

Elyse Eisenberg

From: Elyse Eisenberg [eisenberg@earthlink.net]
Sent: Tuesday, December 15, 2009 3:48 PM
To: Eisenberg, Elyse
Subject: Tower Records / 8801 Sunset - update

Dear All,

Last week when we were both in NYC, Sol Barket, the developer of the Tower Records site, showed me a preview of the new plans for 8801 Sunset. This was a preliminary look at the revised project which will be presented to the neighborhood around the time the EIR is before the Planning Commission, now estimated to be January 2010.

Sol has attempted to take into consideration the many comments by the neighborhood at the various meetings that have been held the past 2.5 years, while still trying to achieve his business goals. The presentation was not complete with architectural specifications; these will be available with the EIR presentation.

Sol's preference is still to go with the proposal submitted last year, but in presenting this alternative, is hoping for increased neighborhood support.

The following are the primary changes from what we have seen before:

Building Height / Stories -

Current proposal - 3 stories/ 45' in structural height; no rooftop parking; two parking levels underground or at street level.

2008 proposal - 5 stories/ 58' in structural height; levels 4,5 rooftop parking; two parking levels underground or at street level.

2007 proposal - 6 stories / 68' in structural height; levels 4,5,6 rooftop parking; one parking level underground or at street level.

Note: Façade architectural projection height unknown. Originally 85', then 75'.

Vehicular access -

Current proposal - All vehicular access on Sunset, western section of lot (next to IAC building)

2008 proposal - One vehicular access and truck access on Horn, one vehicular access on Sunset

2007 proposal - All vehicular access on Horn

Pocket Park / Small Public Park for Neighborhood -

Current proposal - Neighborhood pocket park approximately 57' x 140' (width of property).

2008 proposal - Neighborhood pocket park approx. 12' x 140' (legal minimum setback)

2007 proposal - no pocket park

Building Design / Exterior -

Current proposal - Exterior design has changed, with broken horizontal line design element, similar in some respects to new 9200 Sunset façade, with tinted windows. May include other materials.

2008 proposal - Same as 2007 proposal.

2007 proposal - Similar to Hollywood & Highland with solid vertical line design, metal and glass.

Street Level / Retail Store -

Current proposal - approx. 10,000 sq ft.

2008 proposal - approx 12,000 sq ft.

2007 proposal - approx. 12,000 sq ft.

Second Level / David Barton Gym -

Current proposal - approx. 20,000 sq ft.

2008 proposal - approx 25,000 sq ft.

2007 proposal - approx. 25,000 sq ft.

Third Level / Office Space - possibly Buddha Bar -

Current proposal - Unknown. May have been increased.

2008 proposal - approx 20,000 sq ft.

2007 proposal - approx. 20,000 sq ft.

Parking -

Current proposal - Two floors of parking have been eliminated. New parking plan will be valet-assisted.

2008 proposal - Valet parking plus some self parking.

2007 proposal - All valet parking.

Note: No current info on number of parking spaces available, including tandem and compact.

Other Comments -

Issues like a dog run in the pocket park, landscaping design in park and around building, hours of operation, etc., still to be determined.

We have no other information the project at this time.

We will let you know when the neighborhood presentation and EIR review are scheduled. Comments, questions and concerns will be addressed at the neighborhood meetings and during the EIR review period.

Have a Happy Holiday Season and wishing you all Good Health and Happiness in the New Year!

Best,
Elyse

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