

APPENDIX I
Public Service Correspondence

May 15, 2015

Chief Frank Vidales
Forestry Division
Los Angeles County Fire Department
5823 Rickenbacker Road
Commerce, CA 90040

Re: Request for Fire Department Service Information for the Proposed Robertson Lane Hotel Project, City of West Hollywood

Dear Chief Vidales:

Dudek is in the process of preparing an Environmental Impact Report (EIR) under the California Environmental Quality Act (CEQA) for the Proposed Robertson Lane Hotel Project. The EIR must include a discussion of whether the proposed project would result in the need for new or expanded public facilities, including fire protection. This letter poses some specific questions to address this issue under CEQA. Please fax your responses to (626) 204-9834, email them to me at mwebb@dudek.com, or mail originals to: 38 North Marengo Avenue, Pasadena, CA 91101.

Attached to this letter please find the conceptual site plan, a project vicinity map, and a project description to assist the department in understanding the proposed project.

Questions for the Los Angeles County Fire Department:

1. Please evaluate the following statement and indicate any changes that should be made:

Fire services in the City of West Hollywood (City) are provided by the Los Angeles County Fire Department (LACFD), also known as the Consolidated Fire Protection District of Los Angeles County. LACFD is responsible for emergency medical calls, fire response, and inspection and plan check services. Fire protection services provided to the City include fire, emergency medical, urban search and rescue, hazardous materials prevention and response, air operations, and other emergency response resources. The first responding stations to the project site would be Fire Station 7 or Fire Station 8. Fire Station 7 is located at 864 North San Vicente Boulevard, approximately 0.5 miles north of project site. Fire Station 8 is located at 7643 Santa Monica Boulevard, approximately 1.8 miles northeast of the project site.

Subject: Request for Fire Department Service Information for the Proposed Robertson Lane Hotel Project, City of West Hollywood

Date: May 15, 2015

2. Please describe current staffing levels and staffing goals at Stations 7 and 8.
3. What types of equipment/apparatus are available at Station 7 and 8?
4. What is the average or anticipated response time to the project site? Are response time goals currently being met by the department?
5. Are there any current plans to expand facilities, staff, or equipment at Fire Stations 7 and 8?
6. Are existing facilities, equipment, and personnel sufficient to accommodate the proposed Robertson Lane Hotel Project? Or, would development of the Robertson Lane Hotel Project result in the need for new facilities, equipment, or personnel in order to maintain acceptable service ratios, response times, or other performance standards of the LACFD?
7. Do you foresee any problems/impacts from the implementation of the Robertson Lane Hotel Project?

If you have any questions about the project or this letter, please do not hesitate to contact me at (626) 204-9823. Thank you very much for your assistance.

Sincerely,

Michele Webb
Environmental Analyst
mwebb@dudek.com
626-204-9823

*Att: Proposed Robertson Lane Hotel Project Description
Figure 2. Vicinity Map
Figure 3. Conceptual Site Plan*

Subject: Request for Fire Department Service Information for the Proposed Robertson Lane Hotel Project, City of West Hollywood

Date: May 15, 2015

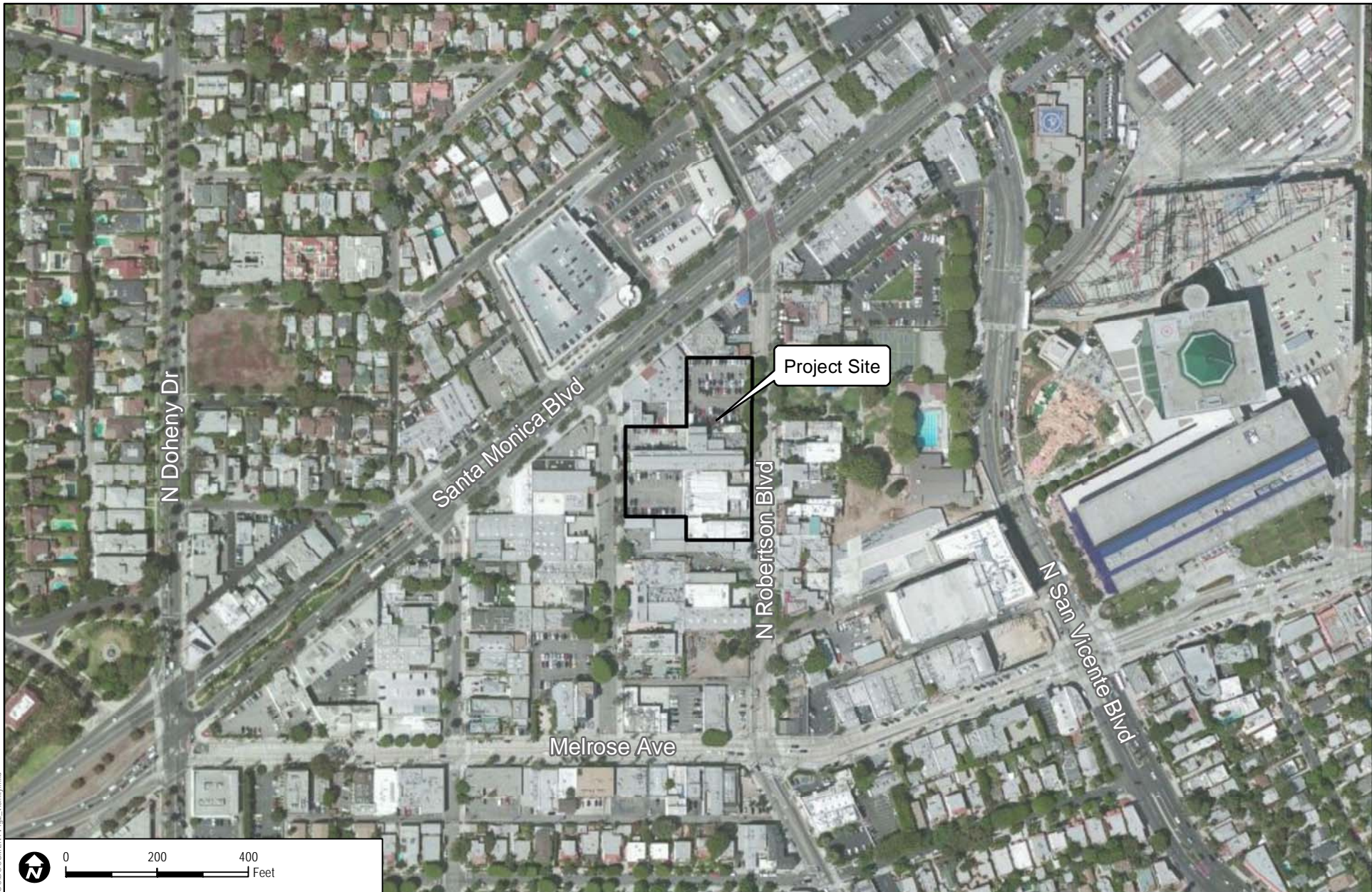
Robertson Lane Hotel Project Description

Project Location. The Robertson Lane Hotel Project (proposed project) is located at an approximately 1.94-acre site located within the City of West Hollywood (City) consisting of the following addresses: 645, 647, 653, 655, 657, 661, 665, and 681 North Robertson Boulevard and 648, 650, 652, and 654 North La Peer Drive. The assessor's parcel numbers for the site are as follows: 4336-009-003, 4336-009-004, 4336-009-005, 4336-009-006, 4336-009-007, and 4336-010-005. The site is bounded to the west by North La Peer Drive and to the east by North Robertson Boulevard.

Proposed Mixed-Use Hotel. The proposed project would involve construction and operation of a mixed-use hotel of approximately 245,000 square feet (sf). The building would be a maximum of 52 feet in height (4 aboveground levels) along Robertson Boulevard and 103 feet in height (8 aboveground levels) along La Peer Drive. The floor to area ratio would be 2.9:1. The hotel would have 251 guestrooms and would include retail space, restaurant space, outdoor dining, hotel meeting spaces, a nightclub, a gym and spa, back-of-house areas, a lobby, circulation space, and design showroom space. The building would be bisected by a pedestrian walkway (Robertson Lane), which would extend northeast-southwest across the project site with entrances at La Peer Drive and Robertson Boulevard.

Proposed Parking Garage. The proposed project would include construction of a subterranean parking garage, which would provide approximately 1,205 parking spaces and 6 off-street loading spaces. Three levels of subterranean parking would be constructed on the project site approximately 42 feet below the grade level of Robertson Boulevard. Two levels of subterranean parking would be constructed approximately 44 feet below the western portion of West Hollywood Park, across from the project site. The two areas of the parking garage would be connected by a two-level tunnel extending below Robertson Boulevard. Ingress/egress to the parking garage would be provided on La Peer Drive at the northernmost end of the proposed building and on Robertson Boulevard at the southernmost end of the proposed building.

Construction. The project site is currently built out with four one- to two-story commercial building and three surface parking lots. Three of the four commercial buildings and all three surface parking lots would be demolished. The commercial building that would remain is located along the southern site boundary. Construction of the proposed project is anticipated to take approximately 30 months to complete, starting in fall 2016 and ending in spring 2019. It is estimated that the project site would be occupied and in operation by March 2019.



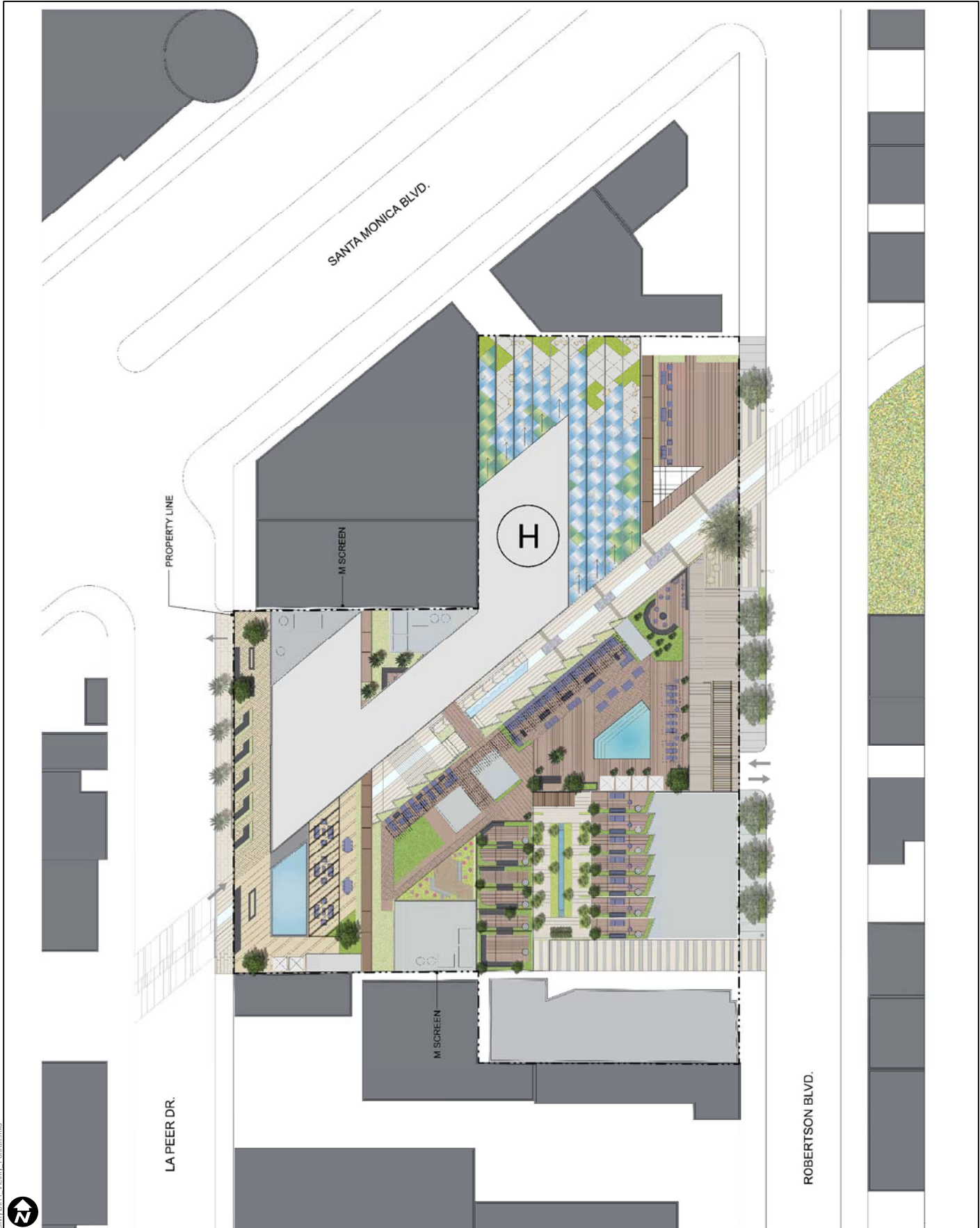
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SOURCE: Bing Maps 2014

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ROBERTSON LANE SPECIFIC PLAN PROJECT

FIGURE 2
Vicinity Map



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8595

SOURCE: Hodgetts + Fung Design and Architecture

ROBERTSON LANE SPECIFIC PLAN PROJECT

FIGURE 3
Conceptual Site Plan



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

June 6, 2015

Michele Webb, Environmental Analyst
City of West Hollywood
DUDEK
38 North Marengo
Pasadena, CA 91101

Dear Ms. Webb:

REQUEST FOR SERVICE INFORMATION, "ROBERTSON LANE HOTEL PROJECT", INVOLVES CONSTRUCTION AND OPERATION OF A MIXED-USE HOTEL OF APPROXIMATELY 245,000 SQUARE FEET, 251 GUESTROOMS INCLUDES RETAIL SPACE, RESTAURANT SPACE, OUTDOOR DINING, HOTEL MEETING SPACES, A NIGHTCLUB, A GYM AND SPA, BACK-OF-HOUSE AREAS, A LOBBY, CIRCULATION SPACE AND DESIGN SHOWROOM SPACE, WEST HOLLYWOOD (FFER 201500092)

The Request for Service Information has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department. The following are their comments:

PLANNING DIVISION:

1. Please evaluate the following statement and indicate any changes that should be made:

Fire services in the City of West Hollywood (City) are provided by the Los Angeles County Fire Department (LACFD), also known as the Consolidated Fire Protection District of Los Angeles County. LACFD is responsible for emergency medical calls, fire response, and inspection and plan check services. Fire protection services provided to the City include fire emergency medical, urban

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS
ARTESIA
AZUSA
BALDWIN PARK
BELL
BELL GARDENS
BELLFLOWER
BRADBURY

CALABASAS
CARSON
CERRITOS
CLAREMONT
COMMERCE
COVINA
CUDAHY

DIAMOND BAR
DUARTE
EL MONTE
GARDENA
GLENORA
HAWAIIAN GARDENS
HAWTHORNE

HIDDEN HILLS
HUNTINGTON PARK
INDUSTRY
INGLEWOOD
IRWINDALE
LA CANADA FLINTRIDGE
LA HABRA

LA MIRADA
LA PUENTE
LAKEWOOD
LANCASTER
LAWDALE
LOMITA
LYNWOOD

MALIBU
MAYWOOD
NORWALK
PALMDALE
PALOS VERDES ESTATES
PARAMOUNT
PICO RIVERA

POMONA
RANCHO PALOS VERDES
ROLLING HILLS
ROLLING HILLS ESTATES
ROSEMEAD
SAN DIMAS
SANTA CLARITA

SIGNAL HILL
SOUTH EL MONTE
SOUTH GATE
TEMPLE CITY
WALNUT
WEST HOLLYWOOD
WESTLAKE VILLAG
WHITTIER

search and rescue, hazardous materials prevention and response, air operations, and other emergency response resources. The responding stations to the project site would be Fire Station 7 or Fire Station 8. Fire Station 7 is located at 864 North San Vicente Boulevard, approximately 0.5 miles north of the project site. Fire Station 8 is located at 7643 Santa Monica Boulevard, approximately 1.8 miles northeast of the project site.

We have no changes to the above statement.

2. Please describe current staffing levels and staffing goals at Stations 7 and 8. Fire Station 7 is staffed with a 4-person paramedic engine company (1-Captain, 1-Fire Fighter Specialist and 2-FireFighter/Paramedics) and a 2-person paramedic squad (2-Fire Fighter/Paramedics).

Fire Station 8 is staffed with a 4-person engine company (1-Captain, 1-Fire Fighter Specialist, 1-Fire Fighter/Paramedic and 1-Fire Fighter), a 2-person paramedic squad (2-Fire Fighter/Paramedics) and a 7-person light force (1-Captain, 2-Fire Fighter Specialist and 4-Fire Fighters). A light force consists of an engine and a truck responding as a unit.

3. What types of equipment/apparatus are available at Stations 7 and 8?

See response to Question 2.

4. What is the average or anticipated response time to the project site? Are response time goals currently being met by the department?

Based on the distance to the project site, Engine 7 and Squad 7 are estimated to have an emergency response time of 1:30 minutes.

5. Are there any current plans to expand facilities, staff, or equipment at Fire Stations 7 and 8?

No, not at this time.

6. Are existing facilities, equipment, and personnel sufficient to accommodate the proposed Robertson Lane Hotel Project? Or, would development of the Robertson Lane Hotel Project result in the need for new facilities, equipment, or personnel in order to maintain acceptable service ratios, response times, or other performance standards of the LACFD?

While each additional development creates greater demands on existing resources, the project would not have a significant effect on service demands.

7. Do you foresee any problems/impacts from the implementation of the Robertson Lane Hotel Project?

No.

LAND DEVELOPMENT UNIT:

1. The statutory responsibilities of the County of Los Angeles Fire Department's Land Development Unit are to review and comment on all projects within the unincorporated areas of the County of Los Angeles. Our emphasis is on the availability of sufficient water supplies for firefighting operations and local/regional access issues. However, we review all projects for issues that may have a significant impact on the County of Los Angeles Fire Department. We are responsible for the review of all projects within contract cities (cities that contract with the County of Los Angeles Fire Department for fire protection services). We are responsible for all County facilities located within non-contract cities. The County of Los Angeles Fire Department's Land Development Unit may also comment on conditions that may be imposed on a project by the Fire Prevention Division, which may create a potentially significant impact to the environment.
2. The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants.
3. Every building constructed shall be accessible to Fire Department's apparatus by way of access roadways with an all-weather surface of not less than the prescribed width. The roadway shall be extended to within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building.
4. When involved with subdivision in a city contracting fire protection with the County of Los Angeles Fire Department, Fire Department's requirements for access, fire flows, and hydrants are addressed during the subdivision tentative map stage.
5. Fire sprinkler systems are required in residential and most commercial occupancies. For those occupancies not requiring fire sprinkler systems, it is strongly suggested that fire sprinkler systems be installed. This will reduce

potential fire and life losses. Systems are now technically and economically feasible for residential use.

6. The development may require fire flows up to 8,000 gallons per minute at 20 pounds per square inch residual pressure for up to a five-hour duration. Fire Flow will be determined by the County of Los Angeles Fire Code Appendix B Table B105.1.
7. Fire hydrant spacing shall be 300 feet and shall meet the following requirements:
 - a) No portion of lot frontage shall be more than 200 feet via vehicular access from a public fire hydrant.
 - b) No portion of a building shall exceed 400 feet via vehicular access from a properly spaced public fire hydrant.
 - c) Additional hydrants will be required if hydrant spacing exceeds specified distances.
 - d) When cul-de-sac depth exceeds 200 feet on a commercial street, hydrants shall be required at the corner and midblock.
 - e) A cul-de-sac shall not be more than 500 feet in length when serving land zoned for commercial use.
8. Turning radii shall not be less than 32 feet. This measurement shall be determined at the centerline of the road. A Fire Department approved turning area shall be provided for all driveways exceeding 150 feet in-length and at the end of all cul-de-sacs.
9. Provide a minimum unobstructed width of 28 feet exclusive of shoulders except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance "clear o sky" Fire Department's vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building when the height of the building above the lowest level of the Fire Department's vehicular access road is more than 30 feet high or the building is more than three stories. The access roadway shall be located a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

Fire Code 503.1.1 and 503.2.2. Cross hatch the Fire Department's vehicular access on the site plan and clearly depict the required width.

10. Driveway width for non-residential developments shall be increased when any of the following conditions will exist:
 - a) Provide 34 feet in-width when parallel parking is allowed on one side of the access roadway/driveway. Preference is that such parking is not adjacent to the structure.
 - b) Provide 42 feet in-width when parallel parking is allowed on each side of the access roadway/driveway.
 - c) Any access way less than 34 feet in-width shall be labeled "Fire Lane" on the final recording map and final building plans.
 - d) For streets or driveways with parking restrictions: The entrance to the street/driveway and intermittent spacing distances of 150 feet shall be posted with Fire Department approved signs stating "NO PARKING - FIRE LANE" in three-inch high letters. Driveway labeling is necessary to ensure access for Fire Department use.
11. All access devices and gates shall comply with California Code of Regulations, Title 19, Articles 3.05 and 3.16.
12. Disruptions to water service shall be coordinated with the County of Los Angeles Fire Department and alternate water sources shall be provided for fire protection during such disruptions.
13. The County of Los Angeles Fire Department's Land Development Unit's comments are general requirements. Specific fire and life safety requirements and conditions set during the environmental review process will be addressed and conditions set at the building and fire plan check phase. Once the official plans are submitted for review there may be additional requirements.
14. Should any questions arise regarding subdivision, water systems, or access, please contact the County of Los Angeles Fire Department's Land Development Unit's Inspector Nancy Rodeheffer at (323) 890-4243.
15. The County of Los Angeles Fire Department's Land Development Unit appreciates the opportunity to comment on this project.

Michele Webb, Environmental Analyst
June 6, 2015
Page 6

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

1. The statutory responsibilities of the County of Los Angeles Fire Department's Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones, archeological and cultural resources, and the County Oak Tree Ordinance. Potential impacts in these areas should be addressed.

HEALTH HAZARDOUS MATERIALS DIVISION:

1. The Health Hazardous Materials Division (HHMD) of the Los Angeles County Fire Department has no objection to the project. Notify the Site Mitigation Unit (SMU) of HHMD if contaminated soil is encountered during demolition and/or grading/development activities at 655 North Robertson Boulevard.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,



KEVIN T. JOHNSON, ACTING CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

KTJ:ad

May 15, 2015

Tracy Jue, Director
Facilities Planning Bureau
Los Angeles County Sheriff's Department
1000 South Fremont Avenue
Building A9-East, 5th Floor, Unit 47
Alhambra, CA 91803

Re: Request for Sheriff's Department Service Information for the Proposed Robertson Lane Hotel Project, City of West Hollywood

Dear Ms. Jue:

Dudek is in the process of preparing an Environmental Impact Report (EIR) under the California Environmental Quality Act (CEQA) for the Proposed Robertson Lane Hotel Project. The EIR must include a discussion of whether the proposed project would result in the need for new or expanded public facilities, including police protection. This letter poses some specific questions to address this issue under CEQA. Please fax your responses to (626) 204-9834, email them to me at mwebb@dudek.com, or mail originals to: 38 North Marengo Avenue, Pasadena, CA 91101.

Attached to this letter please find the conceptual site plan, a project vicinity map, and a project description to assist the department in understanding the proposed project.

Questions for the Los Angeles County Sheriff's Department:

1. Please evaluate the following statement and indicate any changes that should be made:

The Los Angeles County Sheriff's Department (LACSD) provides police protection services to the City of West Hollywood. The LACSD West Hollywood station is located at 720 North San Vicente Boulevard, approximately 0.2 miles west of the project site. The West Hollywood Sheriff's station performs various law enforcement, community policing, traffic enforcement, entertainment district management, special event management, investigative functions, and various administrative duties. LACSD has mutual aid agreements with the City of Los Angeles and the City of Beverly Hills Police Departments.

Subject: Request for Sheriff's Department Service Information for the Proposed Robertson Lane Hotel Project, City of West Hollywood

Date: May 15, 2015

2. Please describe current staffing levels and staffing goals at the station.
3. What is the average or anticipated response time to the project site for emergency calls? Are response time goals currently being met by the department?
4. Are there any current plans to expand facilities, staff, or equipment at the West Hollywood station?
5. Are existing facilities, equipment, and personnel sufficient to accommodate the proposed Robertson Lane Hotel Project? Or, would development of the Robertson Lane Hotel Project result in the need for new facilities, equipment, or personnel in order to maintain acceptable service ratios, response times, or other performance standards of the LACSD?
6. Do you foresee any problems/impacts from the implementation of the Robertson Lane Hotel Project?

If you have any questions about the project or this letter, please do not hesitate to contact me at (626) 204-9823. Thank you very much for your assistance.

Sincerely,

Michele Webb
Environmental Analyst
mwebb@dudek.com
626-204-9823

*Att: Proposed Robertson Lane Hotel Project Description
Figure 2. Vicinity Map
Figure 3. Conceptual Site Plan*

Subject: Request for Sheriff's Department Service Information for the Proposed Robertson Lane Hotel Project, City of West Hollywood

Date: May 15, 2015

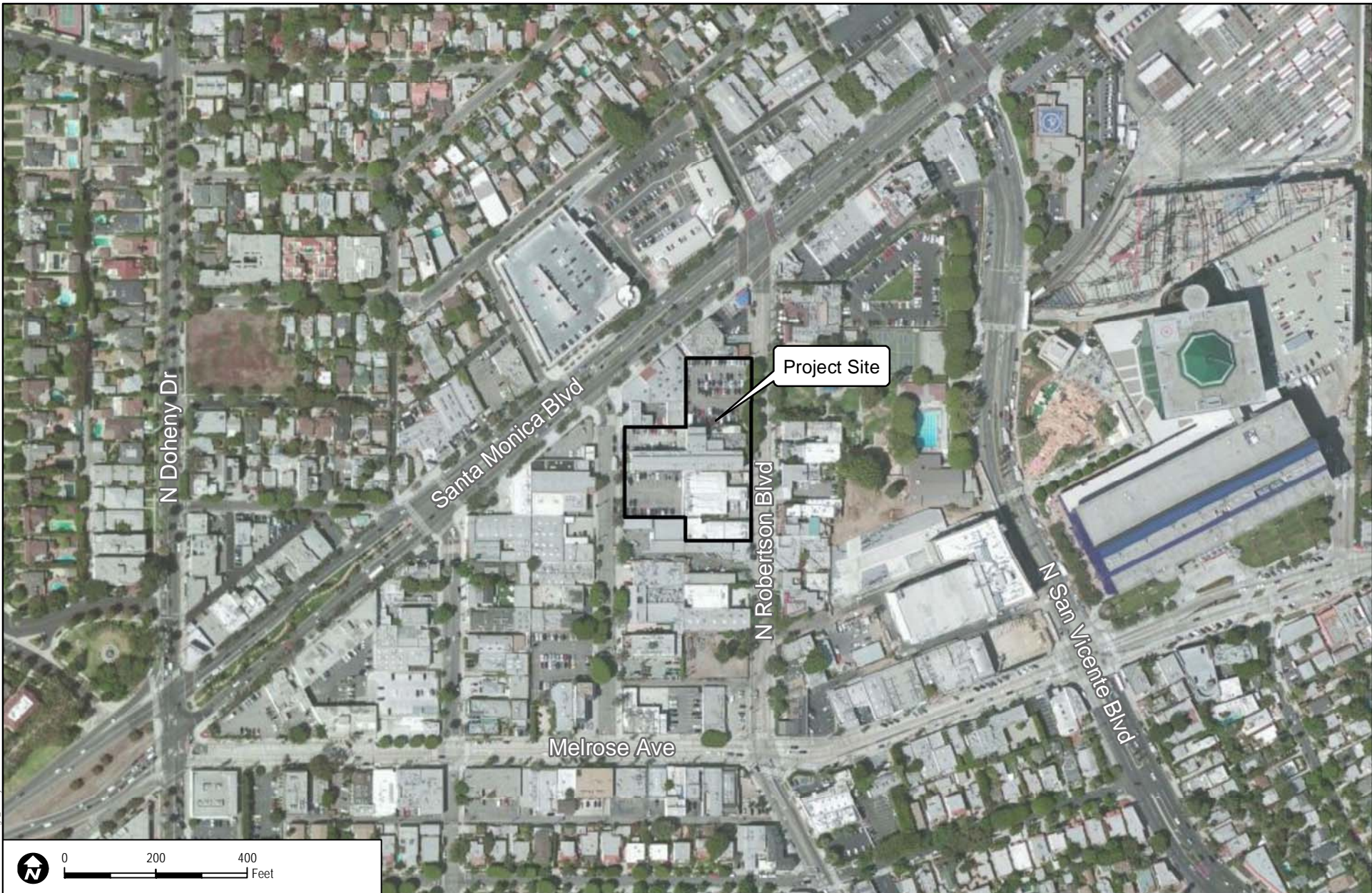
Robertson Lane Hotel Project Description

Project Location. The Robertson Lane Hotel Project (proposed project) is located at an approximately 1.94-acre site located within the City of West Hollywood (City) consisting of the following addresses: 645, 647, 653, 655, 657, 661, 665, and 681 North Robertson Boulevard and 648, 650, 652, and 654 North La Peer Drive. The assessor's parcel numbers for the site are as follows: 4336-009-003, 4336-009-004, 4336-009-005, 4336-009-006, 4336-009-007, and 4336-010-005. The site is bounded to the west by North La Peer Drive and to the east by North Robertson Boulevard.

Proposed Mixed-Use Hotel. The proposed project would involve construction and operation of a mixed-use hotel of approximately 245,000 square feet (sf). The building would be a maximum of 52 feet in height (4 aboveground levels) along Robertson Boulevard and 103 feet in height (8 aboveground levels) along La Peer Drive. The floor to area ratio would be 2.9:1. The hotel would have 251 guestrooms and would include retail space, restaurant space, outdoor dining, hotel meeting spaces, a nightclub, a gym and spa, back-of-house areas, a lobby, circulation space, and design showroom space. The building would be bisected by a pedestrian walkway (Robertson Lane), which would extend northeast-southwest across the project site with entrances at La Peer Drive and Robertson Boulevard.

Proposed Parking Garage. The proposed project would include construction of a subterranean parking garage, which would provide approximately 1,205 parking spaces and 6 off-street loading spaces. Three levels of subterranean parking would be constructed on the project site approximately 42 feet below the grade level of Robertson Boulevard. Two levels of subterranean parking would be constructed approximately 44 feet below the western portion of West Hollywood Park, across from the project site. The two areas of the parking garage would be connected by a two-level tunnel extending below Robertson Boulevard. Ingress/egress to the parking garage would be provided on La Peer Drive at the northernmost end of the proposed building and on Robertson Boulevard at the southernmost end of the proposed building.

Construction. The project site is currently built out with four one- to two-story commercial building and three surface parking lots. Three of the four commercial buildings and all three surface parking lots would be demolished. The commercial building that would remain is located along the southern site boundary. Construction of the proposed project is anticipated to take approximately 30 months to complete, starting in fall 2016 and ending in spring 2019. It is estimated that the project site would be occupied and in operation by March 2019.



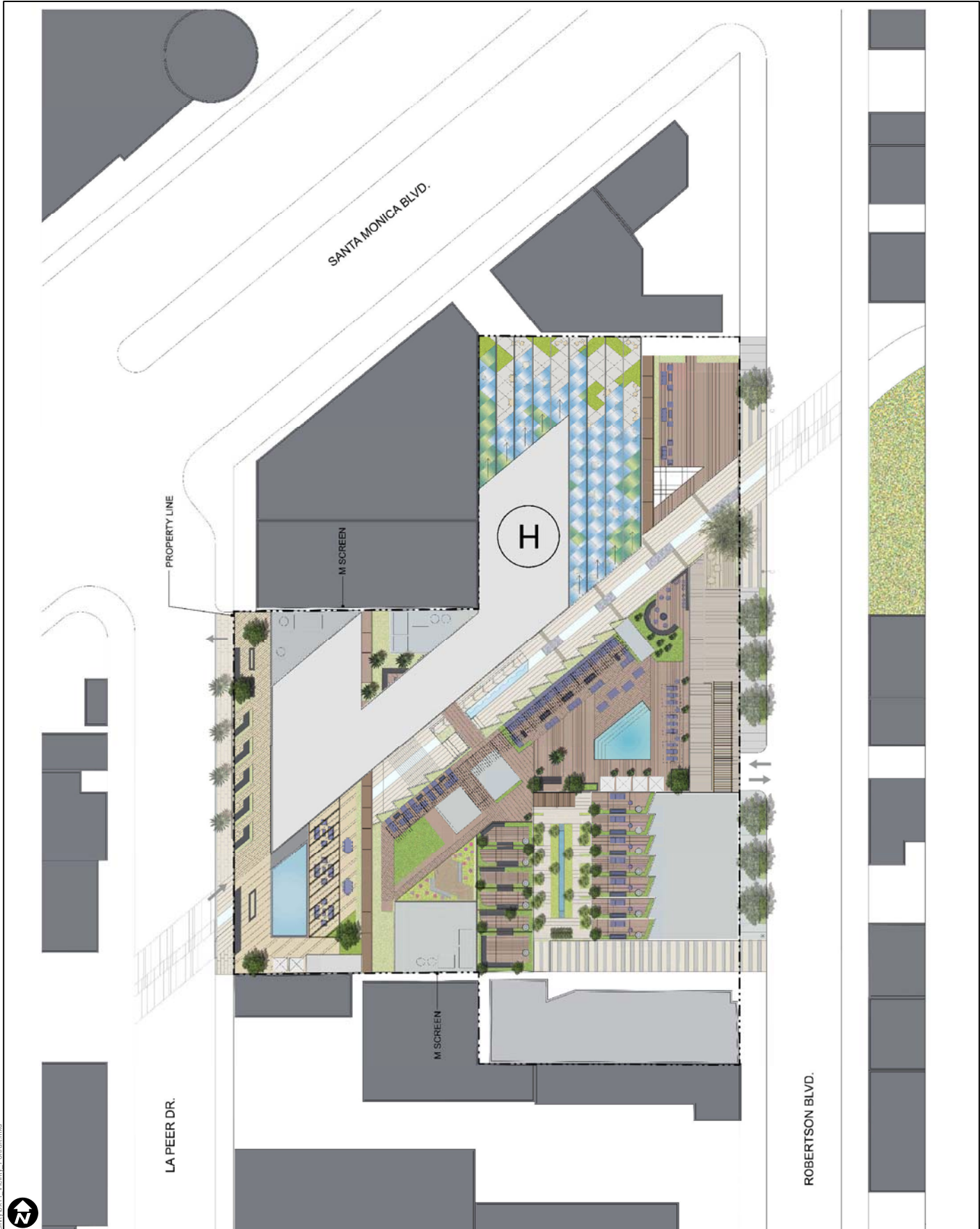
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SOURCE: Bing Maps 2014

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ROBERTSON LANE SPECIFIC PLAN PROJECT

FIGURE 2
Vicinity Map



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DUDEK

8595

SOURCE: Hodgetts + Fung Design and Architecture

ROBERTSON LANE SPECIFIC PLAN PROJECT

FIGURE 3
Conceptual Site Plan

From: [Michele Webb](#)
To: [Miyoshi, Lester H.](#)
Bcc: [Eric Wilson](#)
Subject: RE: Facilities Planning Bureau Tracking No. E14-067 (Request for Sheriff's Department Service Information for the Proposed Robertson Lane Hotel Project, City of West Hollywood)
Date: Tuesday, December 15, 2015 1:55:44 PM
Attachments: [image001.png](#)

Hi Lester,

Thank you for your efforts in contacting the station and for following up with me on the status of the information request. We will move forward with the DEIR.

I appreciate your help in the process! Have a wonderful holiday season.

Best regards,

Michele

Michele Webb

Environmental Analyst

DUDEK

38 North Marengo
Pasadena, CA 91101
T: 626-204-9823
www.Dudek.com

PLEASE NOTE: Dudek uses an email filter to clean viruses and filter Spam. Please take the time to verify receipt of any important or time-sensitive email sent to us.

From: Miyoshi, Lester H. [mailto:Lhmiyosh@lasd.org]
Sent: Tuesday, December 15, 2015 1:19 PM
To: Michele Webb
Subject: RE: Facilities Planning Bureau Tracking No. E14-067 (Request for Sheriff's Department Service Information for the Proposed Robertson Lane Hotel Project, City of West Hollywood)

Hi Michelle-

The Station hasn't responded to the request for info. Not sure if they're too busy, or just not interested in providing the info at this time. In any case, perhaps you should move forward with the DEIR. The Station might be more inclined to review an official CEQA document.

Thanks.

Lester

From: Michele Webb [mailto:mwebb@dudek.com]
Sent: Monday, December 07, 2015 10:37 AM
To: Miyoshi, Lester H.
Subject: RE: Facilities Planning Bureau Tracking No. E14-067 (Request for Sheriff's Department Service Information for the Proposed Robertson Lane Hotel Project, City of West Hollywood)

Hi Lester,

I hope you had a good weekend! I wanted to check in with you regarding this information request—have you heard anything from the West Hollywood Station?

Thank you for your help.

Best regards,

Michele

Michele Webb

Environmental Analyst

DUDEK

38 North Marengo
Pasadena, CA 91101
T: 626-204-9823
www.Dudek.com

From: Miyoshi, Lester H. [<mailto:Lhmiyosh@lasd.org>]

Sent: Monday, November 23, 2015 7:27 AM

To: Michele Webb

Subject: RE: Facilities Planning Bureau Tracking No. E14-067 (Request for Sheriff's Department Service Information for the Proposed Robertson Lane Hotel Project, City of West Hollywood)

Good Morning, Michele-

It seems that I never received the requested information from the station. I'll contact them immediately to remind them of this matter.

Thanks.

Lester

Lester H. Miyoshi

Departmental Facilities Planner
Los Angeles County Sheriff's Department
Facilities Planning Bureau
4700 Ramona Boulevard
Sherman Block Building, 4th Floor
Monterey Park, California 91754
(323) 526-5664
Lhmiyosh@lasd.org



From: Michele Webb [<mailto:mwebb@dudek.com>]

Sent: Wednesday, November 18, 2015 2:29 PM

To: Miyoshi, Lester H.

Subject: RE: Facilities Planning Bureau Tracking No. E14-067 (Request for Sheriff's Department Service Information for the Proposed Robertson Lane Hotel Project, City of West Hollywood)

Dear Mr. Miyoshi,

We corresponded a few month ago regarding the Proposed Robertson Lane Hotel Project (Facilities Planning Bureau Tracking No. E14-067) (see our correspondence below). I had provided a project description and several questions for the Sheriff's Department to assist in the preparation of an Environmental Impact Report (EIR) for the project.

In July, you mentioned that you had been working with the West Hollywood Sheriff's Station to compile a response. What is the status of this response? Ideally, if we could receive a response to our request next week, that would be great. Feel free to contact me with any questions you have. Many thanks for your assistance.

Sincerely,

Michele Webb

Michele Webb

Environmental Analyst

DUDEK

38 North Marengo
Pasadena, CA 91101
T: 626-204-9823
www.Dudek.com

PLEASE NOTE: Dudek uses an email filter to clean viruses and filter Spam. Please take the time to verify receipt of any important or time-sensitive email sent to us.

From: Miyoshi, Lester H. [<mailto:Lhmiyosh@lasd.org>]

Sent: Monday, July 13, 2015 9:56 AM

To: Michele Webb

Subject: RE: Facilities Planning Bureau Tracking No. E14-067 (Request for Sheriff's Department Service Information for the Proposed Robertson Lane Hotel Project, City of West Hollywood)

Hi Michele-

Yes, I'm the correct contact person. I'm currently working with the West Hollywood Sheriff's Station to respond to your request. I hope to receive the requested information from the Station by next Monday, 07/20/14. Per our protocol, the requested information needs to be submitted to you as an attachment to a cover letter printed on the Department's letterhead. This typically takes an additional week or so. However, when I receive the information from the Station, I'll forward it to you as a "preview" response while I prepare and process the cover letter. Hope that works for you. Thanks.

Lester

Lester H. Miyoshi

Departmental Facilities Planner
Los Angeles County Sheriff's Department
Facilities Planning Bureau
1000 South Fremont Avenue, Unit 47
(Building A-9 East, 5th Floor, North)
Alhambra, California 91803
(626) 300-3012 Tel
(626) 281-5061 Fax
Lhmiyosh@lasd.org



From: Michele Webb [<mailto:mwebb@dudek.com>]

Sent: Monday, July 13, 2015 9:41 AM

To: Miyoshi, Lester H.

Subject: Facilities Planning Bureau Tracking No. E14-067 (Request for Sheriff's Department Service Information for the Proposed Robertson Lane Hotel Project, City of West Hollywood)

Dear Mr. Miyoshi:

Dudek is in the process of preparing an Environmental Impact Report (EIR) under the California Environmental Quality Act (CEQA) for the Proposed Robertson Lane Hotel Project (Facilities Planning Bureau Tracking No. E14-067). The EIR must include a discussion of whether the proposed project would result in the need for new or expanded public facilities, including police protection. This email contains a summary of the proposed project and poses some specific questions to address this issue under CEQA. A more detailed project summary and a project site map are attached to this email.

Please fax your responses to (626) 204-9834, email them to me at mwebb@dudek.com, or mail originals to: 38 North Marengo Avenue, Pasadena, CA 91101. Please note that this letter was originally sent by mail to Tracy Jue. Upon receiving no response, we obtained your contact information from previous correspondence regarding the Initial Study and Notice of Preparation for this EIR. However, if you are not the correct point of contact, would you mind directing me to the department or staff member who handles questions regarding service levels and proposed development?

Project Summary

The Robertson Lane Hotel Project (proposed project) is located at an approximately 1.94-acre site in the City of West Hollywood consisting of the following addresses: 645, 647, 653, 655, 657, 661, 665, and 681 North Robertson Boulevard and 648, 650, 652, and 654 North La Peer Drive. The assessor's parcel numbers for the site are as follows: 4336-009-003, 4336-009-004, 4336-009-005, 4336-009-006, 4336-009-007, and 4336-010-005. The site is bounded to the west by North La Peer Drive and to the east by North Robertson Boulevard. The proposed project would involve construction and operation of a multi-use hotel of approximately 245,000 square feet (sf). The building would be a maximum of 52 feet in height (4 aboveground levels) along Robertson Boulevard and 103 feet in height (8 aboveground levels) along La Peer Drive. The hotel building would be bisected by a pedestrian walkway (Robertson Lane), which would extend northeast-southwest across the project site with entrances at La Peer Drive and Robertson Boulevard. The proposed project would include construction of a subterranean parking garage. Three levels of parking would be located beneath the hotel building and two levels would be constructed below the western portion of West Hollywood Park. Construction for the proposed project is anticipated to take approximately 30 months, starting in fall 2016 and ending in spring 2019.

Questions for the Los Angeles County Sheriff's Department

1. Please evaluate the following statement and indicate any changes that should be made:

The Los Angeles County Sheriff's Department (LACSD) provides police protection services to the City of West Hollywood. The LACSD West Hollywood station is located at 720 North San Vicente Boulevard, approximately 0.2 miles west of the project site. The West Hollywood Sheriff's station performs various law enforcement, community policing, traffic enforcement, entertainment district management, special event management, investigative functions, and various administrative duties. LACSD has mutual aid agreements with the City of Los Angeles and the City of Beverly Hills Police Departments.

2. Please describe current staffing levels and staffing goals at the station.
3. What is the average or anticipated response time to the project site for emergency calls? Are response time goals currently being met by the department?
4. Are there any current plans to expand facilities, staff, or equipment at the West Hollywood station?
5. Are existing facilities, equipment, and personnel sufficient to accommodate the proposed Robertson Lane Hotel Project? Or, would development of the Robertson Lane Hotel Project result in the need for new facilities, equipment, or personnel in order to maintain acceptable service ratios, response times, or other performance standards of the LACSD?
6. Do you foresee any problems/impacts from the implementation of the Robertson Lane Hotel Project?

If you have any questions about the project or this letter, please do not hesitate to contact me at

(626) 204-9823. Thank you very much for your assistance.

Sincerely,

Michele Webb

Michele Webb

Environmental Analyst

DUDEK

38 North Marengo

Pasadena, CA 91101

T: 626-204-9823

www.Dudek.com

PLEASE NOTE: Dudek uses an email filter to clean viruses and filter Spam. Please take the time to verify receipt of any important or time-sensitive email sent to us.

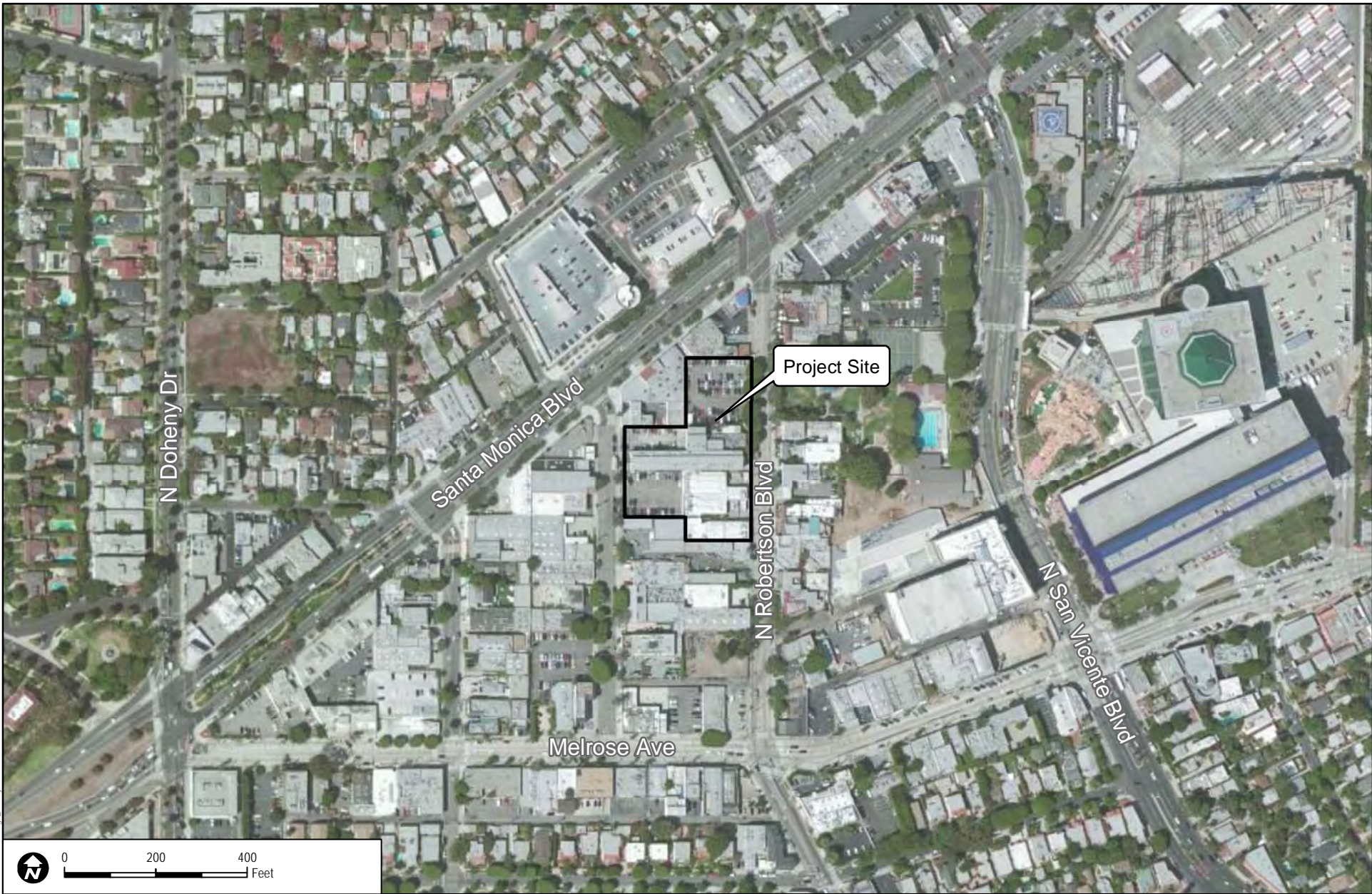
Robertson Lane Hotel Project Description

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Proposed Parking Garage. The proposed project would include construction of a subterranean parking garage, which would provide approximately 1,205 parking spaces and 6 off-street loading spaces. Three levels of subterranean parking would be constructed on the project site approximately 42 feet below the grade level of Robertson Boulevard. Two levels of subterranean parking would be constructed approximately 44 feet below the western portion of West Hollywood Park, across from the project site. The two areas of the parking garage would be connected by a two-level tunnel extending below Robertson Boulevard. Ingress/egress to the parking garage would be provided on La Peer Drive at the northernmost end of the proposed building and on Robertson Boulevard at the southernmost end of the proposed building.

Construction. The project site is currently built out with four one- to two-story commercial building and three surface parking lots. Three of the four commercial buildings and all three surface parking lots would be demolished. The commercial building that would remain is located along the southern site boundary. Construction of the proposed project is anticipated to take approximately 30 months to complete, starting in fall 2016 and ending in spring 2019. It is estimated that the project site would be occupied and in operation by March 2019.



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SOURCE: Bing Maps 2014

8595

ROBERTSON LANE SPECIFIC PLAN PROJECT

FIGURE 2
Vicinity Map

May 15, 2015

Melissa McCollum, Acting Library Manager
West Hollywood Library
County of Los Angeles Public Library
625 North San Vicente Boulevard
West Hollywood, CA 90069

***Re: Request for Library Service Information for the Proposed Robertson Lane Hotel Project,
City of West Hollywood***

Dear Ms. McCollum:

Dudek is in the process of preparing an Environmental Impact Report (EIR) under the California Environmental Quality Act (CEQA) for the Proposed Robertson Lane Hotel Project. The EIR must include a discussion of whether the proposed project would result in the need for new or expanded public facilities, including library services. This letter poses some specific questions to address this issue under CEQA. Please fax your responses to (626) 204-9834, email them to me at mwebb@dudek.com, or mail originals to: 38 North Marengo Avenue, Pasadena, CA 91101.

Attached to this letter please find the conceptual site plan, a project vicinity map, and a project description to assist the department in understanding the proposed project.

Questions for the Los Angeles County Public Library:

1. Please evaluate the following statement and indicate any changes that should be made:

The library closest to the project site is the West Hollywood Library. Operated by the County of Los Angeles Public Library, the West Hollywood Library is a 33,000-square-foot facility. The library contains approximately 80,000 volumes (books and other library materials), as well as magazines, CDs, DVDs, audiobooks, and special collections. The library also contains approximately 50 computers with internet access for public use. The County Public Library determines the adequacy of library services according to a ratio of the resident population to the total library floor area and collection size, using the standards of 0.5 square feet of library space per capita, 2.75 library items per capita, and 1.0 public access computer per 1,000 people served. Given the U.S. Census Bureau's 2013 population estimate of 35,288 City of West Hollywood residents, the West Hollywood Library meets and exceeds the services level guidelines when providing library services to West Hollywood residents.

Subject: Request for Library Service Information for the Proposed Robertson Lane Hotel Project, City of West Hollywood

Date: May 15, 2015

2. Would the proposed project create a need to expand existing and planned library facilities or staff? Would the proposed project create a need for a new library facility? (Please note that the proposed project consists of retail, restaurant, and hotel land uses and does not contain any dwelling units).

3. Do you foresee any problems/impacts from the implementation of the Robertson Lane Hotel Project?

If you have any questions about the project or this letter, please do not hesitate to contact me at (626) 204-9823. Thank you very much for your assistance.

Sincerely,

Michele Webb
Environmental Analyst
mwebb@dudek.com
626-204-9823

*Att: Proposed Robertson Lane Hotel Project Description
Figure 2. Vicinity Map
Figure 3. Conceptual Site Plan*

Subject: Request for Library Service Information for the Proposed Robertson Lane Hotel Project, City of West Hollywood

Date: May 15, 2015

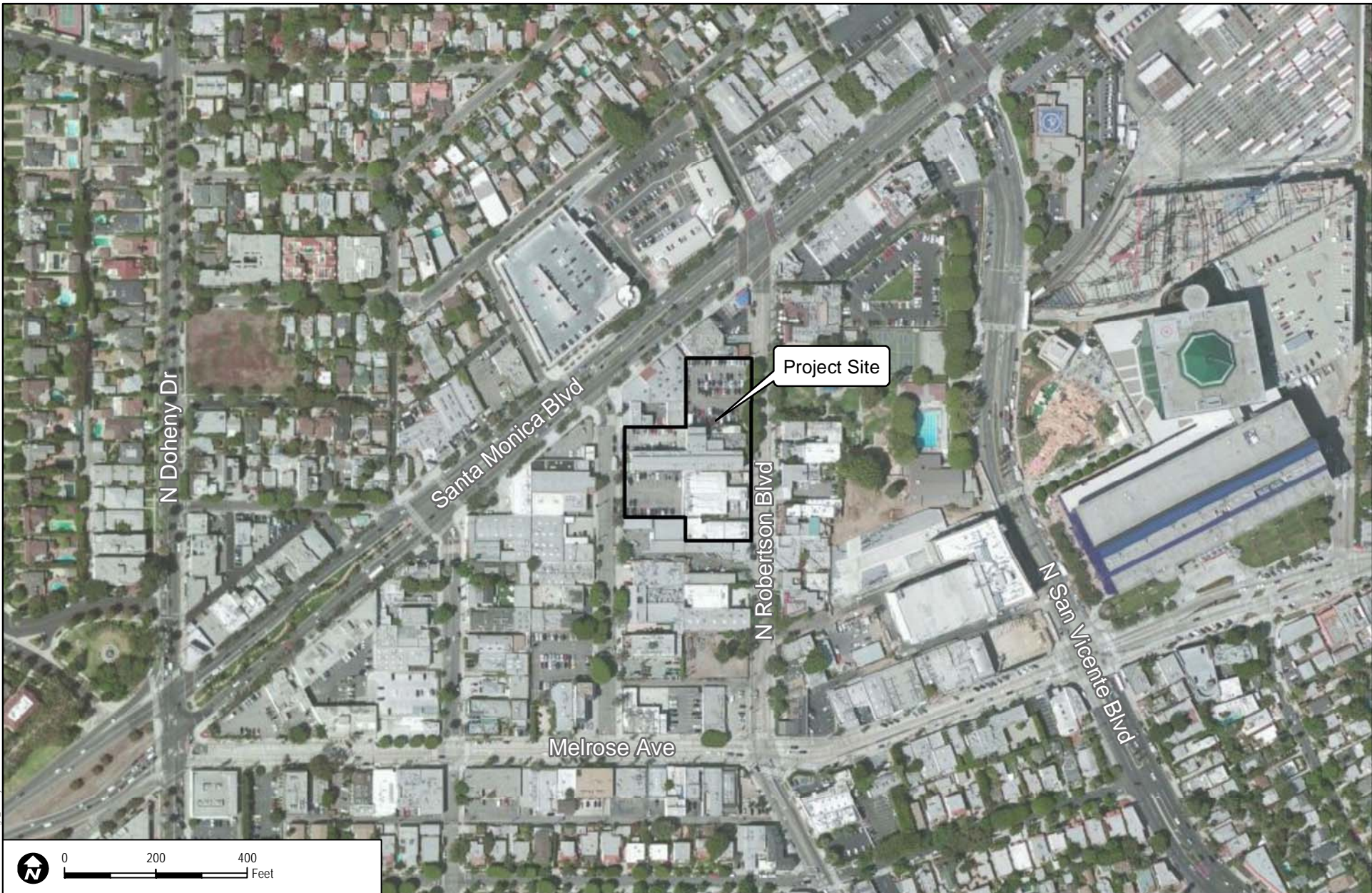
Robertson Lane Hotel Project Description

Project Location. The Robertson Lane Hotel Project (proposed project) is located at an approximately 1.94-acre site located within the City of West Hollywood (City) consisting of the following addresses: 645, 647, 653, 655, 657, 661, 665, and 681 North Robertson Boulevard and 648, 650, 652, and 654 North La Peer Drive. The assessor's parcel numbers for the site are as follows: 4336-009-003, 4336-009-004, 4336-009-005, 4336-009-006, 4336-009-007, and 4336-010-005. The site is bounded to the west by North La Peer Drive and to the east by North Robertson Boulevard.

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Construction. The project site is currently built out with four one- to two-story commercial building and three surface parking lots. Three of the four commercial buildings and all three surface parking lots would be demolished. The commercial building that would remain is located along the southern site boundary. Construction of the proposed project is anticipated to take approximately 30 months to complete, starting in fall 2016 and ending in spring 2019. It is estimated that the project site would be occupied and in operation by March 2019.



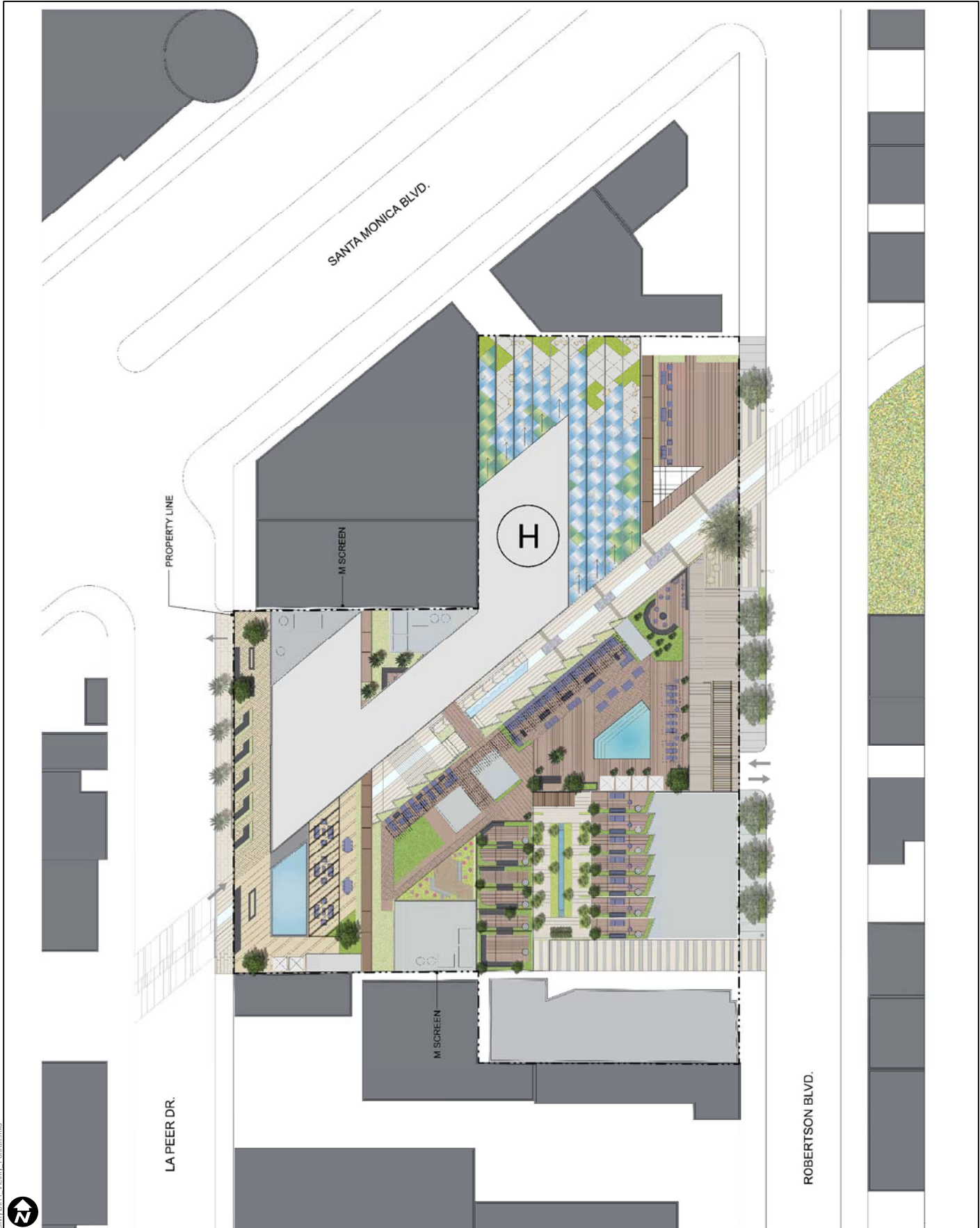
DUDEK

SOURCE: Bing Maps 2014

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ROBERTSON LANE SPECIFIC PLAN PROJECT

FIGURE 2
Vicinity Map



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SOURCE: Hodgetts + Fung Design and Architecture

ROBERTSON LANE SPECIFIC PLAN PROJECT

FIGURE 3
Conceptual Site Plan

From: [Michele Webb](mailto:Michele.Webb@library.lacounty.gov)
To: bwilson@library.lacounty.gov
Subject: Request for Library Service Information for the Proposed Robertson Lane Hotel Project, City of West Hollywood
Date: Monday, July 13, 2015 9:51:00 AM
Attachments: [Robertson Lane Hotel Project Summary and Map.pdf](#)

Dear Ms. Wilson:

Dudek is in the process of preparing an Environmental Impact Report (EIR) under the California Environmental Quality Act (CEQA) for the Proposed Robertson Lane Hotel Project. The EIR must include a discussion of whether the proposed project would result in the need for new or expanded public facilities, including library services. This email contains a summary of the proposed project and poses some specific questions to address this issue under CEQA. A more detailed project summary and a project site map are attached to this email. Please fax your responses to (626) 204-9834, email them to me at mwebb@dudek.com, or mail originals to: 38 North Marengo Avenue, Pasadena, CA 91101. Please note that this letter was originally directed to Melissa McCollum, Library Manager of the West Hollywood Library. Upon receiving no response from her, I obtained your contact information from previous EIRs that were prepared for West Hollywood. However, if you are not the correct point of contact, would you mind directing me to the department or staff member who handles questions regarding service levels and proposed development?

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If you have any questions about the project or this letter, please do not hesitate to contact me at (626) 204-9823. Thank you very much for your assistance.

Sincerely,

Michele Webb

Michele Webb

Environmental Analyst

DUDEK

38 North Marengo

Pasadena, CA 91101

T: 626-204-9823

www.Dudek.com

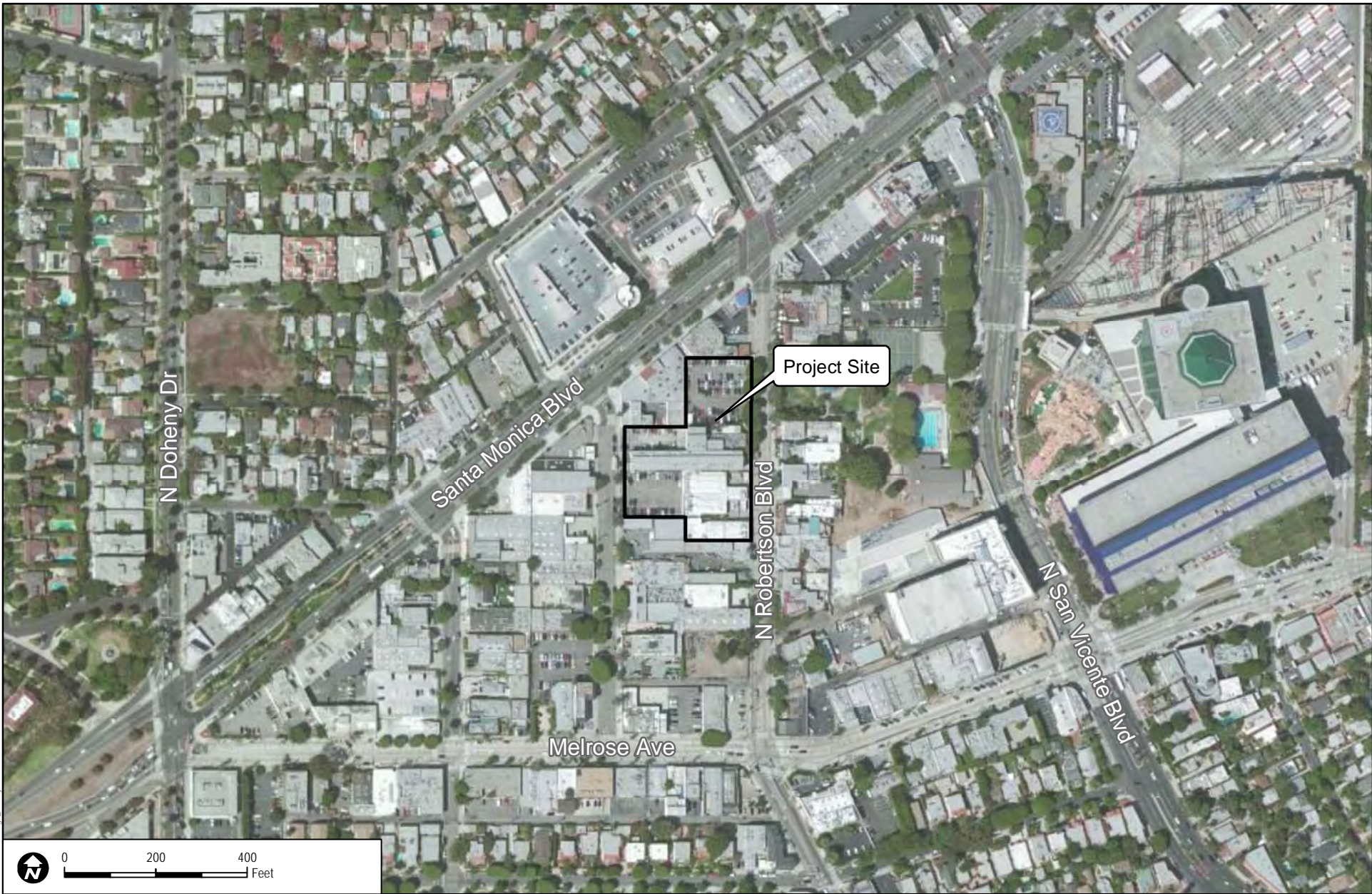
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SOURCE: Bing Maps 2014

FIGURE 2
Vicinity Map

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ROBERTSON LANE SPECIFIC PLAN PROJECT

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