

From: "Emily Wong" <ewong@gibsontrans.com>  
Date: January 06, 2016 9:23:09 PM  
To: "Vicente Cordero" <vicente.cordero@lacity.org>  
Cc: "Tomas Carranza" <tomas.carranza@lacity.org>; "Wes Pringle" <wes.pringle@lacity.org>; "Sarah Drobis" <SDrobis@gibsontrans.com>  
Subject: **RE: Crossroads Hollywood MOU invoice**

Attachments:

Thank you, Vicente! It was great meeting with you all today.

Emily

**From:** Vicente Cordero [mailto:[vicente.cordero@lacity.org](mailto:vicente.cordero@lacity.org)]  
**Sent:** Wednesday, January 06, 2016 1:18 PM  
**To:** Emily Wong; Sarah Drobis  
**Cc:** Tomas Carranza; Wes Pringle  
**Subject:** Re: Crossroads Hollywood MOU invoice

Hi Emily,

It was nice meeting with you and Sarah this morning. Attached please find the approved MOU for this project. Please let me know if you have any questions.

Regards,

Vicente

On Tue, Dec 22, 2015 at 12:17 PM, Vicente Cordero <[vicente.cordero@lacity.org](mailto:vicente.cordero@lacity.org)> wrote:  
Excellent!!!

Thanks ~ Vicente

On Tue, Dec 22, 2015 at 12:08 PM, Emily Wong <[ewong@gibsontrans.com](mailto:ewong@gibsontrans.com)> wrote:  
Hi Vicente,

Thank you for providing your comments. We will revise the trip generation table using condominium rates in place of the high-rise condominium rates. Also, we would like to keep our study area as is, so as to provide a more conservative analysis given the size of our Project. We have conducted field reviews of the related projects, and we have also considered projects from the City Planning major projects list.

A revised MOU will be sent to you by the end of the day.  
Please feel free to contact me if you have any other questions or comments.

Thank you,  
Emily

**From:** Vicente Cordero [mailto:[vicente.cordero@lacity.org](mailto:vicente.cordero@lacity.org)]  
**Sent:** Tuesday, December 22, 2015 11:41 AM  
**To:** Emily Wong  
**Cc:** Sarah Drobis; Tomas Carranza  
**Subject:** Re: Crossroads Hollywood MOU invoice

Hi Emily,

Following up on our MOU review, Tommy and I had an internal discussion regarding the use of condominium rates (5.81) versus the high-rise condominium rates (4.18). As a rule of thumb (unwritten policy) we prefer the use of the condominium rate instead of the high-rise condominium rate for a couple of reasons: the use of the higher condominium rate yields a more conservative study and because the number of surveys used to develop the high-rise is very low (based on 4 surveys). The low number of surveys for high-rise condominiums is the main reason that we prefer the use of condominium rate.

With regards to the list of the 104 proposed study intersections, we think that this is a lengthy list and perhaps you may not need to include all these locations in the traffic study. However, we realize that this a large project for the Hollywood area and having a wider scope of intersections may offer a more conservative study. Please let us know if you would like to keep the 104 study intersections or if you would like to reduce the number of intersections.

Lastly, please confirm that the unofficial related project list provided by DOT has been verified out in the field and/or with City Planning to make sure that these projects have not been built yet. Thanks.

Regards,

Vicente

On Tue, Dec 22, 2015 at 8:45 AM, Emily Wong <[ewong@gibsontrans.com](mailto:ewong@gibsontrans.com)> wrote:  
Hi Vicente,

We will update the MOU cover sheet, and provide a new MOU pending any further comments you may have.

Just FYI, I will be out of the office tomorrow, and our office will be closed December 24 through January 3. However, I will be available via e-mail.

Thank you!  
Emily

**From:** Vicente Cordero [<mailto:vicente.cordero@lacity.org>]  
**Sent:** Tuesday, December 22, 2015 8:33 AM  
**To:** Emily Wong  
**Cc:** Sarah Drobis  
**Subject:** Fwd: Crossroads Hollywood MOU invoice

Hi Emily,

I just got your voicemail. I was in the Valley office yesterday so I did not know you had called. Since I work in two separate offices the best way to reach me is via email :)

We would like for you to use the updated MOU cover page which addresses the Caltrans screening filter note. I'm meeting with Tommy this afternoon to go over this MOU. I'll let you know if there are any other comments so ythat they can also be included in the revised MOU. I'll let you know.

Thanks ~ Vicente

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

From: **Vicente Cordero** <[vicente.cordero@lacity.org](mailto:vicente.cordero@lacity.org)>  
Date: Mon, Dec 21, 2015 at 1:25 PM  
Subject: Re: Crossroads Hollywood MOU invoice  
To: Emily Wong <[ewong@gibsontrans.com](mailto:ewong@gibsontrans.com)>  
Cc: Sarah Drobis <[SDrobis@gibsontrans.com](mailto:SDrobis@gibsontrans.com)>

Attached please find the latest MOU cover sheet. I'll meet with Tommy tomorrow to finalize our review.

Regards,

Vicente

On Mon, Dec 21, 2015 at 12:47 PM, Vicente Cordero <[vicente.cordero@lacity.org](mailto:vicente.cordero@lacity.org)> wrote:  
Hi Emily,

We noticed that the revised MOU does not include the freeway agreement screening filter or a statement indicating that you will work with Caltrans to prepare a freeway analysis beyond the CMP requirement. Could you please clarify? Thanks.

Vicente

On Tue, Dec 15, 2015 at 11:20 AM, Emily Wong <[ewong@gibsontrans.com](mailto:ewong@gibsontrans.com)> wrote:  
Hi Vicente,

Attached for your review is the revised MOU for Crossroads Hollywood. Please feel free to contact us should you have any questions or comments.

Thank you,  
Emily

**From:** Vicente Cordero [mailto:[vicente.cordero@lacity.org](mailto:vicente.cordero@lacity.org)]

**Sent:** Monday, December 14, 2015 9:23 AM

**To:** Emily Wong

**Cc:** Sarah Drobis

**Subject:** Re: Crossroads Hollywood MOU invoice

No rush!

Thanks for letting me know.

Vicente

On Mon, Dec 14, 2015 at 9:11 AM, Emily Wong <[ewong@gibsontrans.com](mailto:ewong@gibsontrans.com)> wrote:  
Hi Vicente,

We will send you the revised MOU tomorrow. Thank you!

Emily

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**From:** Vicente Cordero [mailto:[vicente.cordero@lacity.org](mailto:vicente.cordero@lacity.org)]

**Sent:** Monday, December 14, 2015 8:51 AM

**To:** Emily Wong

**Cc:** Sarah Drobis

**Subject:** Re: Crossroads Hollywood MOU invoice

Hi Emily,

I hope you are doing well. I was just wondering about any updates regarding the status of a revised MOU for this project?  
Thanks.

Happy Holidays!!

Vicente

On Wed, Nov 18, 2015 at 11:18 AM, Emily Wong <[ewong@gibsontrans.com](mailto:ewong@gibsontrans.com)> wrote:  
Hi Vicente,

We are currently working on updating the MOU to incorporate the existing/previous land uses of the project site. We will be sending you a revised MOU soon.

Thank you,  
Emily

**From:** Vicente Cordero [<mailto:vicente.cordero@lacity.org>]

**Sent:** Wednesday, November 18, 2015 11:13 AM

**To:** Emily Wong; Sarah Drobis

**Subject:** Fwd: Crossroads Hollywood MOU invoice

Hi Emily,

Attached please find a copy of the MOU review fee payment received this morning.

As previously requested, we still need to have documentation of existing use in order to determine the total existing credit for this project. Please provide this information at your earliest convenience along with a revised MOU for our review and approval. Please note that the Trip Credit table in the MOU indicates NO previous land use credit. Thanks.

Regards,

Vicente

[illegible]

Oct 27, 2015

**Sarah Drobis**

to me, Emily, Tomas

Nov 12 (6 days ago)

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Thank you. We will inquire with the team about the existing buildings and uses on the site and let you know.

Sarah

**Sarah M. Drobis, P.E.**

Principal Associate

[sdrobis@gibsontrans.com](mailto:sdrobis@gibsontrans.com)

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523 W. 6th Street, Suite 1234

Los Angeles, CA 90014

[www.gibsontransportation.com](http://www.gibsontransportation.com)

(213) 683-0088 phone

(213) 683-0033 fax

**From:** Vicente Cordero [mailto:[vicente.cordero@lacity.org](mailto:vicente.cordero@lacity.org)]  
**Sent:** Tuesday, October 27, 2015 1:45 PM  
**To:** Sarah Drobis  
**Cc:** Emily Wong; Tomas Carranza  
**Subject:** Crossroads Hollywood

Hi Sarah,

It was great seeing you and Emily this morning.

In doing a preliminary assessment of this project's MOU, I noticed that the description of the project indicates 185,000 sf of commercial/retail uses **(including existing uses to be retained)**. However, the trip generation estimates table shows a total of 185,000 sf of new proposed commercial/retail uses. Could you please provide adequate documentation to verify the total square footage size of the existing commercial/retail use to be retained as well as the number of apartment units to be removed in order to determine the total existing use credit? Thanks.

Regards,

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	Vicente Cordero, P.E. Metro Development Review   Transportation Engineering Associate III Los Angeles Department of Transportation 100 S. Main Street, 9th Floor, Mail Stop 725, Los Angeles, CA 90012 Tel.: (213) 972-8473 Los Angeles Tel.: (818) 374-4697 Van Nuys
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----- Forwarded message -----

From: **Vicente Cordero** <[vicente.cordero@lacity.org](mailto:vicente.cordero@lacity.org)>  
Date: Thu, Nov 12, 2015 at 6:55 PM  
Subject: Re: Crossroads Hollywood MOU invoice  
To: Emily Wong <[ewong@gibsontrans.com](mailto:ewong@gibsontrans.com)>  
Cc: Sarah Drobis <[SDrobis@gibsontrans.com](mailto:SDrobis@gibsontrans.com)>

Will do!

Vicente

On Thu, Nov 12, 2015 at 3:58 PM, Emily Wong <[ewong@gibsontrans.com](mailto:ewong@gibsontrans.com)> wrote:  
Hi Vicente,

The review fee check has been mailed to your office. Please let me know if you do not receive it in the next few days.

Also, could you please send us a receipt upon receiving the review fee check?

Thank you!  
Emily

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**From:** Vicente Cordero [mailto:[vicente.cordero@lacity.org](mailto:vicente.cordero@lacity.org)]

**Sent:** Monday, November 09, 2015 10:25 AM

**To:** Emily Wong

**Cc:** Sarah Drobis

**Subject:** Crossroads Hollywood MOU invoice

Hi Emily,

Please find attached the invoice for the expedited MOU review fee. Please make the check payable to LADOT and send it to my attention.

To pay online, please go to <http://ladot.lacity.org/HowDoI/HowDoIMakeanOnlinePayment/DeveloperFees/index.htm> and input the following:

LADOT Staff who prepared the invoice: **Vicente Cordero**


Invoice number: **804692**

Amount: **1,978.85**

Attached are the instructions for online payment. Please email me a copy of the confirmation page. Let me know if you have any questions.

Regards,

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