

Millennium Hollywood Project Land Use Equivalency Program

Summary

Development of the Millennium Hollywood Project (Project) is subject to a Land Use Equivalency Program (Equivalency Program) that provides flexibility to adjust the type and density of land uses associated with the Project. The Equivalency Program ensures that the mix of land uses developed does not result in new significant environmental impacts or a substantial increase in the severity of significant environmental impacts identified in the Environmental Impact Report (EIR) prepared for the Project. Under the Equivalency Program, the developer may request a transfer or exchange of land uses by delivering a written request to the Planning Department of the City of Los Angeles before development of any phases of the Project. The request shall be accompanied by: (a) detailed information identifying the land use transfer or exchange that is being proposed for the next phase of development; (b) information documenting how the proposed land uses and densities in such phase of development, together with any existing improvements and any other phases previously developed, are consistent with the overall AM and PM peak hour trip cap identified in Table II-3, Project Trip Cap of the EIR; and (c) supporting documentation to demonstrate that the Project, including the proposed phase of development, would not exceed the maximum environmental impacts identified in the EIR. Tables II-5 and II-6 of the EIR identify the maximum Commercial and Residential scenarios whose impacts were analyzed in the EIR. This body of information is collectively considered an Equivalency Program Exchange Submission for the Planning Department's consideration. The Planning Director can approve such request if the Equivalency Program Exchange Submission reasonably demonstrates that the Project including the proposed phase of development is consistent with the overall AM and PM peak hour trip cap identified in Table II-3, Project Trip Cap of the EIR (included below), and would not otherwise exceed the maximum environmental impacts identified in the EIR.

**Table II-3 of the EIR
Project Trip Cap**

<u>Land Use Category</u>	<u>Use Size</u>	<u>AM Peak Hour Trips</u>	<u>PM Peak Hour Trips</u>
220 Residential	461 du	165 trips	151 trips
310 Hotel	254 rm	121 trips	128 trips
492 Health/Fitness Club	80 ksf	63 trips	156 trips
710 General Office	150 ksf	137 trips	54 trips
820 Retail	100 ksf	78 trips	321 trips
931 Quality Restaurant	25 ksf	13 trips	121 trips
N/A Car Rental	-8 ksf	(3) trips	(7) trips
Site Total (Trip Cap)		574 trips	924 trips
Site Total (Trip Cap)			1498 trips

**Table II-2 of the EIR
Trip Cap Computation by Land Use Type**

Land Use	Factor
220 Residential	0.685 trips/du
310 Hotel	0.980 trips/rm
492 Health/Fitness Club	2.738 trips/ksf
710 General Office	1.273 trips/ksf
820 Retail*	
(1-25,000 sf)	6.470 trips/ksf
(25,000-150,000 sf)	3.163 trips/ksf
931 Restaurant	5.360 trips/ksf
N/A Car Rental Facility	1.244 trips/ksf
110 Construction Employee**	0.860 trips/emp
N/A Construction Peak Period Truck***	1.0 trips/truck
<i>* Incrementally applied to the retail building area on the site at the conclusion of a development phase. ** The trip rate (of 0.86) per peak construction worker used is the addition of the ITE Trip Generation, 8th edition manual rates for a Light Industrial site (LU 110) for the AM peak hour (of 0.44) and for the PM peak hour (of 0.42) *** Total trucks arriving plus total trucks departing in a weekday period of 7-9:30 AM and 3-7 PM. Based on a PCE factor of 2.5 and 40% of the peak period trucks arriving in the two peak hours. Legend: du = dwelling unit; rm = room; ksf = per 1,000 square feet; emp = employee.</i>	

Note: The maximum amount of residential dwelling units allowed under the Equivalency Program is 897. The maximum amount of commercial uses allowed, including Health/Fitness Club, General Office, Retail and Restaurant, is 469,303 sf. Please refer to tables II-2, II-3, II-4, II-5 and II-6 of the EIR.