

From: "Allyson K. Dong" <a.dong@eyestoneeir.com>  
Date: December 22, 2015 6:15:01 PM  
To: "melinda.gejer@lacity.org" <melinda.gejer@lacity.org>  
Subject: **RE: Request for Recreation and Parks Services Information- Crossroads Hollywood Project**

Attachments: Parks.pdf;

Dear Ms. Gejer,

I'm following up to this request below. Can you please send the response via e-mail as we have not yet received a response.

Thank you,

Allyson Dong  
Planner

**From:** Allyson K. Dong  
**Sent:** Monday, December 14, 2015 11:19 AM  
**To:** 'melinda.gejer@lacity.org'  
**Subject:** Request for Recreation and Parks Services Information- Crossroads Hollywood Project

Dear Ms. Gejer,

I am following up on the Request for Recreation and Parks Service Information for the proposed Crossroads Hollywood Project that was sent to you on November 2, 2015 via USPS.

Do you know if the information request has been reviewed or if additional information is needed to complete the answers?

I have attached the original request letter that was sent.

Thank You,

Allyson Dong  
Planner



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Los Angeles, California 90045  
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**T** (424) 207-5333  
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DIRECT (424) 207-5338



**Please consider the environment before printing this email.**



November 2, 2015

Ms. Melinda Gejer  
**Department of Recreation and Parks**  
P.O. Box 86328  
Los Angeles, CA 90086-0328

**Re: Crossroads Hollywood Project—Request for Recreation and Parks Services Information**

Dear Ms. Gejer:

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 parks and recreation. As the Project is located in the City of Los Angeles and is served by the City of Los Angeles Recreation and Parks Department (LADRP), we are requesting information from your department with regard to the Project's potential impacts on recreation and parks 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



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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 in accordance with LAMC requirements.

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



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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 recreation and park facilities, please provide responses to the following:

- Please provide a list of the parks and recreational facilities that are located within a 2-mile radius of the Project Site, including the name of the park, the distance of the park from the Project Site, and the park type and amenities provided.
- Please provide existing ratios of developed parkland per resident on a citywide basis and within the Hollywood Community Plan area.
- Please provide the current capacity and level of use of parks and recreational facilities within two miles of the Project Site.
- Please indicate if there are future plans for construction or expansion of parks and recreational facilities within a two-mile radius of the Project Site.



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**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)
<b>Total Proposed Floor Area</b>	<b>1,432,000 sf</b>
<hr/> <i>sf = square feet</i> <i>du = dwelling units</i> <i>rm = rooms</i> <i>Source: Eyestone Environmental, 2015.</i>	

Thank you for your assistance as this information will help us ensure that our analysis of the Project's impacts on parks and recreational facilities is accurate and complete. Please feel free to contact me at (424) 207-5333 or via email at [s.eyestone@eyestoneeir.com](mailto:s.eyestone@eyestoneeir.com) 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.

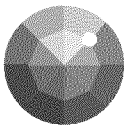
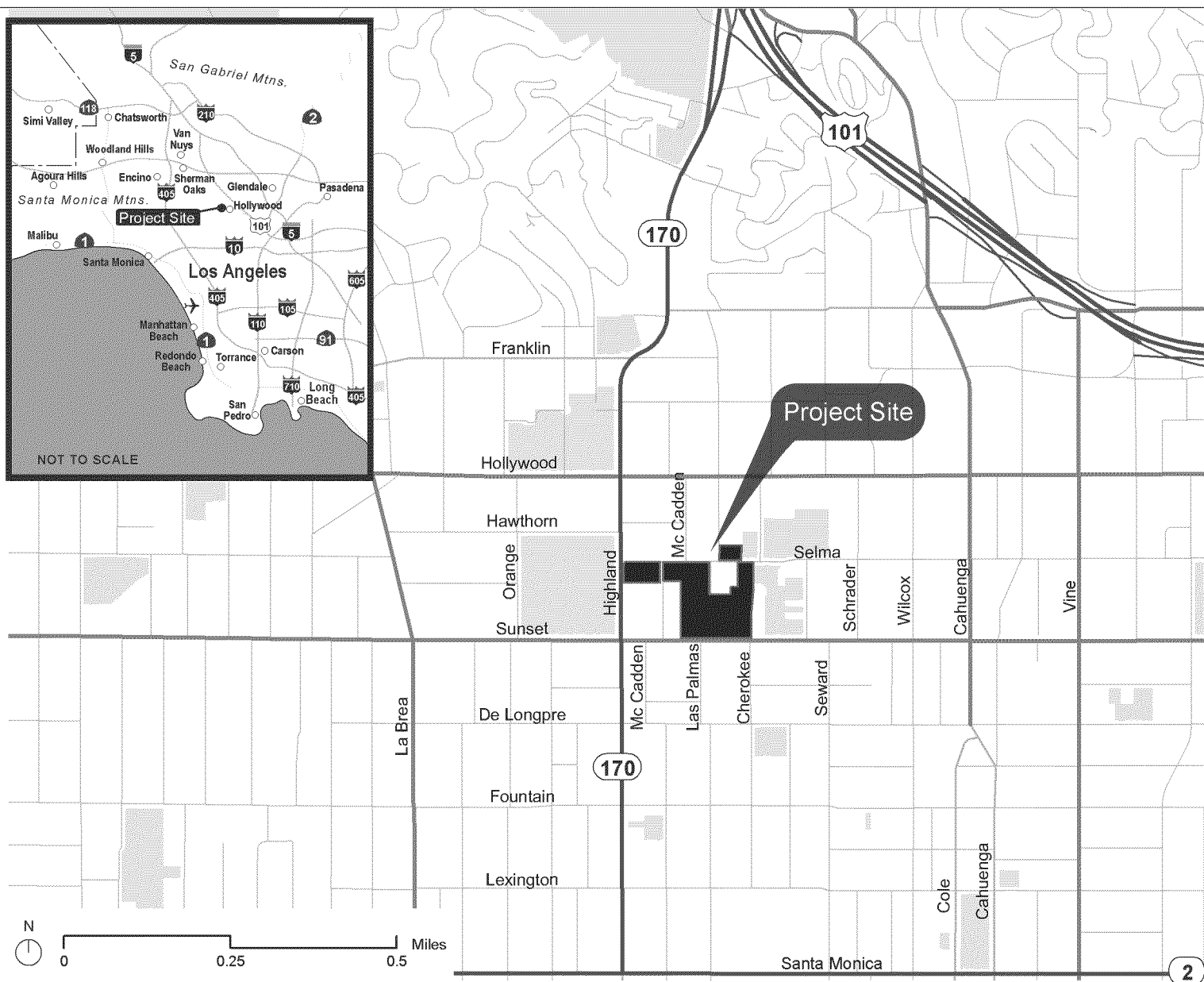
Sincerely,

A handwritten signature in black ink, appearing to read "Steph Eyestone-Jones", is written over a faint, circular, textured background.

Stephanie Eyestone-Jones  
President

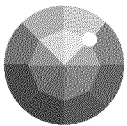
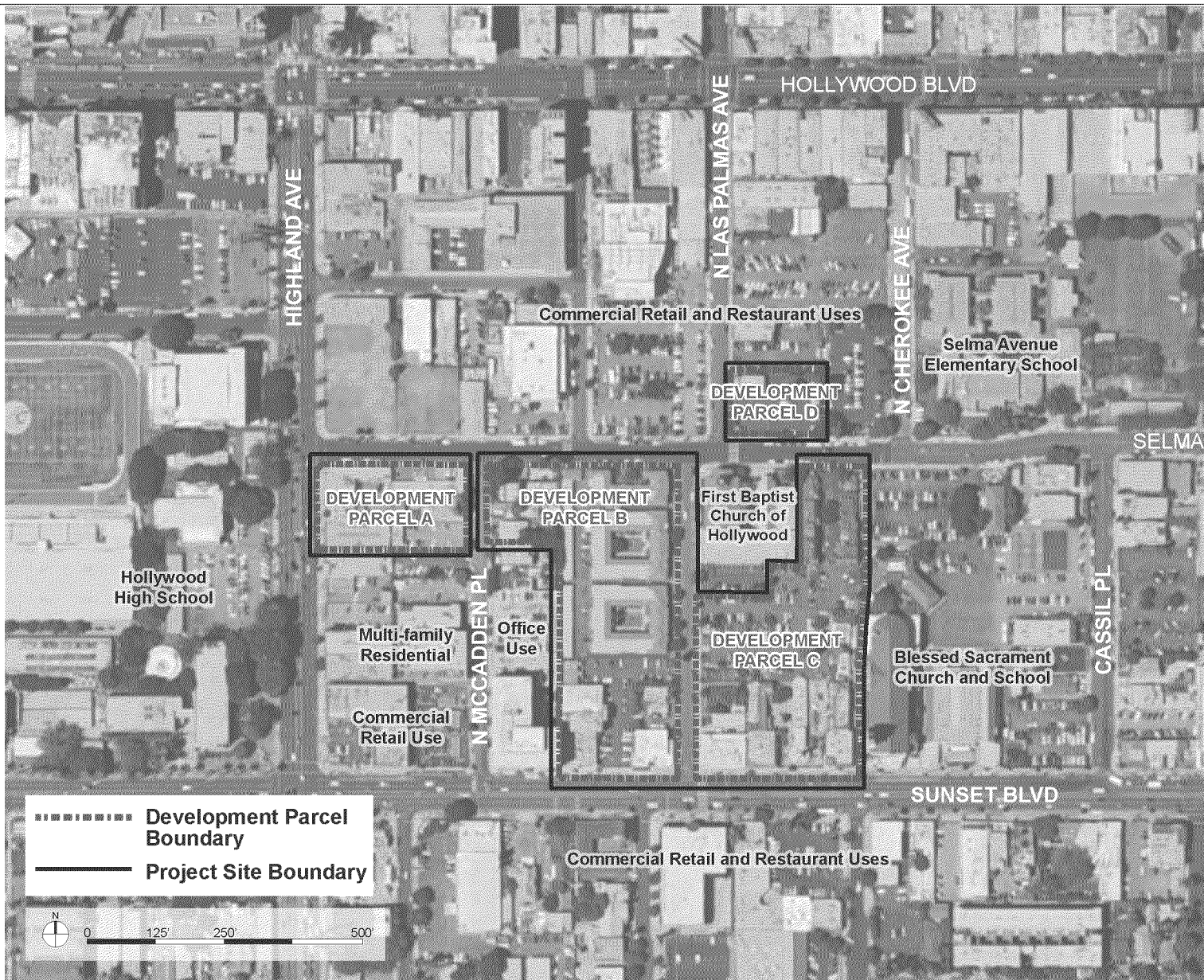
Attachments:

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



**eyestone**  
ENVIRONMENTAL

Source: LA County GIS; Eystone Environmental, 2015.

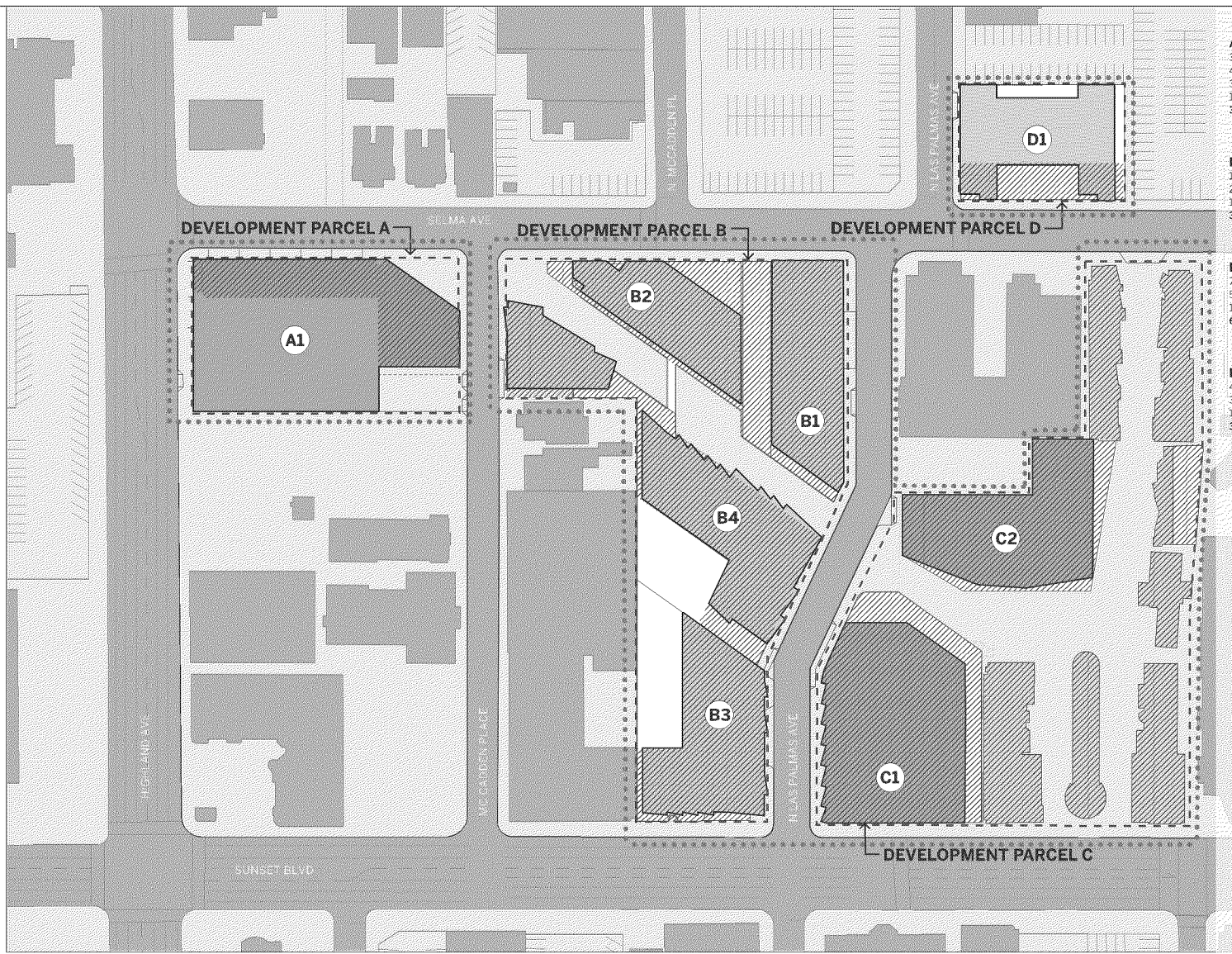


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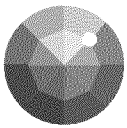
Aerial Photo

Source: Google Earth, 2015; Skidmore Owings & Merrill LLP and Rios Clementi Hale Studios, 2015.





SCALE



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Source: Skidmore Owings & Merrill LLP and Rios Clementi Hale Studios, 2015.