would serve the Project including the address and distance to the Project Site, as well as an identification of the first-in and backup stations;
- A map of the service area and associated population for each of the fire stations that serve the Project Site;
- Existing staffing levels (e.g., Captains, Lieutenants, firefighters, paramedics, EMTs, HazMat-trained personnel) for each fire station serving the Project Site;

Table 1
Summary of Proposed Floor Area

Land Use	Floor Area (sf)
Total Residential (Condominiums + Rental)	804,000 sf 950 du (190 du condominiums) (760 du rental units)
Retail Use	185,000 sf
Office Use	95,000 sf
Hotel Use	348,500 sf (308 rm)
Total Proposed Floor Area	1,432,000 sf
<hr/> <i>sf = square feet</i> <i>du = dwelling units</i> <i>rm = rooms</i> <i>Source: Eyestone Environmental, 2015.</i>	

- Equipment for each fire station serving the Project Site, including number of engines, trucks, rescue ambulances, etc.;
- A description of any plans by LAFD to construct new or expand existing fire stations that would serve the Project.
- Incident data, by type of incident, on a monthly and annual basis for each fire station that would serve the Project. Please provide monthly data for the last two years and annual data for the last five years;
- Indication of whether the response times and distances for each fire station serving the Project Site meet the performance standards of the LAFD; and
- The fire flow, hydrant, and residual water pressure requirements for the Project.

Thank you for your assistance as this information will help us ensure that our analysis of the Project's impacts on the LAFD is accurate and complete. Please feel free to contact Alejandro Huerta at the Los Angeles City Planning Department at (213) 978-1454 or via email at alejandro.huerta@lacity.org to discuss our information needs and/or any questions regarding the Draft EIR. In order to ensure a timely completion of our



David Sifuentes
October 30, 2015 – Page 5

analysis, a response from your agency is appreciated (via mail or email) no later than November 30, 2015.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephanie Eyestone-Jones". The signature is fluid and cursive, with a long horizontal stroke at the end.

Stephanie Eyestone-Jones
President
(424) 207-5333
s.eyestone@eyestoneeir.com

Attachments:

Project Location Map
Aerial Photograph of the Project Vicinity
Conceptual Site Plan



October 30, 2015

Officer Marco Jimenez
Community Relations Division
Los Angeles Police Department
100 West First Street #250
Los Angeles, CA 90012

Re: Crossroads Hollywood Project—Request for Police Services Information

Dear Officer Jimenez:

In coordination with the City of Los Angeles Department of City Planning, Eystone Environmental is preparing an Environmental Impact Report (EIR) for the Crossroads Hollywood Project (the Project) pursuant to the California Environmental Quality Act (CEQA). In order to adequately identify and assess the full range of the Project's potential impacts, early consultation with public agencies is being conducted in accordance with Section 15083 of the State CEQA Guidelines. The EIR will include an assessment of the Project's potential impacts on police protection services. As the Project is located in the City of Los Angeles and is served by the Los Angeles Police Department (LAPD), we are requesting information from your department with regard to the Project's potential impacts on police protection services. Following is a brief description of the Project and a list of requested information that we would like to obtain to complete our analysis.

PROJECT DESCRIPTION

The Project Site consists of 29 individual parcels across four City blocks in the Hollywood Community of the City of Los Angeles. As shown in the attached Project Location Map, the 8.0-acre (348,419-square-foot) Project Site is generally bounded by Selma Avenue to the north; the Blessed Sacrament Catholic Church and School to the east; Sunset Boulevard to the south; and Highland Avenue to the west. The Project Site includes the following addresses: 1540–1552 Highland Avenue; 6700–6760 Selma Avenue; 6663–6675 Selma Avenue; 1543–1553 McCadden Place; 1542–1546 McCadden Place; 1501–1573 Las Palmas Avenue; 1500–1570 Las Palmas Avenue; 1600–1608 Las Palmas Avenue; and 6665–6713½ Sunset Boulevard. The Project Site is currently developed with various uses including 84 multi-family residential dwelling units; one- and



Officer Marco Jimenez
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two-story structures used for commercial office and retail uses; and surface parking lots. Existing on-site uses include the Crossroads of the World complex (Crossroads of the World), which includes low-density commercial and office uses. As shown in the attached Aerial Photograph, the individual parcels are grouped into four Project areas referred to as Development Parcels A, B, C, and D.

The Project would remove all existing on-site uses except Crossroads of the World, which would be retained, rehabilitated, and converted to retail/restaurant use. Crossroads of the World would be integrated into a new mixed-use development comprised of eight new buildings housing residential, hotel, commercial/retail, office, and restaurant uses. Upon Project build-out, the Project (including existing uses to be retained) would include approximately 950 residential units, 308 hotel rooms, 95,000 square feet of office uses, and 185,000 square feet of commercial/retail uses, totaling approximately 1,432,000 square feet of floor area. When accounting for existing uses to be removed, the Project would result in an increase of approximately 1,345,053 square feet of net new floor area on the Project Site. Building heights would range from 3 to 32 floors with a maximum building height of approximately 402 feet above grade. New, below-grade parking would be provided for all portions of the Project with a maximum of five levels of subterranean parking. In total, the Project would provide approximately 2,596 vehicular parking spaces. A Conceptual Site Plan is attached.

The Project would provide a variety of open space and recreational amenities, including a series of integrated walkways that would connect the Project's mixed-use district with the Hollywood neighborhood. Proposed additional landscaped public walkways would also promote access and connectivity to and through the Project Site from Sunset Boulevard, Las Palmas Avenue, Selma Avenue, and McCadden Place. In addition, the Project would also provide approximately 120,500 square feet of open space.

Vehicular access to the Project would be provided via several access points. Access to Development Parcel A would be via McCadden Place; residential parking for Development Parcel B would be accessible via McCadden Place and Las Palmas Avenue; visitor parking for Development Parcel C would be accessible via two driveways on Las Palmas Avenue; and parking for Development Parcel D would be via a single driveway on Las Palmas Avenue. Loading areas would be located within Development Parcels B and C and would be accessible via Las Palmas Avenue. Valet drop-off would also be available along Las Palmas Avenue and handicap drop-off would be available on Las Palmas Avenue and Selma Avenue. The locations of the driveway cuts are new and would require



Officer Marco Jimenez
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review and approval by the Los Angeles Department of Transportation (LADOT) for placement, width, and spacing.

The Project also proposes the re-alignment of Las Palmas Avenue at Sunset Boulevard. Currently, the Las Palmas Avenue street segment north of Sunset Boulevard lies east of its street segment south of Sunset Boulevard, creating an offset intersection. The Project would realign the street to create a four-legged intersection, with Las Palmas Avenue becoming a continuous street at Sunset Boulevard.

The Project also includes on-site and off-site improvements to the existing sanitary sewer system to serve the Project's demand for wastewater conveyance. Specifically, the on-site 30-inch sewer main in Las Palmas Avenue from Selma Avenue to Sunset Boulevard would be removed and replaced with new sewer mains in the following off-site locations: Selma Avenue from Las Palmas Avenue to Cassil Place, Cassil Place from Selma Avenue to Sunset Boulevard, and Sunset Boulevard from Cassil Place to Las Palmas Avenue.

Table 1 on page 4 provides a summary of the proposed uses included in the Project. A project location map, aerial photograph of the Project Site and vicinity, and a conceptual site plan are also attached.

REQUESTED INFORMATION

To aid us in assessing potential impacts to existing police protection services, please provide the following information regarding LAPD services and facilities:

- Name and location of police station(s) providing police protection services to the Project Site and the distance of these police station(s) to the Project Site;
- Staffing and equipment for each police station serving the Project Site (e.g., patrol cars, total full-time and part-time staff, number of officers on 24-hour duty, etc.);
- Population served and service boundaries of station(s) serving the Project Site;
- Reporting Districts within the service area of the police station(s) that serve the Project Site;

Table 1
Summary of Proposed Floor Area

Land Use	Floor Area (sf)
Total Residential (Condominiums + Rental)	804,000 sf 950 du (190 du condominiums) (760 du rental units)
Retail Use	185,000 sf
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Total Proposed Floor Area	1,432,000 sf
<hr/> <i>sf = square feet</i> <i>du = dwelling units</i> <i>rm = rooms</i> <i>Source: Eyestone Environmental, 2015.</i>	

- The officer-to-resident ratio for the Project’s Reporting District(s) and the officer-to-resident ratio citywide. Please indicate whether these numbers meet the service ratio standards of the LAPD.
- Special service teams (i.e., SWAT and K-9) available within the division and police stations that serve the Project Site;
- A general overview of the department’s emergency response system (i.e., dispatch system, standard procedures and protocols, etc.);
- Incident data, by type of incident, on a monthly basis for each Reporting District within the service area of the police station(s) that serve the Project Site. Please provide monthly data for the last two years and annual data for the last five years;
- The average LAPD response time for emergencies citywide and for those LAPD station(s) that would serve the Project Site. Please also provide the average response times for crimes in the Project’s Reporting District(s) and indicate whether these response times meet the standards of the LAPD.



Officer Marco Jimenez
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- Planned improvements to the police protection facilities in the service area of the Project Site (e.g., expansion, new facilities, additional staffing, etc.), if applicable; and
- Any special police protection requirements due to the specific attributes of the Project Site.

Thank you for your assistance as this information will help us ensure that our analysis of the Project's impacts on the LAPD is accurate and complete. Please feel free to contact Alejandro Huerta at the Los Angeles City Planning Department at (213) 978-1454 or via email at alejandro.huerta@lacity.org to discuss our information needs and/or any questions regarding the Draft EIR. In order to ensure a timely completion of our analysis, a response from your agency is appreciated (via mail or email) no later than November 30, 2015.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephanie Eyestone-Jones", written in a cursive style.

Stephanie Eyestone-Jones
President
(424) 207-5333
s.eyestone@eyestoneeir.com

Attachments:

Project Location Map
Aerial Photograph of the Project Vicinity
Conceptual Site Plan



October 30, 2015

Mr. Tom Jung
Management Analyst II
Business Office
Los Angeles Public Library
630 W. Fifth St.
Los Angeles, CA 90071-2002

Re: Crossroads Hollywood Project—Request for Library Services Information

Dear Mr. Jung:

In coordination with the City of Los Angeles Department of City Planning, Eystone Environmental is preparing an Environmental Impact Report (EIR) for the Crossroads Hollywood Project (the Project) pursuant to the California Environmental Quality Act (CEQA). In order to adequately identify and assess the full range of the Project's potential impacts, early consultation with public agencies is being conducted in accordance with Section 15083 of the State CEQA Guidelines. The EIR will include an assessment of the Project's potential impacts on library services. As the Project is located in the City of Los Angeles and is served by the Los Angeles Public Library (LAPL), we are requesting information from the LAPL with regard to the Project's potential impacts on library services. Following is a brief description of the Project and a list of requested information that we would like to obtain to complete our analysis.

PROJECT DESCRIPTION

The Project Site consists of 29 individual parcels across four City blocks in the Hollywood Community of the City of Los Angeles. As shown in the attached Project Location Map, the 8.0-acre (348,419-square-foot) Project Site is generally bounded by Selma Avenue to the north; the Blessed Sacrament Catholic Church and School to the east; Sunset Boulevard to the south; and Highland Avenue to the west. The Project Site includes the following addresses: 1540–1552 Highland Avenue; 6700–6760 Selma Avenue; 6663–6675 Selma Avenue; 1543–1553 McCadden Place; 1542–1546 McCadden Place; 1501–1573 Las Palmas Avenue; 1500–1570 Las Palmas Avenue; 1600–1608 Las Palmas Avenue; and 6665–6713½ Sunset Boulevard. The Project Site is currently



Mr. Tom Jung
October 30, 2015 – Page 2

developed with various uses including 84 multi-family residential dwelling units; one- and two-story structures used for commercial office and retail uses; and surface parking lots. Existing on-site uses include the Crossroads of the World complex (Crossroads of the World), which includes low-density commercial and office uses. As shown in attached the Aerial Photograph, the individual parcels are grouped into four Project areas referred to as Development Parcels A, B, C, and D.

The Project would remove all existing on-site uses except Crossroads of the World, which would be retained, rehabilitated, and converted to retail/restaurant use. Crossroads of the World would be integrated into a new mixed-use development comprised of eight new buildings housing residential, hotel, commercial/retail, office, and restaurant uses. Upon Project build-out, the Project (including existing uses to be retained) would include approximately 950 residential units, 308 hotel rooms, 95,000 square feet of office uses, and 185,000 square feet of commercial/retail uses, totaling approximately 1,432,000 square feet of floor area. When accounting for existing uses to be removed, the Project would result in an increase of approximately 1,345,053 square feet of net new floor area on the Project Site. Building heights would range from 3 to 32 floors with a maximum building height of approximately 402 feet above grade. New, below-grade parking would be provided for all portions of the Project with a maximum of five levels of subterranean parking. In total, the Project would provide approximately 2,596 vehicular parking spaces. A Conceptual Site Plan is attached.

The Project would provide a variety of open space and recreational amenities, including a series of integrated walkways that would connect the Project's mixed-use district with the Hollywood neighborhood. Proposed additional landscaped public walkways would also promote access and connectivity to and through the Project Site from Sunset Boulevard, Las Palmas Avenue, Selma Avenue, and McCadden Place. In addition, the Project would also provide approximately 120,500 square feet of open space.

Table 1 on page 3 provides a summary of the proposed uses included in the Project. A project location map, aerial photograph of the Project Site and vicinity, and a conceptual site plan are also attached.

REQUESTED INFORMATION

To aid us in assessing potential impacts to existing library services, please provide the following information regarding LAPL services and facilities:



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Table 1
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Land Use	Floor Area (sf)
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<hr/> <i>sf = square feet</i> <i>du = dwelling units</i> <i>rm = rooms</i> <i>Source: Eyestone Environmental, 2015.</i>	

- Name and description of the City libraries serving the Project Site, including: (1) location and hours of operation; (2) size of library buildings (square footage); (3) number of personnel; (4) collection size and amenities, (5) programmed or target service population; and (6) actual population served including the assigned census tracts upon which service population is determined;
- Planned, funded, and/or scheduled improvements or expansions to the City library facilities that would serve the Project;
- Special facilities available for public use (i.e., children's reading assistance, homework centers, space for community meetings and programs); and
- City library service standards and/or goals that would assist in analyzing the Project's potential impacts from development on local library services.

Thank you for your assistance as this information will help us ensure that our analysis of the Project's impacts on the LAPL is accurate and complete. Please feel free to contact me at (424) 207-5333 or via email at s.eyestone@eyestoneeir.com to discuss our information needs and/or any questions regarding the Draft EIR. In order to ensure a



Mr. Tom Jung
October 30, 2015 – Page 4

timely completion of our analysis, a response from your agency is appreciated (via mail or email) no later than November 30, 2015.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephanie Eystone-Jones". The signature is fluid and cursive, with a long horizontal stroke at the end.

Stephanie Eystone-Jones
President
(424) 207-5333
s.eyestone@eyestoneeir.com

Attachments:

Project Location Map
Aerial Photograph of the Project Vicinity
Conceptual Site Plan



October 30, 2015

Gwenn Godek
Los Angeles Unified School District, OEHS
333 S. Beaudry Ave., Fl. 28
Los Angeles, CA 90017-5157

Re: Crossroads Hollywood Project —Request for School Information

Dear Ms. Godek:

In coordination with the City of Los Angeles Department of City Planning, Eystone Environmental is preparing an Environmental Impact Report (EIR) for the Crossroads Hollywood Project (the "Project") pursuant to the California Environmental Quality Act (CEQA). In order to adequately identify and assess the full range of the Project's potential impacts, early consultation with public agencies is being conducted in accordance with Section 15083 of the State CEQA Guidelines. The EIR will include an assessment of the Project's potential impacts on educational facilities and services. As the Project is located in the City of Los Angeles and is served by the Los Angeles Unified School District (LAUSD), we are requesting information from your agency with regard to the Project's potential impacts on educational facilities and services. Following is a brief description of the Project and a list of requested information that we would like to obtain to complete our analysis.

PROJECT DESCRIPTION

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October 30, 2015– Page 2

Existing on-site uses include the Crossroads of the World complex (Crossroads of the World), which includes low-density commercial and office uses. As shown in the attached Aerial Photograph, the individual parcels are grouped into four Project areas referred to as Development Parcels A, B, C, and D.

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Gwenn Godek
October 30, 2015– Page 3

The Project also proposes the re-alignment of Las Palmas Avenue at Sunset Boulevard. Currently, the Las Palmas Avenue street segment north of Sunset Boulevard lies east of its street segment south of Sunset Boulevard, creating an offset intersection. The Project would realign the street to create a four-legged intersection, with Las Palmas Avenue becoming a continuous street at Sunset Boulevard.

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Table 1 on page 4 provides a summary of the proposed uses included in the Project. A project location map, aerial photograph of the Project Site and vicinity, and a conceptual site plan are also attached.

REQUESTED INFORMATION

To aid us in assessing potential impacts to existing educational facilities and services, please provide the following information regarding LAUSD services and facilities:

- Name, location, attendance boundary, and operating schedule (i.e., single- or multi-track) for each school that would serve the Project Site;
- Maps of the pedestrian routes for the identified schools;
- Existing enrollments, projected enrollments (i.e., 5-year projections) as close to the year 2022 as possible, and design capacities for each of the schools serving the Project Site;
- The number of inter-district and intra-district transfers at each of the schools;
- Number of existing portable classrooms at the identified schools, if any, and the potential to add portable classrooms in the future;
- Any plans for new facilities or expansion of existing facilities in the near future; and
- Student-generation rates that should be used in calculating the number of students to be generated by the Project.



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Table 1
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Land Use	Floor Area (sf)
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Sincerely,

A handwritten signature in black ink, appearing to read "Stephanie Eyestone-Jones". The signature is fluid and cursive, with a long horizontal stroke at the end.

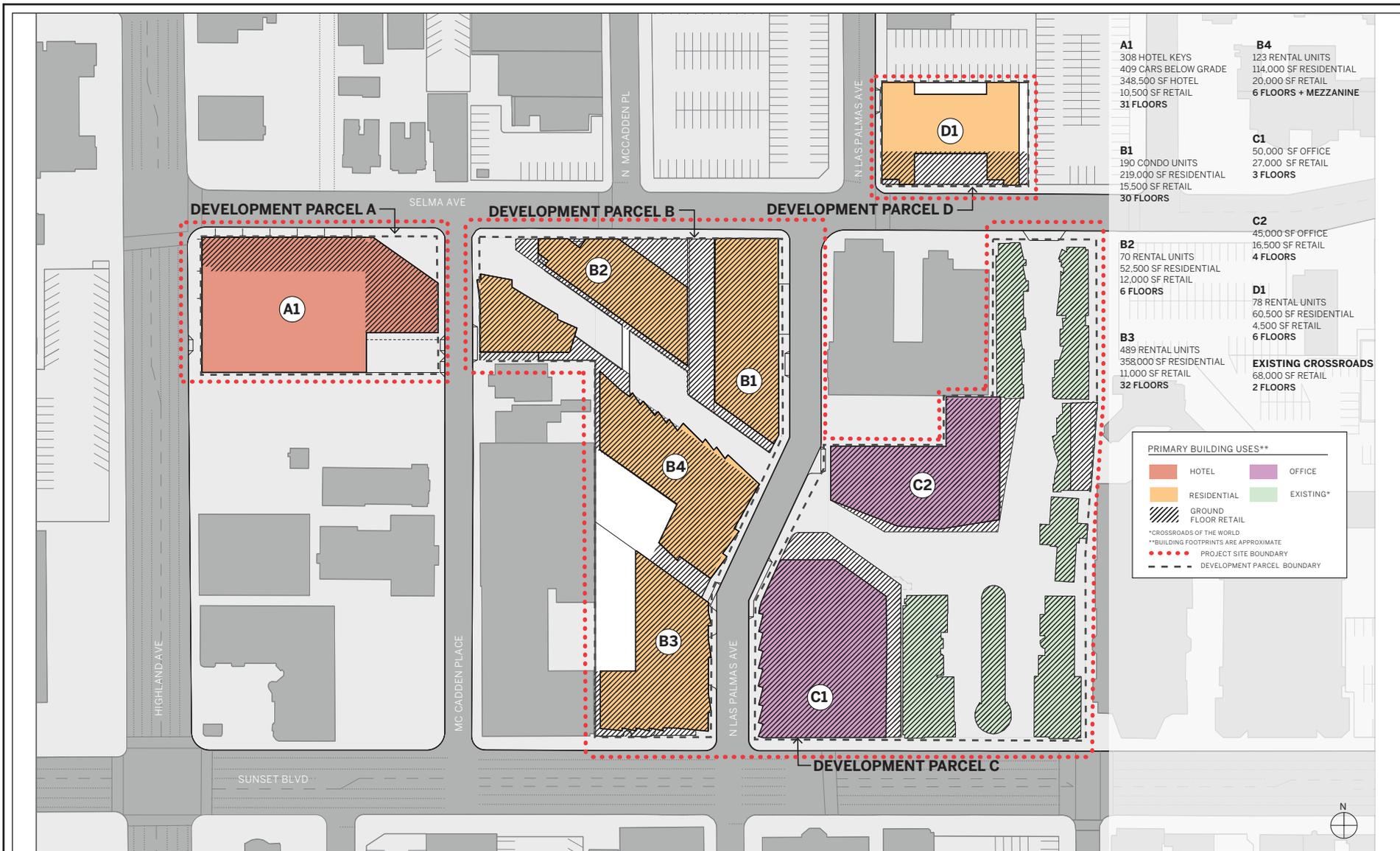
Stephanie Eyestone-Jones
 President

Attachments:

- Project Location Map
- Aerial Photograph of the Project Vicinity
- Conceptual Site Plan



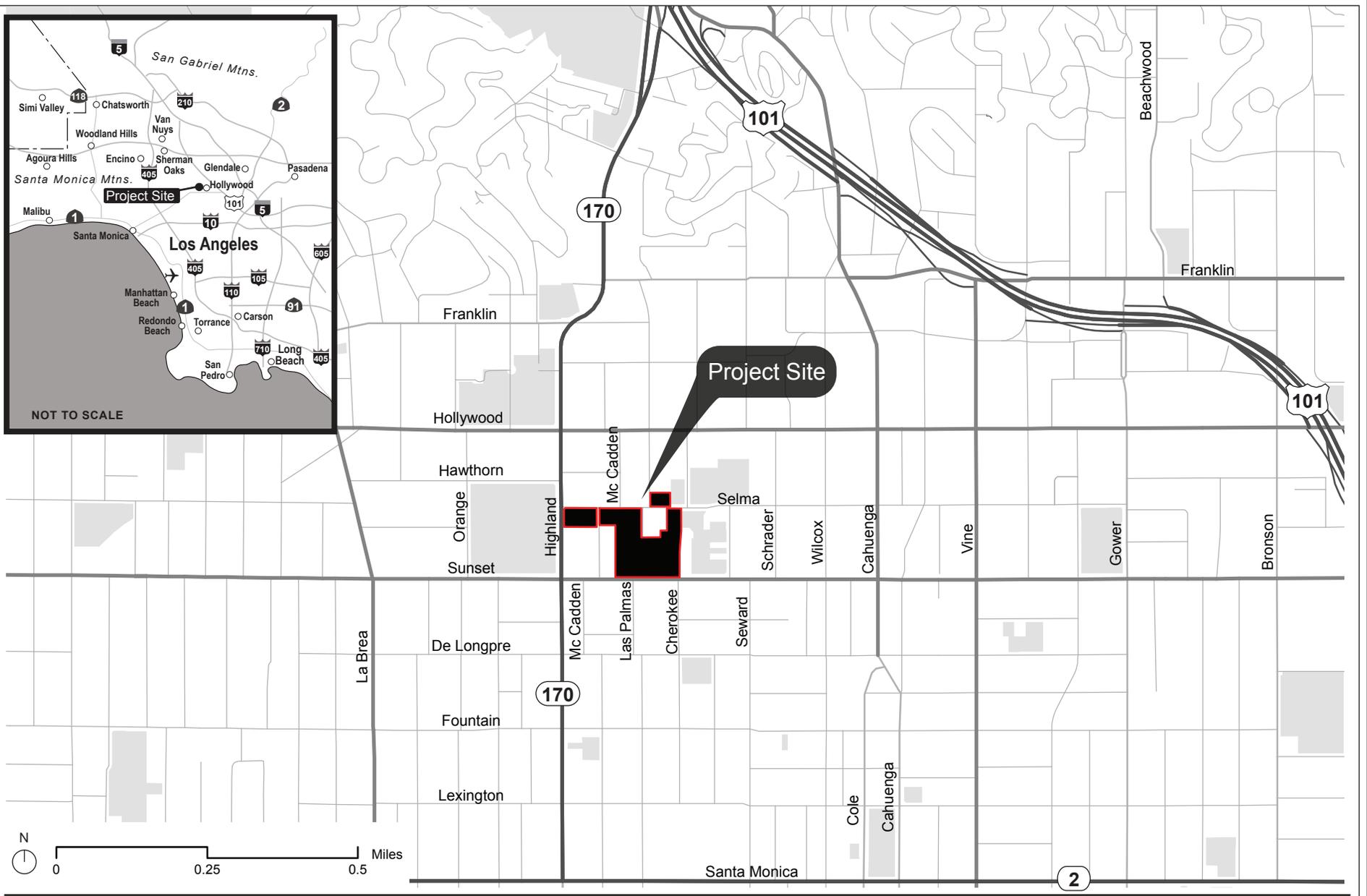
Aerial Photograph of the Project Vicinity



SCALE



Conceptual Site Plan



Project Location Map

Source: LA County GIS; Eystone Environmental, 2015.