
From: Luciralia Ibarra [luciralia.ibarra@lacity.org]
Sent: Tuesday, June 16, 2015 1:53 PM
To: Hermineh Amijanian
Cc: Alejandro Huerta
Subject: Work Order Request
Attachments: WorkOrder Request.pdf

Hi Hermineh,

Please find attached a Work Order request for a recently filed project. Let me know if you have any questions.

Thank you,
Luci

--

Luciralia Ibarra
Sr. City Planner
Major Projects
Department of City Planning
200 N. Spring Street, Rm 750
Los Angeles, CA 90012
Ph: 213.978.1378
Fx: 213.978.1343

WORK ORDER NUMBER REQUEST FORM

CHECK ALL APPLICABLE: ☒ Work Order Number ☐ Task ☐ Subtask

Requested By: Luciralia Ibarra
Division: Plan Implementation/Major Projects

Date: Jun 15, 2015
Phone #: 213-978-1378

Justification: New Full Cost Recovery Case

1	Case Number:	ENV-2015-2026-EIR		
2	Project Code:	Environmental - 3006		
3	Work Order Title:	Crossroads - 6701 Sunset Blvd		
4	Effective Date:	Jun 15, 2015		
5	Community Plan (if applicable):	Hollywood		
6	Full Cost Recovery case?	Yes	If yes, enter Application Inv. No.	23959
7	Special Reimbursement Project?	No	If yes, complete 7a or 7b below:	
7a	External Funding Source?	No	- Select -	
7b	City Funding Source?	No		

Specify

8 BILLING INFORMATION - If yes on 6 or 7a	
The billing party is responsible to pay all costs for processing the above development project including any costs accrued during appeal(s) of the subject case(s).	
Applicant Name	CRE-HAR Crossroads SPV, LLC c/o Bill Myers
Address	6363 Wilshire Blvd, Ste. 600 Los Angeles, CA 90031

9	Task and Subtask - Most projects will utilize existing Task and Subtask codes. If your project requires a new Task or Subtask please provide the following information:
9a	Justification:
9b	Task Description:
9c	Subtask Description:

APPROVED BY:


Supervisor Signature

June 15, 2015
Date

Please note that in order to process a Full Cost Recovery Work Order Number, a copy of the Master Application and Receipt must accompany the request. Submit this form and supporting documents to Mark Lopez in Administrative Services, Room 559, or by e-mail to mark.lopez@lacity.org

ADMINISTRATIVE SERVICES – USE ONLY

Approved by: _____
Not Approved _____ Reason _____

From: Luciralia Ibarra [luciralia.ibarra@lacity.org]
Sent: Wednesday, June 17, 2015 12:20 PM
To: Alejandro Huerta
Subject: Re: Invoice for Crossroads Work Order

Thank you

On Wed, Jun 17, 2015 at 12:07 PM, Alejandro Huerta <alejandro.huerta@lacity.org> wrote:
Hi Hermineh, attached is the invoice.

On Tue, Jun 16, 2015 at 2:26 PM, Hermineh Amijanian <hermineh.amijanian@lacity.org> wrote:
Hi Luci,

Please provide copy of the processed invoice for this request, so I can submit it to Livea for approval, and then create the work order.

Thank you,

Hermineh Amijanian
Accountant II
Department of City Planning
hermineh.amijanian@lacity.org
Tel: [\(213\)978-0169](tel:(213)978-0169)
Fax: [\(213\)978-2232](tel:(213)978-2232)

On Tue, Jun 16, 2015 at 1:53 PM, Luciralia Ibarra <luciralia.ibarra@lacity.org> wrote:
Hi Hermineh,

Please find attached a Work Order request for a recently filed project. Let me know if you have any questions.

Thank you,
Luci

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Major Projects
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200 N. Spring Street, Rm 750
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Ph: [213.978.1378](tel:213.978.1378)
Fx: [213.978.1343](tel:213.978.1343)

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Sr. City Planner
Major Projects
Department of City Planning
200 N. Spring Street, Rm 750
Los Angeles, CA 90012
Ph: 213.978.1378
Fx: 213.978.1343

From: Luciralia Ibarra [luciralia.ibarra@lacity.org]
Sent: Tuesday, June 23, 2015 11:55 AM
To: Hermineh Amijanian
Subject: Re: Work Order Requests

Thank you!

On Tue, Jun 23, 2015 at 11:53 AM, Hermineh Amijanian <hermineh.amijanian@lacity.org> wrote:
Good morning,

Work Orders **E152026C** and **C152025C** are added to the system and will be available tomorrow.

Rodel,

Please see attached file for billing purpose.

Thank you,

Hermineh Amijanian
Accountant II
Department of City Planning
hermineh.amijanian@lacity.org
Tel: [\(213\)978-0169](tel:(213)978-0169)
Fax: [\(213\)978-2232](tel:(213)978-2232)

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Luciralia Ibarra
Sr. City Planner
Major Projects
Department of City Planning
200 N. Spring Street, Rm 750
Los Angeles, CA 90012
Ph: 213.978.1378
Fx: 213.978.1343

From: Hermineh Amijanian [hermineh.amijanian@lacity.org]
Sent: Tuesday, June 23, 2015 11:54 AM
To: Alejandro Huerta; Luciralia Ibarra; Rodel Dela Cruz
Cc: Livea Yeh
Subject: Work Order Requests
Attachments: E152026C.pdf; C152025C.pdf

Good morning,

Work Orders **E152026C** and **C152025C** are added to the system and will be available tomorrow.

Rodel,

Please see attached file for billing purpose.

Thank you,

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Accountant II
Department of City Planning
hermineh.amijanian@lacity.org
Tel: (213)978-0169
Fax: (213)978-2232

WORK ORDER NUMBER REQUEST FORM

CHECK ALL APPLICABLE: ☒ Work Order Number ☐ Task ☐ Subtask

Requested By: Luciralia Ibarra

Date: Jun 15, 2015

Division: Plan Implementation/Major Projects

Phone #: 213-978-1378

Justification: New Full Cost Recovery Case

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2	Project Code:	Environmental - 3006		
3	Work Order Title:	Crossroads - 6701 Sunset Blvd		
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5	Community Plan (if applicable):	Hollywood		
6	Full Cost Recovery case?	<input checked="" type="radio"/> Yes	If yes, enter Application Inv. No.	23959 ✓
7	Special Reimbursement Project?	<input type="radio"/> No	If yes, complete 7a or 7b below:	
7a	External Funding Source?	<input type="radio"/> No	- Select -	
7b	City Funding Source?	<input type="radio"/> No		

Specify

8 BILLING INFORMATION - If yes on 6 or 7a	
The billing party is responsible to pay all costs for processing the above development project including any costs accrued during appeal(s) of the subject case(s).	
Applicant Name	CRE-HAR Crossroads SPV, LLC c/o Bill Myers
Address	6363 Wilshire Blvd, Ste. 600 Los Angeles, CA 90034 <u>90048</u>

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9b	Task Description:	
9c	Subtask Description:	

APPROVED BY: _____

Supervisor Signature

June 15, 2015

Date

Please note that in order to process a Full Cost Recovery Work Order Number, a copy of the Master Application and Receipt must accompany the request. Submit this form and supporting documents to Mark Lopez in Administrative Services, Room 559, or by e-mail to mark.lopez@lacity.org

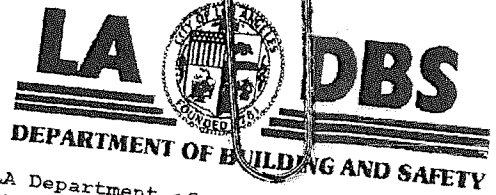
ADMINISTRATIVE SERVICES – USE ONLY

Approved by: _____

Not Approved _____ Reason _____

Office: Downtown
Applicant Copy
 Application Invoice No: 23959

City of Los Angeles
 Department of City Planning



LA Department of Building and Safety
 LA 0034 101060746 6/1/2015 3:32:48 PM
 PLAN & LAND USE

City Planning Request

NOTICE: The staff of the Planning Department will analyze your request and accept your application, regardless of whether or not you obtain the services.

This filing fee is required by Chapter 1, Article 1.

\$174,307.51

Sub Total: \$174,307.51

Receipt #: 0101444899

Applicant: CRE-HAR CROSSROADS SPV, LLC - MYERS, BILL (B:323-658151)
 Representative: LINER, LLP - CASPER, KYNDRA (B:213-6193141)
 Project Address: 6701 W SUNSET BLVD, 90028

NOTES:

CPC-2015-2025-ZC-HD-MCUP-CU-ZV-SPR			
Item	Fee	%	Charged Fee
Zone Change-SFD/MF Residential (1-49 Units, add'l fee for each 50 units over 49) (950)*	\$11,734.00	100%	\$120,927.00
Height District Change (each) *	\$11,123.00	50%	\$5,561.50
Conditional Use by ZA (All other uses, including wireless) *	\$5,358.00	25%	\$1,339.50
Conditional Use by ZA (All other uses, including wireless) *	\$5,358.00	25%	\$1,339.50
Height District Change (each) *	\$11,123.00	25%	\$2,780.75
Variances (all) *	\$6,448.00	25%	\$1,612.00
Case Total			\$133,560.25
ENV-2015-2026-EIR			
Item	Fee	%	Charged Fee
EIR Initial Deposit (5 acres or more) *	\$11,696.00	100%	\$11,696.00
Case Total			\$11,696.00

Item	Charged Fee
*Fees Subject to Surcharges	\$145,256.25
Fees Not Subject to Surcharges	\$0.00
Plan & Land Use Fees Total	\$145,256.25
Expediting Fee	\$0.00
OSS Surcharge (2%)	\$2,905.13
Development Surcharge (6%)	\$8,715.38
Operating Surcharge (7%)	\$10,167.94
General Plan Maintenance Surcharge (5%)	\$7,262.81
Grand Total	\$174,307.51
Total Invoice	\$174,307.51
Total Overpayment Amount	\$0.00
Total Paid (this amount must equal the sum of all checks)	\$174,307.51

LA Department of Building and Safety
 LA 0034 101060746 6/1/2015 3:32:48 PM

PLAN & LAND USE \$174,307.51

Sub Total: \$174,307.51

Receipt #: 0101444899

Council District:

Plan Area: Hollywood

Processed by AVILA, RALPH on 05/29/2015

Signature:

WORK ORDER NUMBER REQUEST FORM

CHECK ALL APPLICABLE: ☒ Work Order Number ☐ Task ☐ Subtask

Requested By: Luciralia Ibarra

Date: Jun 19, 2015

Division: Plan Implementation/Major Projects

Phone #: (213) 978-1378

Justification: CPC - Full cost recovery

1	Case Number:	CPC-2015-2025-ZC-HD-MCUP-CU-ZV-SPR		
2	Project Code:	Environmental - 3006		
3	Work Order Title:	Crossroads - 6701 Sunset Blvd. C152025C		
4	Effective Date:	Jun 19, 2015		
5	Community Plan (if applicable):	Hollywood		
6	Full Cost Recovery case?	Yes	If yes, enter Application Inv. No.	23959 ✓
7	Special Reimbursement Project?	No	If yes, complete 7a or 7b below:	
7a	External Funding Source?	No	- Select -	
7b	City Funding Source?	No		

Specify

8 BILLING INFORMATION - If yes on 6 or 7a	
The billing party is responsible to pay all costs for processing the above development project including any costs accrued during appeal(s) of the subject case(s).	
Applicant Name	CRE-HAR Crossroads SPV, LLC c/o Bill Myers
Address	6363 Wilshire Blvd., Ste. 600 Los Angeles, CA 90048

9	Task and Subtask - Most projects will utilize existing Task and Subtask codes. If your project requires a new Task or Subtask please provide the following information:
9a	Justification:
9b	Task Description:
9c	Subtask Description:

APPROVED BY: Luciralia Ibarra

Supervisor Signature

6/19/15

Date

Please note that in order to process a Full Cost Recovery Work Order Number, a copy of the Master Application and Receipt must accompany the request. Submit this form and supporting documents to Mark Lopez in Administrative Services, Room 559, or by e-mail to mark.lopez@lacity.org

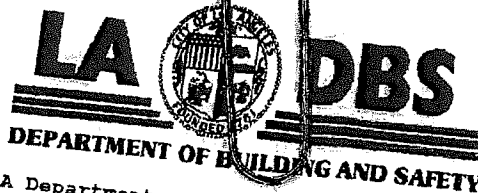
ADMINISTRATIVE SERVICES - USE ONLY

Approved by: [Signature]

Not Approved Reason

Office: Downtown
 Applicant Copy
 Application Invoice No: 23959

City of Los Angeles
 Department of City Planning



LA Department of Building and Safety
 LA 0034 101060746 6/1/2015 3:32:48 PM
 PLAN & LAND USE

City Planning Request

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Sub Total: \$174,307.51
 Receipt #: 0101444899

Applicant: CRE-HAR CROSSROADS SPV, LLC - MYERS, BILL (B:323-658151)
 Representative: LINER, LLP - CASPER, KYNDRA (B:213-6193141)
 Project Address: 6701 W SUNSET BLVD, 90028

NOTES:

GPC-2015-2025-ZC-HD-MCUP-CU-ZV-SRR

Item	Fee	%	Charged Fee
Zone Change-SFD/MF Residential (1-49 Units, add'l fee for each 50 units over 49) (950)*	\$11,734.00	100%	\$120,927.00
Height District Change (each) *	\$11,123.00	50%	\$5,561.50
Conditional Use by ZA (All other uses, including wireless) *	\$5,358.00	25%	\$1,339.50
Conditional Use by ZA (All other uses, including wireless) *	\$5,358.00	25%	\$1,339.50
Height District Change (each) *	\$11,123.00	25%	\$2,780.75
Variances (all) *	\$6,448.00	25%	\$1,612.00
Case Total			\$133,560.25

ENV-2015-2026-EIR

Item	Fee	%	Charged Fee
EIR Initial Deposit (5 acres or more) *	\$11,696.00	100%	\$11,696.00
Case Total			\$11,696.00

Item	Charged Fee
*Fees Subject to Surcharges	\$145,256.25
Fees Not Subject to Surcharges	\$0.00
Plan & Land Use Fees Total	\$145,256.25
Expediting Fee	\$0.00
OSS Surcharge (2%)	\$2,905.13
Development Surcharge (6%)	\$8,715.38
Operating Surcharge (7%)	\$10,167.94
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LA Department of Building and Safety
 LA 0034 101060746 6/1/2015 3:32:48 PM

PLAN & LAND USE \$174,307.51

Sub Total: \$174,307.51

Receipt #: 0101444899

Council District:

Plan Area: Hollywood

Processed by AVILA, RALPH on 05/29/2015

Signature:

From: Livea Yeh [livea.yeh@lacity.org]
Sent: Friday, July 17, 2015 8:27 AM
To: Luciralia Ibarra
Subject: Fwd: Work Order Requests
Attachments: E152026C.pdf; C152025C.pdf

FYI.

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

From: **Hermineh Amijanian** <hermineh.amijanian@lacity.org>
Date: Tue, Jun 23, 2015 at 11:53 AM
Subject: Work Order Requests
To: Alejandro Huerta <alejandro.huerta@lacity.org>, Luciralia Ibarra <luciralia.ibarra@lacity.org>, Rodel Dela Cruz <rodel.delacruz@lacity.org>
Cc: Livea Yeh <livea.yeh@lacity.org>

Good morning,

Work Orders **E152026C** and **C152025C** are added to the system and will be available tomorrow.

Rodel,

Please see attached file for billing purpose.

Thank you,

Hermineh Amijanian
Accountant II
Department of City Planning
hermineh.amijanian@lacity.org
Tel: [\(213\)978-0169](tel:(213)978-0169)
Fax: [\(213\)978-2232](tel:(213)978-2232)

WORK ORDER NUMBER REQUEST FORM

CHECK ALL APPLICABLE: ☒ Work Order Number ☐ Task ☐ Subtask

Requested By: Luciralia Ibarra

Date: Jun 15, 2015

Division: Plan Implementation/Major Projects

Phone #: 213-978-1378

Justification: New Full Cost Recovery Case

1	Case Number:	ENV-2015-2026-EIR <u>E152026C</u>		
2	Project Code:	Environmental - 3006		
3	Work Order Title:	Crossroads - 6701 Sunset Blvd		
4	Effective Date:	Jun 15, 2015		
5	Community Plan (if applicable):	Hollywood		
6	Full Cost Recovery case?	<input checked="" type="radio"/> Yes	If yes, enter Application Inv. No.	23959 ✓
7	Special Reimbursement Project?	No	If yes, complete 7a or 7b below:	
7a	External Funding Source?	No	- Select -	
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Specify

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APPROVED BY: 

Supervisor Signature

June 15, 2015

Date

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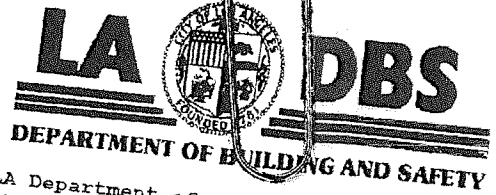
ADMINISTRATIVE SERVICES – USE ONLY

Approved by: 

Not Approved Reason

Office: Downtown
Applicant Copy
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City of Los Angeles
 Department of City Planning



LA Department of Building and Safety
 LA 0034 101060746 6/1/2015 3:32:48 PM
 PLAN & LAND USE

City Planning Request

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\$174,307.51

Sub Total: \$174,307.51

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Applicant: CRE-HAR CROSSROADS SPV, LLC - MYERS, BILL (B:323-658151)
 Representative: LINER, LLP - CASPER, KYNDRA (B:213-6193141)
 Project Address: 6701 W SUNSET BLVD, 90028

NOTES:

CPC-2015-2025-ZC-HD-MCUP-CU-ZV-SPR

Item	Fee	%	Charged Fee
Zone Change-SFD/MF Residential (1-49 Units, add'l fee for each 50 units over 49) (950)*	\$11,734.00	100%	\$120,927.00
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Case Total			\$133,560.25

ENV-2015-2026-EIR

Item	Fee	%	Charged Fee
EIR Initial Deposit (5 acres or more) *	\$11,696.00	100%	\$11,696.00
Case Total			\$11,696.00

Item	Charged Fee
*Fees Subject to Surcharges	\$145,256.25
Fees Not Subject to Surcharges	\$0.00
Plan & Land Use Fees Total	\$145,256.25
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PLAN & LAND USE \$174,307.51

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Council District:

Plan Area: Hollywood

Processed by AVILA, RALPH on 05/29/2015

Signature:

WORK ORDER NUMBER REQUEST FORM

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Requested By: Luciralia Ibarra

Date: Jun 19, 2015

Division: Plan Implementation/Major Projects

Phone #: (213) 978-1378

Justification: CPC - Full cost recovery

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2	Project Code:	Environmental - 3006		
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Supervisor Signature

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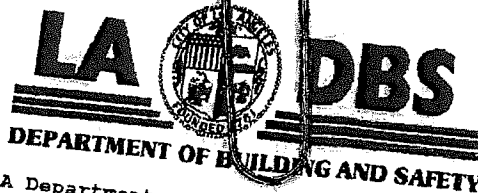
ADMINISTRATIVE SERVICES - USE ONLY

Approved by: 

Not Approved _____ Reason _____

Office: Downtown
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 Application Invoice No: 23959

City of Los Angeles
 Department of City Planning



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 Project Address: 6701 W SUNSET BLVD, 90028

NOTES:

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Item	Fee	%	Charged Fee
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ENV-2015-2026-EIR

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LA Department of Building and Safety
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PLAN & LAND USE \$174,307.51

Sub Total: \$174,307.51

Receipt #: 0101444899

Council District:

Plan Area: Hollywood

Processed by AVILA, RALPH on 05/29/2015

Signature: 

From: Heidi Mekkelson [h.mekkelson@eyestoneeir.com]
Sent: Friday, October 23, 2015 4:15 PM
To: 'Alejandro Huerta'
Cc: Stephanie Eyestone-Jones; Luciralia Ibarra
Subject: RE: Crossroads scoping meeting comment cards

Ok, thanks.

From: Alejandro Huerta [<mailto:alejandro.huerta@lacity.org>]
Sent: Friday, October 23, 2015 3:16 PM
To: Heidi Mekkelson
Cc: Stephanie Eyestone-Jones; Luciralia Ibarra
Subject: Re: Crossroads scoping meeting comment cards

Hi, let's do both written comment cards (template attached) and electronic submission.

- Alejandro

On Fri, Oct 23, 2015 at 3:01 PM, Heidi Mekkelson <h.mekkelson@eyestoneeir.com> wrote:

Hi Alejandro –

At the scoping meeting, would the City prefer to do paper comment cards or electronic comment submissions (on laptops provided by the team)? We have done both, so I wanted to check.

We will also be touching base soon to confirm the scoping meeting stations and materials.

Thanks!

Heidi

Heidi Mekkelson
Principal Planner



6701 Center Drive West, Suite 900

Los Angeles, California 90045

T [\(424\) 207-5333](tel:(424)207-5333)

F [\(424\) 207-5349](tel:(424)207-5349)

DIRECT [\(424\) 207-5346](tel:(424)207-5346)

Email h.mekkelson@eyestoneEIR.com

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From: Alejandro Huerta [alejandro.huerta@lacity.org]
Sent: Friday, October 30, 2015 2:49 PM
To: Heidi Mekkelson
Cc: Luciralia Ibarra; Stephanie Eyestone-Jones
Subject: Re: Crossroads Service Letters

Great. On that note, LADWP contacted me earlier today about the same.

Alejandro A. Huerta
Environmental Analysis•Major Projects
213•978•1454



On Fri, Oct 30, 2015 at 2:44 PM, Heidi Mekkelson <h.mekkelson@eyestoneeir.com> wrote:

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



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From: Heidi Mekkelson [h.mekkelson@eyestoneeir.com]
Sent: Friday, October 30, 2015 2:51 PM
To: 'Alejandro Huerta'
Cc: Luciralia Ibarra; Stephanie Eyestone-Jones
Subject: RE: Crossroads Service Letters

Got it. I'll email you to confirm when they go out. If not today, then Monday.

Thanks,
Heidi

From: Alejandro Huerta [<mailto:alejandro.huerta@lacity.org>]
Sent: Friday, October 30, 2015 2:49 PM
To: Heidi Mekkelson
Cc: Luciralia Ibarra; Stephanie Eyestone-Jones
Subject: Re: Crossroads Service Letters

Great. On that note, LADWP contacted me earlier today about the same.

Alejandro A. Huerta
Environmental Analysis•Major Projects
213•978•1454



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Thank you and have a great weekend!

Heidi

Heidi Mekkelson

Principal Planner



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From: Luciralia Ibarra [luciralia.ibarra@lacity.org]
Sent: Monday, November 09, 2015 11:09 AM
To: Kyndra Joy Casper
Subject: Re: Crossroads Scoping

Hi Kyndra,

Sorry for the delay in responding. I would recommend securing your own translators for the scoping meeting. Given that it is a Saturday scoping meeting, we are unlikely to get city staff to attend.
-Luci

On Fri, Nov 6, 2015 at 11:10 AM, Kyndra Joy Casper <kcasper@linerlaw.com> wrote:
Hi Luci,

Hope you are having a good week.

We want to have a couple of translators at the Scoping Meeting. Please let me know how we can do that.

Thank you.

Best,
Kyndra

Sent from my iPhone

LINE^{LLP} Kyndra Joy Casper, Esq.
kcasper@linerlaw.com
[213.694.3141](tel:213.694.3141) direct
[213.694.3100](tel:213.694.3100) main
[213.694.3101](tel:213.694.3101) fax

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Los Angeles, CA 90071-2005
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--
Luciralia Ibarra

Sr. City Planner
Major Projects
Department of City Planning
200 N. Spring Street, Rm 750
Los Angeles, CA 90012
Ph: 213.978.1378
Fx: 213.978.1343

From: Tomas Carranza [tomas.carranza@lacity.org]
Sent: Monday, November 23, 2015 3:59 PM
To: Luciralia Ibarra
Cc: Alejandro Huerta
Subject: Re: SCH # 2015101073 Crossroads Hollywood

We received the draft MOU and are reviewing it - it will probably be signed this week or early next week.

On Mon, Nov 23, 2015 at 3:35 PM, Luciralia Ibarra <luciralia.ibarra@lacity.org> wrote:
FYI...we're not sure where the MOU with DOT is at on this project, but just to give you a look at the letter we received on this project from Alan Lin...

-Luci

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

From: **Lin, Alan S@DOT** <alan.lin@dot.ca.gov>

Date: Mon, Nov 23, 2015 at 2:57 PM

Subject: SCH # [2015101073](#) Crossroads Hollywood

To: "state.clearinghouse@opr.ca.gov" <state.clearinghouse@opr.ca.gov>

Cc: "Watson, DiAnna@DOT" <dianna.watson@dot.ca.gov>, "Trujillo, Edna M@DOT"

<edna.trujillo@dot.ca.gov>, "Kibe, Joseph@DOT" <joseph.kibe@dot.ca.gov>, "alejandro.huerta@lacity.org"

<alejandro.huerta@lacity.org>, Luciralia Ibarra <luciralia.ibarra@lacity.org>

Here is Caltrans comment letter. Hard copy to the Lead Agency.

Thank you!

Alan Lin, P.E.

Project Coordinator

State of California

Department of Transportation

District 7, Office of Transportation Planning

Mail Station 16

100 South Main Street

Los Angeles, CA 90012

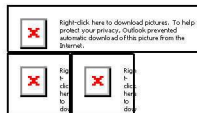
[\(213\) 897-8391](tel:(213)897-8391) Office

[\(213\) 897-1337](tel:2139781337) Fax

--

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Sr. City Planner
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Los Angeles, CA 90012
Ph: [213.978.1378](tel:2139781378)
Fx: [213.978.1343](tel:2139781343)

--



Tomas Carranza, PE
Planning & Land Use Review | Senior Transportation Engineer
Los Angeles Department of Transportation
213-972-8476

From: Luciralia Ibarra [luciralia.ibarra@lacity.org]
Sent: Monday, January 11, 2016 9:31 AM
To: Amalia Merino
Cc: Carol Armstrong; Alejandro Huerta
Subject: Re: Crossroads Development Question

Hi Amalia,

Sorry for the delayed response but I was out sick on Friday. The Crossroads project is currently under review in the Draft EIR stage. The EIR takes anywhere from 12-18 months from the date of filing to be completed. This project is in the earlier stage of EIR review. I anticipate a completion of the Final EIR to occur likely towards the end of the year (the earliest) or sometime in 2017.

For future reference, Alejandro Huerta is the project planner on this case and can also be reached in the future for updates on this case. I have cc'd him in this email. Let me know if there is anything else you need.

Thank you,
Luci

On Fri, Jan 8, 2016 at 12:34 PM, Amalia Merino <amalia.merino@lacity.org> wrote:
Hi Luci:

We are interested in learning where the Crossroads development project is with DCP (http://la.curbed.com/archives/2015/05/crossroads_of_the_world_redevelopment.php) before a 1pm meeting regarding La Kretz.

I tried calling you both but you may be away from your desk for lunch.

Jen Karmels referred me to you and she looked the address up for me. It shows that it was filed this summer and has an EIR. What is the timeline on that?

Please respond at your earliest convenience.

Thank you.

Kind regards,

Amalia Merino

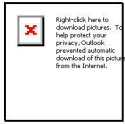
Exclusive: Huge Redevelopment Planned For Hollywood's Famous Crossroads of the World

http://la.curbed.com/archives/2015/05/crossroads_of_the_world_redevelopment.php

"The developers of the Crossroads reboot will be asking for height district and zone changes so they can build those 30-plus-story hotel/condo/apartment towers, as well as a conditional use permit to allow unified development, "which means you can average the density and the floor area across the development [instead of parcel by parcel]," says Casper. The massive project will take out several buildings—some commercial buildings, a few apartment buildings that predominantly house students attending the nearby Musicians Institute and Emerson College, and a few houses, says Gritzner. The

apartment buildings that will be demolished are rent-controlled; the inclusion of the 70 affordable units in the project will help compensate for the loss of those apartments, he says."

--



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privacy, Outlook
prevented automatic
download of this picture
from the Internet.

Amalia M. Merino | LARiverWorks
[Office of Mayor Eric Garcetti](#)
City of Los Angeles
<tel:213.978.3104>

--

Luciralia Ibarra
Sr. City Planner
Major Projects
Department of City Planning
200 N. Spring Street, Rm 750
Los Angeles, CA 90012
Ph: 213.978.1378
Fx: 213.978.1343

From: Jon Foreman [jon.foreman@lacity.org]
Sent: Wednesday, June 15, 2016 10:39 AM
To: Luciralia Ibarra
Cc: Charlie Rausch; Simon Pastucha
Subject: Re: FW: BOE - Land - VTT Comment for Crossroads

Hi Luci,

This is news to me. Have you seen this type of condition before or could it be unique to Las Palmas Avenue?

Jon

On Tue, Jun 14, 2016 at 6:19 PM, Luciralia Ibarra <luciralia.ibarra@lacity.org> wrote:

I am learning that BOE is no longer considering subsurface vacations under alleys and rights of way. We have processed these before and I am wondering if either of you have any knowledge as to why that might be before reaching out to them. See condition no. 11 of the attached BOE report for reference.

Thank you!

-Luci

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

From: Kyndra Joy Casper <kcasper@linerlaw.com>
Date: Tue, Jun 14, 2016 at 6:05 PM
Subject: FW: BOE - Land - VTT Comment for Crossroads
To: Luciralia Ibarra <luciralia.ibarra@lacity.org>

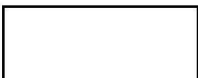
From: Alejandro Huerta [mailto:alejandro.huerta@lacity.org]
Sent: Thursday, May 12, 2016 9:00 AM
To: Kyndra Joy Casper
Cc: Stephanie Eyestone-Jones
Subject: BOE - Land - VTT Comment for Crossroads

Attached.

Alejandro A. Huerta

Environmental Analysis • Major Projects

[\(213\) 978-1454](tel:(213)978-1454)



Kyndra Joy Casper, Esq.
Liner LLP
Direct: [213.694.3141](tel:213.694.3141)
kcasper@linerlaw.com



Luciralia Ibarra | Senior City Planner
Major Projects | Department of City Planning | City of Los Angeles
luciralia.ibarra@lacity.org | 213.978.1378

--

Jon Foreman, Senior City Planner
City of Los Angeles, Department of City Planning
200 N. Spring St., City Hall, Room 763
Los Angeles, CA 90012
Tel: 213-978-1387
Fax: 213-978-1334
jon.foreman@lacity.org

Your first stop for most City Planning questions regarding your property will usually begin at the Development Service Center (DSC). Click the following link for DSC contact information: <http://www.planning.lacity.org/PublicCounter.html>

In addition, two City Planning Department on-line systems can provide a variety of information – Zoning Information and Map Access Systems (ZIMAS) and Planning Case Tracking System (PCTS). ZIMAS provides a property's zoning designation, potential hazard zones, County Assessor's data, and economic development incentives among other information. It can be accessed at zimas.lacity.org. PDIS provides a summary of information regarding cases that were submitted to the Planning Department and can be accessed at <http://www.planning.lacity.org/pdiscaseinfo/>

From: Luciralia Ibarra [luciralia.ibarra@lacity.org]
Sent: Wednesday, June 15, 2016 10:55 AM
To: Jon Foreman
Cc: Charlie Rausch; Simon Pastucha
Subject: Re: FW: BOE - Land - VTT Comment for Crossroads

I understand that BOE is now denying above and subsurface vacations. This is the first that I've seen it. I just wanted to make sure I wasn't missing anything before reaching out to Edmund.

On Wed, Jun 15, 2016 at 10:39 AM, Jon Foreman <jon.foreman@lacity.org> wrote:

Hi Luci,

This is news to me. Have you seen this type of condition before or could it be unique to Las Palmas Avenue?

Jon

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Thank you!

-Luci

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Date: Tue, Jun 14, 2016 at 6:05 PM
Subject: FW: BOE - Land - VTT Comment for Crossroads
To: Luciralia Ibarra <luciralia.ibarra@lacity.org>

From: Alejandro Huerta [mailto:alejandro.huerta@lacity.org]
Sent: Thursday, May 12, 2016 9:00 AM
To: Kyndra Joy Casper
Cc: Stephanie Eyestone-Jones
Subject: BOE - Land - VTT Comment for Crossroads

Attached.

Alejandro A. Huerta

Environmental Analysis • Major Projects

(213) 978-1454



Kyndra Joy Casper, Esq.
Liner LLP
Direct: [213.694.3141](tel:213.694.3141)
kcasper@linerlaw.com



Luciralia Ibarra | Senior City Planner
Major Projects | Department of City Planning | City of Los Angeles
luciralia.ibarra@lacity.org | 213.978.1378

--

Jon Foreman, Senior City Planner
City of Los Angeles, Department of City Planning
200 N. Spring St., City Hall, Room 763
Los Angeles, CA 90012
Tel: [213-978-1387](tel:213-978-1387)
Fax: [213-978-1334](tel:213-978-1334)
jon.foreman@lacity.org

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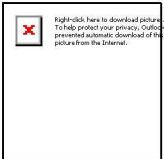


Luciralia Ibarra | Senior City Planner
Major Projects | Department of City Planning | City of Los Angeles
luciralia.ibarra@lacity.org | 213.978.1378

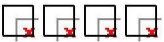
From: Chris Robertson [chris.robertson@lacity.org]
Sent: Tuesday, August 30, 2016 7:07 PM
To: Alejandro Huerta
Cc: Luciralia Ibarra
Subject: ENV-2015-2026-EIR / Crossroads Hollywood

Hello Alejandro -

Do you have time to meet the week of 9/12 to discuss this? I am open until 2 PM on 9/14.



Chris Robertson, AICP, LEED AP
Planning Director
Office of Councilmember Mitch O'Farrell, 13th District
200 N. Spring Street, Room 480, Los Angeles, CA 90012
[\(213\) 473-7013](tel:(213)473-7013) w| [\(213\) 265-6353](tel:(213)265-6353) c| www.cd13.org



From: Luciralia Ibarra [luciralia.ibarra@lacity.org]
Sent: Wednesday, August 31, 2016 11:50 AM
To: Alejandro Huerta
Subject: Re: ENV-2015-2026-EIR / Crossroads Hollywood

yes, that works.

On Wed, Aug 31, 2016 at 11:49 AM, Alejandro Huerta <alejandro.huerta@lacity.org> wrote:
Hi. I tentatively scheduled 9/13 at 3:00 p.m. Your calendar says it's available, but I wanted to make sure you don't have PLUM. Does 9/13 at 3 p.m. work for you? If so, I'll send the invite.



Luciralia Ibarra | Senior City Planner
Major Projects | Department of City Planning | City of Los Angeles
luciralia.ibarra@lacity.org | 213.978.1378 | 213.978.1343 (f)

Subject: Crossroads Mtg

Location: CH 480

Start: 9/14/2016 1:00 PM

End: 9/14/2016 2:00 PM

Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: chris.robertson@lacity.org

Required Attendees: luciralia.ibarra@lacity.org; gigi.galias@lacity.org; alejandro.huerta@lacity.org

Resources: CH 480

[more details »](#)

Crossroads Mtg

When

Wed Sep 14, 2016 1pm – 2pm Pacific Time

Where

CH 480 ([map](#))

Calendar

luciralia.ibarra@lacity.org

Who

- chris.robertson@lacity.org
- organizer
- luciralia.ibarra@lacity.org
- gigi.galias@lacity.org
- alejandro.huerta@lacity.org

Going?

[Yes](#) -

[Maybe](#) -

[No](#) [more options »](#)

Invitation from [Google Calendar](#)

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Subject: Crossroads Mtg

Location: CH 480

Start: 9/14/2016 1:00 PM

End: 9/14/2016 2:00 PM

Show Time As: Busy

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: chris.robertson@lacity.org

Required Attendees: luciralia.ibarra@lacity.org; chris.robertson@lacity.org; gigi.galias@lacity.org;
alejandro.huerta@lacity.org

View your event at

https://www.google.com/calendar/event?action=VIEW&eid=aWl0MWtrbmQzcTZvaDIzNGtjZG9oaDh2NDQgbHVjaXJhbGhLmliYXJyYUBsYWNPdHkub3Jn&tok=MjYjY2hyaXMucm9iZXJ0c29uQGxhY2l0eS5vcmcwOGNiMzg2OWI1YjBkMGMxNzY4NmRkYmRhN2U2ZjdkZDRkNWU3NDRm&ctz=America/Los_Angeles&hl=en.

From: Kyndra Joy Casper [kcasper@linerlaw.com]
Sent: Friday, September 09, 2016 5:31 PM
To: Luciralia Ibarra
Subject: Re: Letter for Crossroads AB 900/ELDP application

Thank you!

Sent from my iPhone

Kyndra Joy Casper, Esq.
Liner LLP
Direct: 213.694.3141
kcasper@linerlaw.com

On Sep 9, 2016, at 5:08 PM, Luciralia Ibarra <luciralia.ibarra@lacity.org> wrote:

Hi Kyndra,
I'll forward this to Lisa.
-Luci

On Thu, Sep 8, 2016 at 5:42 PM, Kyndra Joy Casper <kcasper@linerlaw.com> wrote:

Best,

Kyndra

Kyndra Joy Casper, Esq.

<imagebe1cfd.JPG> kcasper@linerlaw.com
[213.694.3141](tel:213.694.3141) direct
[213.694.3100](tel:213.694.3100) main
[213.694.3101](tel:213.694.3101) fax

633 West 5th Street | Suite 3200
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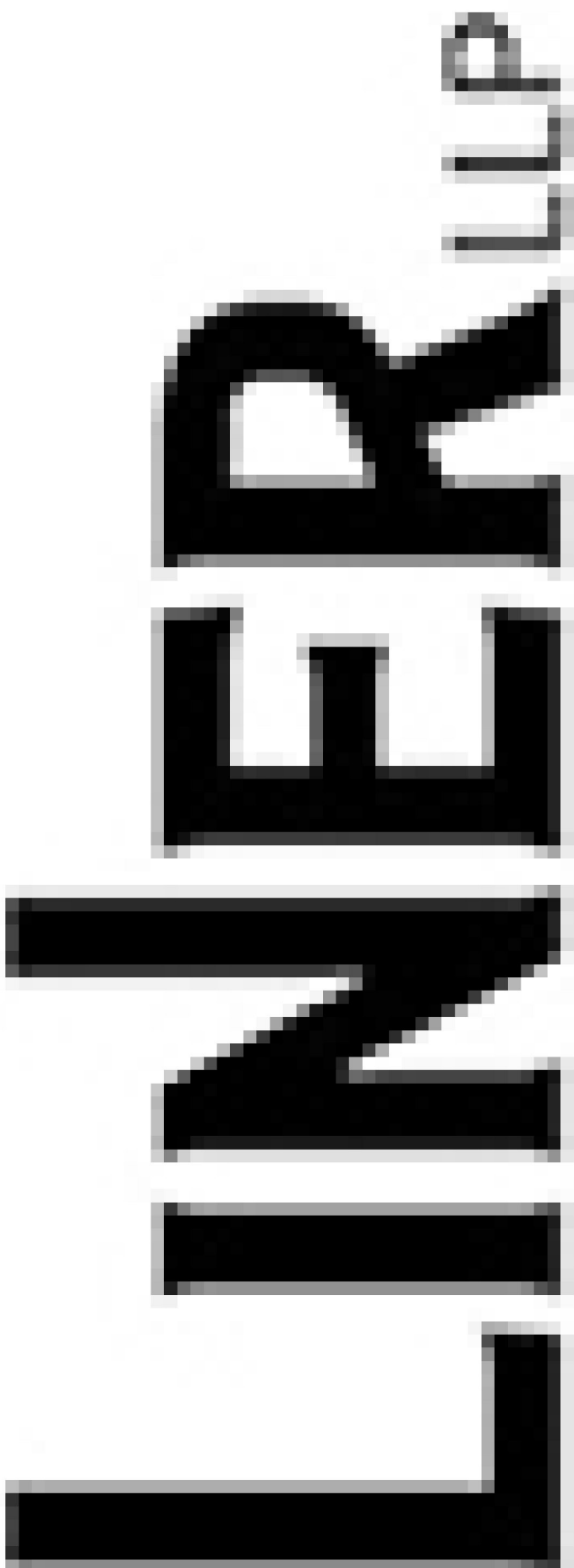
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Luciralia Ibarra | Senior City Planner

Major Projects | Department of City Planning | City of Los Angeles

luciralia.ibarra@lacity.org | 213.978.1378 | 213.978.1343 (f)



From: Lisa Webber [lisa.webber@lacity.org]
Sent: Friday, September 09, 2016 6:36 PM
To: Luci Ibarra
Subject: Re: Letter for Crossroads AB 900/ELDP application

let's discuss next week - also, I am scheduling more Major Projects Meetings with Vince.

We need to add Academy Square to the list as well as City Market

Regarding the Studio City project, I have had no conversations so I am not aware of any direction to move forward with the tract map. Given the issues surrounding the GPA, I would suggest we not process the tract first.

On Fri, Sep 9, 2016 at 5:08 PM, Luciralia Ibarra <luciralia.ibarra@lacity.org> wrote:
Did you get this? Let me know if/when you want to discuss.

-Luci

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

From: Kyndra Joy Casper <kcasper@linerlaw.com>
Date: Thu, Sep 8, 2016 at 5:42 PM
Subject: Letter for Crossroads AB 900/ELDP application
To: Luciralia Ibarra <luciralia.ibarra@lacity.org>

Best,

Kyndra



Kyndra Joy Casper, Esq.

kcasper@linerlaw.com
[213.694.3141](tel:213.694.3141) direct
[213.694.3100](tel:213.694.3100) main
[213.694.3101](tel:213.694.3101) fax

633 West 5th Street | Suite 3200
Los Angeles, CA 90071-2005
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linerlaw.com

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Luciralia Ibarra | Senior City Planner

Major Projects | Department of City Planning | City of Los Angeles

luciralia.ibarra@lacity.org | 213.978.1378 | 213.978.1343 (f)

--

Lisa Webber
Deputy Director



DEPARTMENT OF CITY PLANNING

D 213.978.1274 C 213.200.4382

E lisa.webber@lacity.org

200 N. Spring St., Suite 525

Los Angeles, CA 90012

From: Luciralia Ibarra [luciralia.ibarra@lacity.org]
Sent: Wednesday, September 21, 2016 10:13 AM
To: Lisa Webber
Subject: Fwd: Letter for Crossroads AB 900/ELDP application

Just following up on this...

-Luci

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

From: Kyndra Joy Casper <kcasper@linerlaw.com>
Date: Mon, Sep 19, 2016 at 10:11 AM
Subject: RE: Letter for Crossroads AB 900/ELDP application
To: Luciralia Ibarra <luciralia.ibarra@lacity.org>

Hi Luci,

Just checking in on this.

Also, need a contact to give to ARB. Should I send them your info?

Thank you.

Best,

Kyndra

From: Luciralia Ibarra [mailto:luciralia.ibarra@lacity.org]
Sent: Friday, September 09, 2016 5:08 PM
To: Kyndra Joy Casper
Subject: Re: Letter for Crossroads AB 900/ELDP application

Hi Kyndra,

I'll forward this to Lisa.

-Luci

Kyndra Joy Casper, Esq.
Liner LLP
Direct: [213.694.3141](tel:213.694.3141)
kcasper@linerlaw.com

On Thu, Sep 8, 2016 at 5:42 PM, Kyndra Joy Casper <kcasper@linerlaw.com> wrote:

Best,

Kyndra



Kyndra Joy Casper, Esq.

kcasper@linerlaw.com

[213.694.3141](tel:213.694.3141) direct

[213.694.3100](tel:213.694.3100) main

[213.694.3101](tel:213.694.3101) fax

633 West 5th Street | Suite 3200

Los Angeles, CA 90071-2005

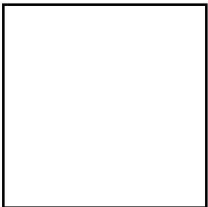
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PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL

--



Luciralia Ibarra | Senior City Planner

Major Projects | Department of City Planning | City of Los Angeles

luciralia.ibarra@lacity.org | [213.978.1378](tel:213.978.1378) | [213.978.1343](tel:213.978.1343) (f)

--



Luciralia Ibarra | Senior City Planner

Major Projects | Department of City Planning | City of Los Angeles

luciralia.ibarra@lacity.org | [213.978.1378](tel:213.978.1378) | [213.978.1343](tel:213.978.1343) (f)

From: Lisa Webber [lisa.webber@lacity.org]
Sent: Monday, October 03, 2016 12:48 PM
To: Luci Ibarra
Subject: Re: Fwd: Letter for Crossroads AB 900/ELDP application

We are discussing today in major project mtg yes?

On Oct 3, 2016 12:47 PM, "Luciralia Ibarra" <luciralia.ibarra@lacity.org> wrote:
Just following up on this again. I got a call from Kyndra inquiring about it.

-Luci

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

From: **Luciralia Ibarra** <luciralia.ibarra@lacity.org>
Date: Fri, Sep 9, 2016 at 5:08 PM
Subject: Fwd: Letter for Crossroads AB 900/ELDP application
To: Lisa Webber <lisa.webber@lacity.org>

Did you get this? Let me know if/when you want to discuss.

-Luci

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

From: **Kyndra Joy Casper** <kcasper@linerlaw.com>
Date: Thu, Sep 8, 2016 at 5:42 PM
Subject: Letter for Crossroads AB 900/ELDP application
To: Luciralia Ibarra <luciralia.ibarra@lacity.org>

Best,

Kyndra

LINER^{LLP} **Kyndra Joy Casper, Esq.**
kcasper@linerlaw.com
[213.694.3141](tel:213.694.3141) direct
[213.694.3100](tel:213.694.3100) main
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Major Projects | Department of City Planning | City of Los Angeles

luciralia.ibarra@lacity.org | 213.978.1378 | 213.978.1343 (f)

--



Luciralia Ibarra | Senior City Planner

Major Projects | Department of City Planning | City of Los Angeles

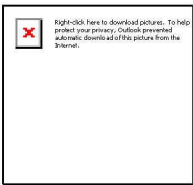
luciralia.ibarra@lacity.org | 213.978.1378 | 213.978.1343 (f)

From: Alejandro Huerta [alejandro.huerta@lacity.org]
Sent: Monday, October 24, 2016 10:26 AM
To: Kyndra Joy Casper; Kimberly Huangfu
Cc: Luciralia Ibarra; Sarah Molina-Pearson
Subject: Re: Revisions per our discussion
Attachments: Commitment letter revisions.docx

Hello Kyndra,

Your proposed edits to the Crossroads Hollywood carbon offset condition you emailed me below on October 21, 2016 have been reviewed by our City Attorney (included in this email) and they are fine with the edits. Heather from CARB is also fine with the edits.

Sincerely,
ALEJANDRO A. HUERTA
Los Angeles City Planning
[Major Projects](#)
213•978•1454



On Fri, Oct 21, 2016 at 2:30 PM, Kyndra Joy Casper <kcasper@linerlaw.com> wrote:

Alejandro,

Please find the revisions attached per our conversation.

Let me know if there is anything else you need from me.

Best,

Kyndra



Kyndra Joy Casper, Esq.

kcasper@linerlaw.com

[213.694.3141](tel:213.694.3141) direct

[213.694.3100](tel:213.694.3100) main

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“Prior to issuance of any Certificate of Occupancy for any building in the Project, the Applicant or its successor shall enter into one or more contracts to purchase carbon credits from a qualified GHG emissions broker (to be selected from an accredited registry), which contract, together with any previous contracts for the purchase of carbon credits, shall evidence the purchase of carbon credits in an amount sufficient to offset the Operational Emissions attributable to such building in the Project as well as all previously constructed buildings in the Project and shall be calculated on a net present value basis for a 30-year useful life.

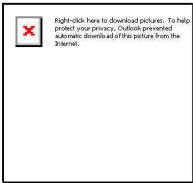
“Prior to execution of the contract(s), the Applicant and its consultant shall calculate the Operational Emissions, in accordance with the methodology described in the Applicant’s “Application for Environmental Leadership Development Project”, specifically the “Greenhouse Gas Emissions Methodology and Documentation” prepared by Eyestone Environmental.

“Once the City has had an opportunity to review and approve the methodology and associated calculations, the Applicant shall provide copies of the calculation methodology to the California Air Resources Board (CARB) and Governor’s Office of Planning and Research (OPR), which is then subject to a determination signed by the Executive Officer of CARB pursuant to the procedures set forth in Section 6 of OPR’s Guidelines. The City will issue a Certificate of Occupancy upon receipt of the following: (1) a fully executed copy of the carbon offset purchase agreement(s), (2) a final CARB Determination that the Project will not result in any net additional GHG emissions, and (3) a copy of OPR’s Certification Letter for the Project.”

From: Alejandro Huerta [alejandro.huerta@lacity.org]
Sent: Tuesday, November 08, 2016 5:56 PM
To: Kyndra Joy Casper
Cc: Luciralia Ibarra
Subject: Re: FW: Crossroads

Hi. I gave the list of PDFs/MMs to Luci today so we'll get back to ARB.

ALEJANDRO A. HUERTA
Los Angeles City Planning
Major Projects
213•978•1454



On Tue, Nov 8, 2016 at 5:50 PM, Kyndra Joy Casper <kcasper@linerlaw.com> wrote:

Hi Luci and Alejandro,

Just checking in on the below. ARB wants confirmation from you re the proposed sustainability design features. Anything we can do to help?

From: "Roberts, Terry@ARB" <terry.roberts@arb.ca.gov>
Date: November 8, 2016 at 11:44:14 AM PST
To: Paul Bauer <PBauer@mercuryllc.com>
Subject: RE: Crossroads

We have not heard back from the City of LA since we talked with them last week. The City planning department said they were going to contact the applicant to provide a list of all the sustainability features in the project. Have you heard from the City? Once the city is satisfied with your list, we can sign off quickly.

Terry Roberts

Manager, Sustainable Communities Policy & Planning

California Air Resources Board

9500 Telstar Avenue

El Monte, CA 91731

Phone [\(626\) 450-6182](tel:(626)450-6182)

Email: terry.roberts@arb.ca.gov

Kyndra Joy Casper, Esq.

Liner LLP

Direct: [213.694.3141](tel:213.694.3141)

kcasper@linerlaw.com

From: Paul Bauer [<mailto:PBauer@mercurylc.com>]

Sent: Tuesday, November 08, 2016 11:33 AM

To: Roberts, Terry@ARB

Subject: Re: Crossroads

Terry

Have you connected with City of LA? Assuming there are no comments by the time the comment period closes Friday, will your report be ready to go Monday ? We're trying to discern timeline due to all of the moving parts involved. Thanks, Paul

ARB is currently awaiting confirmation from the City of Los Angeles planning staff that they are comfortable with all of the proposed sustainability design features, before we sign off on our GHG determination.

Terry Roberts

Manager, Sustainable Communities Policy & Planning

California Air Resources Board

9500 Telstar Avenue

El Monte, CA 91731

Phone [\(626\) 450-6182](tel:(626)450-6182)

Email: terry.roberts@arb.ca.gov

, is prohibited. If you have received this email in error, please immediately notify us by calling our Network Operations Center at [+1 855 237 8324](tel:+18552378324).

From: Kyndra Joy Casper [kcasper@linerlaw.com]
Sent: Wednesday, November 09, 2016 2:20 PM
To: luciralia.ibarra@lacity.org
Cc: alejandro.huerta@lacity.org
Subject: Crossroads

Luci, can you resend me the deemed complete letter you prepared for Crossroads?

Something is wrong with my system and I can't pull it up. Thank you!
Sent from my iPhone



Kyndra Joy Casper, Esq.

kcasper@linerlaw.com
213.694.3141 **direct**
213.694.3100 **main**
213.694.3101 **fax**

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From: Alejandro Huerta [alejandro.huerta@lacity.org]
Sent: Tuesday, December 13, 2016 11:09 AM
To: Charles Lee
Cc: Luciralia Ibarra
Subject: Re: Setting up website for online comments for Crossroads Hollywood

Hi Charles. I'm following up on my email below regarding setting up the comments page for another ELDP project: Crossroads Hollywood. Please let Luci and me know when you're available to discuss.

ALEJANDRO A. HUERTA

[Major Projects](#)

213•978•1454

On Fri, Dec 9, 2016 at 4:35 PM, Alejandro Huerta <alejandro.huerta@lacity.org> wrote:
Hello. Luci wanted me to email you asking for a meeting. I have another ELDP project like Will Lamborn's 8150 Sunset Blvd. Project for the Crossroads Hollywood Project. We haven't yet published the Draft EIR, but we'll need to get ready with the online comment website, etc.

Please let me know when you're available to meeting in the next 2 weeks. Maybe you can propose 3 possible meeting times.

My best,

ALEJANDRO A. HUERTA

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From: Luciralia Ibarra [luciralia.ibarra@lacity.org]
Sent: Wednesday, December 14, 2016 3:39 PM
To: Alejandro Huerta
Subject: Fwd: Setting up website for online comments for Crossroads Hollywood

I am mostly free on Monday and Wednesday before 12 and after 2pm.

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

From: **Charles Lee** <charles.s.lee@lacity.org>
Date: Tue, Dec 13, 2016 at 12:14 PM
Subject: Re: Setting up website for online comments for Crossroads Hollywood
To: Alejandro Huerta <alejandros.huerta@lacity.org>
Cc: Luciralia Ibarra <luciralia.ibarra@lacity.org>

Hi Alejandro,

Sorry for the late reply, I was out of the office yesterday. I'm mostly free next Monday-Wednesday (12/19-12/21). Let me know what works for you.

Thanks,
Charles

Charles Lee
GIS Supervisor II



DEPARTMENT OF CITY PLANNING
Information Technologies Division
P 213.978.1441 E charles.s.lee@lacity.org
200 N. Spring St., Suite 825
Los Angeles, CA 90012

On Tue, Dec 13, 2016 at 11:08 AM, Alejandro Huerta <alejandros.huerta@lacity.org> wrote:
Hi Charles. I'm following up on my email below regarding setting up the comments page for another ELDP project: Crossroads Hollywood. Please let Luci and me know when you're available to discuss.

ALEJANDRO A. HUERTA
[Major Projects](#)
213•978•1454

On Fri, Dec 9, 2016 at 4:35 PM, Alejandro Huerta <alejandros.huerta@lacity.org> wrote:
Hello. Luci wanted me to email you asking for a meeting. I have another ELDP project like Will Lamborn's 8150 Sunset Blvd. Project for the Crossroads Hollywood Project. We haven't yet published the Draft EIR, but we'll need to get ready with the online comment website, etc.

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My best,

ALEJANDRO A. HUERTA

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--



Luciralia Ibarra, Senior City Planner
Department of City Planning
Major Projects
(213) 978-1378
200 N. Spring St., 7th Floor, Room 750
Los Angeles, CA. 90012

From: James VanGerpen [james.vangerpen@lacity.org]
Sent: Tuesday, December 20, 2016 8:06 AM
To: Luciralia Ibarra
Cc: Heber Martinez; Stephanie Eyestone-Jones; Stephanie Lockett
Subject: Re: Planning Website

Good morning Luci,

Stephanie Lockett will be handling this request. Feel free to reach out to her directly or submit a request to the webrequest email address.

BTW - I will be discussing this issue with Yeg. We're hoping to move the website towards a more simplified design. We'll need to figure out how to meet the legal requirements of the ELDP legislation going forward on the new website. I'll circle back with you as that conversation develops.

James

On Mon, Dec 19, 2016 at 3:20 PM, Luciralia Ibarra <luciralia.ibarra@lacity.org> wrote:
Hi James,

I'm reaching out because we have a project that will soon be approved (we expect this week), to receive Environmental Leadership Development Project status. Similar to what we did for 8150 Sunset, ELDP legislation requires that we upload all application materials and the EIR documents on our website, maintain the case file current on our website, and upload electronic comments within 5 days and written correspondence within 7 days to our website.

We were hoping that we could meet with the appropriate staff to get that up and ready.

Alejandro and Will will be preparing what they suggest could be the folder names and method of posting to make the information more suitable for public access, but also for purposes of organizing our administrative record (for litigation).

Can you let me know who I can talk to in order to set this up?

Thank you!

Luci

--



Luciralia Ibarra, Senior City Planner
Department of City Planning
Major Projects
(213) 978-1378
200 N. Spring St., 7th Floor, Room 750
Los Angeles, CA. 90012



James VanGerpen, Director of Systems
Department of City Planning
T: (213) 978-1399 | M: (213) 408-5046
200 N. Spring Street, Room 825F
Los Angeles, CA 90012

From: Stephanie Lockett [stephanie.lockett@lacity.org]
Sent: Tuesday, December 20, 2016 8:10 AM
To: Luciralia Ibarra
Cc: James VanGerpen
Subject: Re: Planning Website

Hi Luci,

Please advise when you would like to meet. I am here everyday this week.

Rgds,

--

 <small>Right-click here to download pictures. To help protect your privacy, Outlook prevented automatic download of this picture from the Internet. City Seal-000.png</small>	<p>Stephanie Lockett, Systems Analyst II</p> <p>DEPARTMENT OF CITY PLANNING Planning Information Technologies Division 200 N. Spring St., Suite 825 Los Angeles, CA 90012 Telephone: 213 978-1447 Email: stephanie.lockett@lacity.org</p>
--	---

On Tue, Dec 20, 2016 at 8:01 AM, James VanGerpen <james.vangerpen@lacity.org> wrote:
FYI

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

From: Luciralia Ibarra <luciralia.ibarra@lacity.org>

Date: Mon, Dec 19, 2016 at 3:20 PM

Subject: Planning Website

To: James VanGerpen <james.vangerpen@lacity.org>

Cc: Heber Martinez <heber.martinez@lacity.org>, Stephanie Eyestone-Jones <s.eyestone@eyestoneeir.com>

Hi James,

I'm reaching out because we have a project that will soon be approved (we expect this week), to receive Environmental Leadership Development Project status. Similar to what we did for 8150 Sunset, ELDP legislation requires that we upload all application materials and the EIR documents on our website, maintain the case file current on our website, and upload electronic comments within 5 days and written correspondence within 7 days to our website.

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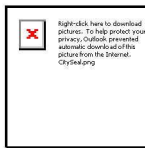
Thank you!

Luci

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	<p>Luciralia Ibarra, Senior City Planner Department of City Planning Major Projects (213) 978-1378 200 N. Spring St., 7th Floor, Room 750 Los Angeles, CA. 90012</p>
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	<p>James VanGerpen, Director of Systems Department of City Planning T: (213) 978-1399 M: (213) 408-5046 200 N. Spring Street, Room 825F Los Angeles, CA 90012</p>
---	---

Subject: Crossroads Hollywood Geo/Hazards/Noise Thresholds

Start: 2/14/2017 4:00 PM

End: 2/14/2017 4:30 PM

Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: alejandro.huerta@lacity.org

Required Attendees: luciralia.ibarra@lacity.org; s.eyestone@eyestoneeir.com;
kathryn.phelan@lacity.org; kcasper@linerlaw.com; rleaderman@linerlaw.com;
m.marcelo@eyestoneeir.com

[more details »](#)

Crossroads Hollywood Geo/Hazards/Noise Thresholds

When

Tue Feb 14, 2017 4pm – 4:30pm Pacific Time

Calendar

luciralia.ibarra@lacity.org

Who

- alejandro.huerta@lacity.org
- organizer
- s.eyestone@eyestoneeir.com
- kathryn.phelan@lacity.org
- kcasper@linerlaw.com
- luciralia.ibarra@lacity.org
- rleaderman@linerlaw.com
- m.marcelo@eyestoneeir.com

Going?

[Yes](#) -

[Maybe](#) -

[No](#) [more options »](#)

Invitation from [Google Calendar](#)

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Subject: Crossroads Hollywood Geo/Hazards/Noise Thresholds

Start: 2/14/2017 4:00 PM

End: 2/14/2017 4:30 PM

Show Time As: Busy

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: alejandro.huerta@lacity.org

Required Attendees: s.eyestone@eyestoneeir.com; kathryn.phelan@lacity.org;
kcasper@linerlaw.com; alejandro.huerta@lacity.org; luciralia.ibarra@lacity.org;
rleaderman@linerlaw.com; m.marcelo@eyestoneeir.com

View your event at

https://www.google.com/calendar/event?action=VIEW&eid=cjlmb2NqbDQ3ZjNiZzBtNHZcm0ydDRycTggbHVjaXJhbGhlLmliYXJyYUBsYWNPdHkub3Jn&tok=MjcjYWxlamFuZHZvLmh1ZXJ0YUBsYWNPdHkub3JnNjhiYTMzYzI1NzA0YzYxYjk2YzlkYTgwMmM3YmFmZDhjNmFIYTU2OQ&ctz=America/Los_Angeles&hl=en.

From: Luciralia Ibarra [luciralia.ibarra@lacity.org]
Sent: Friday, February 17, 2017 12:54 PM
To: Sarah Molina-Pearson
Cc: Alejandro A. Huerta
Subject: Re: VTT-73568 - Crossroads

We should amend our distribution sheet. The deemed complete date and distribution sheet should be different line items.

Can you please let Darlene and Susan know?

Thanks,
Luci

On Fri, Feb 17, 2017 at 12:23 PM, Sarah Molina-Pearson <sarah.molina-pearson@lacity.org> wrote:
The deemed complete letter and distribution sheet are attached. Maybe there's confusion because the distribution sheet says "Deemed Complete and Distribution Date: February 14, 2017".



Sarah Molina Pearson, City Planner
Department of City Planning
T: (213) 473-9983
200 N. Spring St., Room 750
Los Angeles, CA. 90012

On Fri, Feb 17, 2017 at 11:55 AM, Luciralia Ibarra <luciralia.ibarra@lacity.org> wrote:

Did we send a new deemed complete letter on the revised tract rather than a letter clarifying deemed complete status?

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

From: "Melinda Gejer" <melinda.gejer@lacity.org>
Date: Feb 17, 2017 10:15 AM
Subject: VTT-73568 - Crossroads
To: "Planning Major Projects" <Planning.MajorProjects@lacity.org>
Cc:

Please forward this inquiry to the Planner assigned to this case:

The Revised Tract Map for VTT-73568 has a deemed complete and distribution date of February 14, 2017. VTT-73568 was originally distributed on October 15, 2015. Assuming that the case had been deemed complete prior to the original distribution, did the case lose vesting rights at some point so that the new date, February 14, 2017 is the deemed complete date which vests the rights for this case?

Thanks for your time. Please call me if my question is not clear. This clarification is needed to confirm the appropriate RAP condition for this case.

- Melinda

--

Melinda M. Gejer
City Planning Associate

Department of Recreation and Parks
Planning, Construction and Maintenance Branch

[213-202-2657](tel:213-202-2657)
[213-202-2612](tel:213-202-2612) Fax

melinda.gejer@lacity.org

--



Luciralia Ibarra, Senior City Planner
Department of City Planning
Major Projects
(213) 978-1378
200 N. Spring St., 7th Floor, Room 750
Los Angeles, CA. 90012

From: Sarah Molina-Pearson [sarah.molina-pearson@lacity.org]
Sent: Friday, February 17, 2017 12:56 PM
To: Luciralia Ibarra
Subject: Re: VTT-73568 - Crossroads

I'll let them know now.



Sarah Molina Pearson, City Planner
Department of City Planning
T: (213) 473-9983
200 N. Spring St., Room 750
Los Angeles, CA. 90012

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From: "Melinda Gejer" <melinda.gejer@lacity.org>
Date: Feb 17, 2017 10:15 AM
Subject: VTT-73568 - Crossroads
To: "Planning Major Projects" <Planning.MajorProjects@lacity.org>
Cc:

Please forward this inquiry to the Planner assigned to this case:

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- Melinda

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Melinda M. Gejer
City Planning Associate

Department of Recreation and Parks
Planning, Construction and Maintenance Branch

[213-202-2657](tel:213-202-2657)
[213-202-2612](tel:213-202-2612) Fax

melinda.gejer@lacity.org

--



Luciralia Ibarra, Senior City Planner
Department of City Planning
Major Projects
[\(213\) 978-1378](tel:213-978-1378)
200 N. Spring St., 7th Floor, Room 750
Los Angeles, CA. 90012

From: Melinda Gejer [melinda.gejer@lacity.org]
Sent: Friday, February 17, 2017 10:15 AM
To: Planning Major Projects
Subject: VTT-73568 - Crossroads

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Thanks for your time. Please call me if my question is not clear. This clarification is needed to confirm the appropriate RAP condition for this case.

- Melinda

--

Melinda M. Gejer
City Planning Associate

Department of Recreation and Parks
Planning, Construction and Maintenance Branch

213-202-2657
213-202-2612 Fax

melinda.gejer@lacity.org

From: Luciralia Ibarra [luciralia.ibarra@lacity.org]
Sent: Tuesday, February 21, 2017 2:24 PM
To: Alejandro Huerta
Subject: Fwd: Revised map for VTT-73568
Attachments: 73568.doc

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

From: Georgic Avanesian <georgic.avanesian@lacity.org>
Date: Tue, Feb 21, 2017 at 2:22 PM
Subject: Re: Revised map for VTT-73568
To: Luciralia Ibarra <luciralia.ibarra@lacity.org>

You are right. See corrected copy.

On Tue, Feb 21, 2017 at 5:18 PM, Luciralia Ibarra <luciralia.ibarra@lacity.org> wrote:

Hi Georgic,

There is a "12300" number in the address of your letter that is not attributed to this project. I'm guessing this is a typo. Can you confirm?

Thank you,

Luci

On Tue, Feb 21, 2017 at 1:58 PM, Georgic Avanesian <georgic.avanesian@lacity.org> wrote:

BOE has received and reviewed the revised map for VTT-73568 stamp dated Feb. 7, 2017 and has no additional comments. All the recommendations reported to Planning for the original filing and attached herein shall be applied to this revised map.

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 <p>Right-click here to download pictures. To help protect your privacy, Outlook prevented automatic download of this picture from the Internet. CityofLapng</p>	<p>Luciralia Ibarra, Senior City Planner Department of City Planning Major Projects (213) 978-1378 200 N. Spring St., 7th Floor, Room 750 Los Angeles, CA. 90012</p>
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 <p>Right-click here to download pictures. To help protect your privacy, Outlook prevented automatic download of this picture from the Internet. CityofLapng</p>	<p>Luciralia Ibarra, Senior City Planner Department of City Planning Major Projects (213) 978-1378 200 N. Spring St., 7th Floor, Room 750</p>
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Los Angeles, CA. 90012

CITY OF LOS ANGELES
INTERDEPARTMENTAL CORRESPONDENCE

Date: April 12, 2016

To: Mr. Michael LoGrande, Director
Department of City Planning
Attention: Deputy Advisory Agency

From: Edmond Yew
Land Development Group & GIS Division
Bureau of Engineering

Subject: Vesting Tentative Tract Map No. 73568

Transmitted is a print of vesting tentative map of Tract Map No. 73568 located at 6665-6689 Sunset Boulevard in Council District No.13.

This map has been filed for a street merger, and airspace subdivision purposes.

There are existing sewers available in the streets adjoining the subdivision. The construction of main line and house connection sewers will be required to serve the tract. This tract will connect to the public sewer system and will not result in violation of the California Water Code. I therefore recommend that you make the necessary determination.

I recommend that the vesting tentative map of Tract No. 73568 be approved, subject to the standard conditions issued by your department and the following special conditions:

1. That the City Department of Transportation in a letter to City Engineer shall determine that the Las Palmas Avenue merger area is not necessary for future public street.
2. In the event that Department of Transportation has no objection to the street merger then portion of the Las Palmas Avenue within the tract property and as shown on the vesting tentative map stamp dated October 8, 2015 be permitted to be merged with the remainder of the tract map pursuant to Section 66499.20.2 of the State Government Code, and in addition, the following conditions be executed by the applicant and administered by the City Engineer:

- a. That consents to the street being merged and waivers of any damages that may accrue as a result of such mergers be obtained from all property owners who might have certain rights in the area being merged.
- b. That satisfactory arrangements be made with all public utility agencies maintaining existing facilities within the area being merged.

Note: The Advisory Agency hereby finds that the dedications to be merged are unnecessary for present or prospective public purposes and all owners of the interest in the real property within the subdivision have or will have consented to the merger prior to the recordation of the final map.

3. That any surcharge fee in conjunction with the street merger request be paid.
4. That complete geometric street plans be submitted to the Department of the Transportation for review and approval for newly dedicated alignment of Las Palmas Avenue replacing the portion being merged (VACATED) with this tract.
5. That 5-foot wide strips of land be dedicated along Las Palmas Avenue adjoining Ground Lots No.2 and No.5 to complete 30-foot wide half public right-of-ways including 15-foot radius property line returns at the intersections with Selma Avenue.
6. That a 60-foot wide public right-of-way be dedicated for the new proposed Las Palmas Avenue based on local street standards on an alignment satisfactory to the Department of Transportation and the Central District Engineering Office including 20-foot radius property line returns at the intersection with Sunset Boulevard.
7. That 7-foot wide strips of land be dedicated along McCadden Place adjoining the tract to complete a 60-foot wide public right-of-way including 15-foot radius property line returns at the intersection with Selma Avenue.
8. That a 20-foot radius property line return be dedicated at the intersection of Highland Avenue and Selma Avenue adjoining the tract.
9. That a Covenant & Agreement be recorded stating that

Certificate of Occupancy not to be issued for any development within proposed Ground Lots 1,2 and 3 unless the newly proposed portion of Las Palmas Avenue has been constructed and inspected in a manner satisfactory to the City Engineer.

10. That any existing drainage, sewer facilities and other public utility facilities within the existing portion of Las Palmas Avenue proposed to be vacated/merged by this map be maintained in service and not to be removed until all necessary facilities have been constructed, inspected and accepted into service within suitable easements in a manner satisfactory to the City Engineer.
11. That no sections (above or below grade) of any lots including airspace lots shall encroach onto proposed Las Palmas Avenue public right-of-ways.
12. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a) Improve McCadden Place being dedicated and adjoining (on both sides) subdivision by the construction of additional concrete sidewalks to complete 12-foot full width concrete sidewalks with tree wells.
 - b) Improve Las Palmas Avenue being dedicated and adjoining the Ground Lot No.2 and Ground Lot No.5 of subdivision by the construction of additional concrete sidewalks to complete 13-foot full width concrete sidewalks (on both sides) with tree wells.
 - c) Improve newly dedicated 60-foot wide Las Palmas Avenue Public right-of-way by the construction of the followings:
 - (1) Concrete curbs, concrete gutters, and 10-foot concrete sidewalks with tree wells.
 - (2) Suitable surfacing to join the existing pavement and to provide a 40-foot wide roadway.
 - (3) Any necessary removal and reconstruction of existing improvements.
 - (4) The necessary transitions to join the existing

improvement.

d) Construct the necessary mainline sewer within the newly dedicated Las Palmas Avenue satisfactory to the Central Engineering District.

e) Construct any necessary drainage systems satisfactory to the Central Engineering District.

Any questions regarding this report should be directed to Mr. Georgic Avanesian of the Land Development Section, located at 201 North Figueroa Street, Suite 200, or by calling (213) 202-3484.

Enc.

cc: Central Group Engineering District Office

From: Carrie Firestone [carrie.firestone@lacity.org]
Sent: Tuesday, March 07, 2017 12:02 PM
To: Luciralia Ibarra
Subject: Re: Crossroads

Luci,

I have two.

Carrie

Carrie L. Firestone Executive Administrative Assistant III 	DEPARTMENT OF CITY PLANNING T (213) 978-1271 E carrie.firestone@lacity.org 200 N. Spring St., Suite 525 Los Angeles, CA 90012
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On Fri, Mar 3, 2017 at 11:29 AM, Luciralia Ibarra <luciralia.ibarra@lacity.org> wrote:
Good Morning,

We are anticipating the release of the EIR for the Crossroads of the World project in the near future. This project is a Environmental Leadership Development Project (ELDP) and requires us to maintain the Administrative Records on-line, including all emails and other written communications on the project.

Is it possible for you to give us, at your earliest convenience, and and all emails you may have related to Crossroads?

Thank you and let me know if you have any questions,
Luci

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	Luciralia Ibarra, Senior City Planner Department of City Planning Major Projects (213) 978-1378 200 N. Spring St., 7th Floor, Room 750 Los Angeles, CA. 90012
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From: Luciralia Ibarra [luciralia.ibarra@lacity.org]
Sent: Tuesday, March 07, 2017 12:07 PM
To: Carrie Firestone
Cc: Alejandro Huerta
Subject: Re: Crossroads

Thanks, Carrie,

I have cc'd Alejandro who can swing by to pick those up.
-Luci

On Tue, Mar 7, 2017 at 12:02 PM, Carrie Firestone <carrie.firestone@lacity.org> wrote:
Luci,

I have two.

Carrie

Carrie L. Firestone Executive Administrative Assistant III	DEPARTMENT OF CITY PLANNING T (213) 978-1271 E carrie.firestone@lacity.org 200 N. Spring St., Suite 525 Los Angeles, CA 90012
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Thank you and let me know if you have any questions,
Luci

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	Luciralia Ibarra, Senior City Planner Department of City Planning Major Projects (213) 978-1378 200 N. Spring St., 7th Floor, Room 750 Los Angeles, CA. 90012
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Luciralia Ibarra, Senior City Planner
Department of City Planning
Major Projects
(213) 978-1378
200 N. Spring St., 7th Floor, Room 750
Los Angeles, CA. 90012

From: Monica Nunez [monica.nunez@lacity.org]
Sent: Wednesday, March 08, 2017 12:01 PM
To: Luciralia Ibarra
Subject: HI Luci - Please call me regarding Emails for Crossroads for Lisa Webber ASAP 8-1244

--

Monica Nunez

Secretary



DEPARTMENT OF CITY PLANNING

TÂ (213) 978-1271

EÂ monica.nunez@lacity.org

200 N. Spring St., Suite 525Â

Los Angeles, CA 90012

Subject: Crossroads Re-Scheduled Mtg

Start: 4/25/2017 4:30 PM

End: 4/25/2017 5:00 PM

Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: alejandro.huerta@lacity.org

Required Attendees: luciralia.ibarra@lacity.org

[more details »](#)

Crossroads Re-Scheduled Mtg

When

Tue Apr 25, 2017 4:30pm – 5pm Pacific Time

Calendar

luciralia.ibarra@lacity.org

Who

- alejandro.huerta@lacity.org
- organizer
- luciralia.ibarra@lacity.org

Going?

[Yes](#) -

[Maybe](#) -

[No](#) [more options »](#)

Invitation from [Google Calendar](#)

You are receiving this email at the account luciralia.ibarra@lacity.org because you are subscribed for invitations on calendar luciralia.ibarra@lacity.org.

To stop receiving these emails, please log in to <https://www.google.com/calendar/> and

change your notification settings for this calendar.

Forwarding this invitation could allow any recipient to modify your RSVP response.

[Learn More](#).

Subject: Crossroads Re-Scheduled Mtg

Start: 4/25/2017 4:30 PM

End: 4/25/2017 5:00 PM

Show Time As: Busy

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: alejandro.huerta@lacity.org

Required Attendees: luciralia.ibarra@lacity.org; alejandro.huerta@lacity.org

View your event at

https://www.google.com/calendar/event?action=VIEW&eid=ZGY0aXAyZTdmMnRtaTZwcXQ4N2FocW5xMTggbHVjaXJhbGlhLmliYXJyYUBsYWNPdHkub3Jn&tok=MjcjYWxlamFuZlJvLmh1ZXJ0YUBsYWNPdHkub3JnOTAyZTEyMGYyNDM3MjM0NTAxMDA4ZGFIYjg3ZDgyZW1ZDM1M2UzZQ&ctz=America/Los_Angeles&hl=en.

From: Google Calendar [calendar-notification@google.com] on behalf of monica.nunez@lacity.org
Sent: Monday, November 13, 2017 1:29 PM
To: alejandro.huerta@lacity.org; carrie.firestone@lacity.org; luciralia.ibarra@lacity.org; lisa.webber@lacity.org; vince.bertoni@lacity.org; kevin.keller@lacity.org; monica.nunez@lacity.org; charlie.rausch@lacity.org
Subject: [Update] Meeting RE: Crossroads

Hi Everyone,

This meeting will need to be rescheduled due scheduling conflicts on both Kevin & Lisa's calendars. A new invite will be sent shortly, thank you.

Meeting RE: Crossroads

Hi Monica/Carrie,

Following our site visit to Crossroads on 10/20, Vince, Kevin and Lisa recommended that we have a meeting with the applicant and their representatives to discuss the project in more detail. I am not sure if they've already asked for you to find a time, but I wanted to follow up to see if this was something that was being calendared. Can you let me know when you identify some dates/times so that I may coordinate with the applicant and my staff?

Thank you,

Luci

When Wed Nov 15, 2017 3pm – 4pm Pacific Time

Where Planning-CH525_RCR ([map](#))

Who

- monica.nunez@lacity.org - organizer
- lisa.webber@lacity.org
- alejandro.huerta@lacity.org
- charlie.rausch@lacity.org
- kevin.keller@lacity.org
- vince.bertoni@lacity.org
- luciralia.ibarra@lacity.org
- carrie.firestone@lacity.org