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DEPARTMENT OF CITY PLANNING



192923

ENV-2013-2552-EIR

Related Case(s): CPC-2013-2551-CUB-ZV-DB-SPR

Env. Clearance No.:

Zoning: C4-1D

Council District: ~~X~~ 4

APC: CENTRAL

Community Plan: Hollywood

Neighborhood Council: Hollywood Hills West

HPOZ:

Specific Plan(s):

Project Location: 1435 N CRESCENT HEIGHTS BLVD

Applicant: AG SCH 8150 SUNSET BLVD OWNER, LP

()
310-285-7081 (Business)

Representative: PAUL HASTINGS LLP
(JEFF HABER)
213-683-6000 (Business)

Case Filed On: 8/19/2013

Acceptance Date:

Hearing Date:

Determination/
Action Date:

DEPARTMENT OF CITY PLANNING



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Appeal End Date:

Planning Staff:

Project Description:

DEMO EXISTING COMMERCIAL BUILDINGS AND CONSTRUCT A MIXED-USE DEVELOPMENT WITH 111,000 SF. OF COMMERCIAL RETAIL AND RESTAURANT USES AND 249 RESIDENTIAL UNITS, LOCATED IN THE C4-1D ZONE.

Printed on: August 20, 2013

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PAUL
HASTINGS

November 6, 2014

VIA E-MAIL

Ms. Srimal Hewawitharana
Environmental Analysis Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, California 90012

Re: 8150 Sunset Boulevard

Dear Ms. Hewawitharana:

As you know, the proposed project at 8150 Sunset Boulevard (the "Project") has been certified as an Environmental Leadership Development Project under the Jobs and Economic Improvement Through Environmental Leadership Act of 2011 [California Public Resources Code §§21178 - 21189.3].

Pursuant to your request to David Crook of PCR, we are enclosing a summary of §§21178 - 21189.3 of the Public Resources Code, along with the actual sections of the California Public Resources Code, that set forth the actions to be undertaken by the City during the preparation of the Environmental Impact Report and the review of the associated entitlement requests for the Project.

Please let us know if you have any questions or would like to discuss further.

Sincerely yours,



Jeffrey S. Haber
of PAUL HASTINGS LLP

LEGAL_US_W # 80266658.1

SUMMARY OF CITY OBLIGATIONS FOR
ENVIRONMENTAL LEADERSHIP DEVELOPMENT PROJECTS DURING ENTITLEMENT PROCESS

1. City shall issue a public notice within 10 days of the Governor's certification [California Public Resources Code ("PRC") §21187].
2. City shall specify form and manner of applicant's payment of costs for the preparation of the administrative record concurrent with review and consideration of the project [PRC §21183(f)].
3. City shall prepare the administrative record concurrently with administrative process [PRC §21186(a)].
4. City shall maintain an Internet Web site upon which all documents and other materials placed in the administrative record shall be posted on and be downloadable from [PRC §21186(b)].
5. City shall make the draft EIR, and all other documents submitted to, or relied on by the City in the preparation of the draft EIR, available to the public in a readily accessible electronic format [PRC §21186(c)].
6. City shall make any document prepared by the City or submitted by the applicant after the release of the draft EIR that is a part of the record of proceedings available to the public in a readily accessible electronic format within 5 business days after the document is released or received by the City [PRC §21186(d)].
7. City shall encourage written comments on the project to be submitted in a readily accessible electronic format, and shall make any comment available to the public in a readily accessible electronic format within 5 business days of its receipt [PRC §21186(e)].
8. City shall convert any comment that is not in an electronic format into a readily accessible electronic format within 7 business days after its receipt, and shall make it available to the public in that format [PRC §21186(f)].
9. City is not required to post copyright-protected documents submitted to or relied upon by the City and that were not specifically prepared for the project, but must prepare an index of such documents, specifying the libraries or City offices in which hard copies of the copyrighted materials are available, no later than the date of release of the draft EIR, or within 5 business days after the release of the draft EIR [PRC 21186(g)].
10. If City approves the project, City shall certify the administrative record within 5 days of the approval [PRC §21186(h)].
11. City shall monitor and enforce environmental mitigation measures [PRC §21183(d)].



[Up^](#)

PUBLIC RESOURCES CODE - PRC

DIVISION 13. ENVIRONMENTAL QUALITY [21000 - 21189.3] (*Division 13 added by Stats. 1970, Ch. 1433.*)

CHAPTER 6.5. Jobs and Economic Improvement Through Environmental Leadership Act of 2011 [21178 - 21189.3] (*Chapter 6.5 added by Stats. 2011, Ch. 354, Sec. 1.*)

21178. The Legislature finds and declares all of the following:

- (a) The overall unemployment rate in California is 12 percent, and in certain regions of the state that rate exceeds 13 percent.
- (b) The California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code) requires that the environmental impacts of development projects be identified and mitigated.
- (c) The act also guarantees the public an opportunity to review and comment on the environmental impacts of a project and to participate meaningfully in the development of mitigation measures for potentially significant environmental impacts.
- (d) There are large projects under consideration in various regions of the state that would replace old and outmoded facilities with new job-creating facilities to meet those regions' needs while also establishing new, cutting-edge environmental benefits to those regions.
- (e) These projects are privately financed or financed from revenues generated from the projects themselves and do not require taxpayer financing.
- (f) These projects further will generate thousands of full-time jobs during construction and thousands of additional permanent jobs once they are constructed and operating.
- (g) These projects also present an unprecedented opportunity to implement nation-leading innovative measures that will significantly reduce traffic, air quality, and other significant environmental impacts, and fully mitigate the greenhouse gas emissions resulting from passenger vehicle trips attributed to the project.
- (h) These pollution reductions will be the best in the nation compared to other comparable projects in the United States.
- (i) The purpose of this act is to provide unique and unprecedented streamlining benefits under the California Environmental Quality Act for projects that provide the benefits described above for a limited period of time to put people to work as soon as possible.

(Added by Stats 2011, Ch 354, Sec 1 Effective January 1, 2012 Repealed as of January 1, 2017, pursuant to Section 21189.3)

21180. For the purposes of this chapter, the following terms shall have the following meanings:

- (a) "Applicant" means a public or private entity or its affiliates, or a person or entity that undertakes a public works project, that proposes a project and its successors, heirs, and assignees.
- (b) "Environmental leadership development project," "leadership project," or "project" means a project as described in Section 21065 that is one the following:
 - (1) A residential, retail, commercial, sports, cultural, entertainment, or recreational use project that is certified as LEED silver or better by the United States Green Building Council and, where applicable, that achieves a 10-percent greater standard for transportation efficiency than for comparable projects. These projects must be located on an infill site. For a project that is within a metropolitan planning organization for which a sustainable communities strategy or alternative planning strategy is in effect, the infill project shall be consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in either a sustainable communities strategy or an alternative planning strategy, for which the State Air Resources Board, pursuant to subparagraph (H) of paragraph (2) of subdivision (b) of Section 65080 of the Government Code, has accepted a metropolitan planning organization's determination that the sustainable communities strategy or the alternative planning strategy would, if implemented, achieve the greenhouse gas emission reduction targets.

(2) A clean renewable energy project that generates electricity exclusively through wind or solar, but not including waste incineration or conversion.

(3) A clean energy manufacturing project that manufactures products, equipment, or components used for renewable energy generation, energy efficiency, or for the production of clean alternative fuel vehicles.

(c) "Transportation efficiency" means the number of vehicle trips by employees, visitors, or customers of the residential, retail, commercial, sports, cultural, entertainment, or recreational use project divided by the total number of employees, visitors, and customers.

(Added by Stats 2011, Ch 354, Sec 1 Effective January 1, 2012 Repealed as of January 1, 2017, pursuant to Section 21189.3)

21181. This chapter does not apply to a project if the Governor does not certify a project as an environmental leadership development project eligible for streamlining provided pursuant to this chapter prior to January 1, 2016.

(Amended by Stats 2013, Ch 386, Sec 8 Effective January 1, 2014 Repealed as of January 1, 2017, pursuant to Section 21189.3)

21182. A person proposing to construct a leadership project may apply to the Governor for certification that the leadership project is eligible for streamlining provided by this chapter. The person shall supply evidence and materials that the Governor deems necessary to make a decision on the application. Any evidence or materials shall be made available to the public at least 15 days before the Governor certifies a project pursuant to this chapter.

(Added by Stats 2011, Ch 354, Sec 1 Effective January 1, 2012 Repealed as of January 1, 2017, pursuant to Section 21189.3)

21183. The Governor may certify a leadership project for streamlining pursuant to this chapter if all the following conditions are met:

(a) The project will result in a minimum investment of one hundred million dollars (\$100,000,000) in California upon completion of construction.

(b) The project creates high-wage, highly skilled jobs that pay prevailing wages and living wages and provide construction jobs and permanent jobs for Californians, and helps reduce unemployment. For purposes of this subdivision, "jobs that pay prevailing wages" means that all construction workers employed in the execution of the project will receive at least the general prevailing rate of per diem wages for the type of work and geographic area, as determined by the Director of Industrial Relations pursuant to Sections 1773 and 1773.9 of the Labor Code. If the project is certified for streamlining, the project applicant shall include this requirement in all contracts for the performance of the work.

(c) The project does not result in any net additional emission of greenhouse gases, including greenhouse gas emissions from employee transportation, as determined by the State Air Resources Board pursuant to Division 25.5 (commencing with Section 38500) of the Health and Safety Code.

(d) The project applicant has entered into a binding and enforceable agreement that all mitigation measures required pursuant to this division to certify the project under this chapter shall be conditions of approval of the project, and those conditions will be fully enforceable by the lead agency or another agency designated by the lead agency. In the case of environmental mitigation measures, the applicant agrees, as an ongoing obligation, that those measures will be monitored and enforced by the lead agency for the life of the obligation.

(e) The project applicant agrees to pay the costs of the Court of Appeal in hearing and deciding any case, including payment of the costs for the appointment of a special master if deemed appropriate by the court, in a form and manner specified by the Judicial Council, as provided in the Rules of Court adopted by the Judicial Council pursuant to subdivision (f) of Section 21185.

(f) The project applicant agrees to pay the costs of preparing the administrative record for the project concurrent with review and consideration of the project pursuant to this division, in a form and manner specified by the lead agency for the project.

(Amended by Stats 2013, Ch 386, Sec 9 Effective January 1, 2014 Repealed as of January 1, 2017, pursuant to Section 21189.3)

21184. (a) The Governor may certify a project for streamlining pursuant to this chapter if it complies with the conditions specified in Section 21183.

(b) (1) Prior to certifying a project, the Governor shall make a determination that each of the conditions specified in Section 21183 has been met. These findings are not subject to judicial review.

(2) (A) If the Governor determines that a leadership project is eligible for streamlining pursuant to this chapter, he or she shall submit that determination, and any supporting information, to the Joint Legislative Budget Committee for review and concurrence or nonconcurrence.

(B) Within 30 days of receiving the determination, the Joint Legislative Budget Committee shall concur or nonconcur in writing on the determination.

(C) If the Joint Legislative Budget Committee fails to concur or nonconcur on a determination by the Governor within 30 days of the submittal, the leadership project is deemed to be certified.

(c) The Governor may issue guidelines regarding application and certification of projects pursuant to this chapter. Any guidelines issued pursuant to this subdivision are not subject to the rulemaking provisions of the Administrative Procedure Act (Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2 of the Government Code).

(Added by Stats 2011, Ch 354, Sec 1 Effective January 1, 2012 Repealed as of January 1, 2017, pursuant to Section 21189 3)

21185. On or before July 1, 2014, the Judicial Council shall adopt a rule of court to establish procedures applicable to actions or proceedings brought to attack, review, set aside, void, or annul the certification of the environmental impact report for an environmental leadership development project certified by the Governor pursuant to this chapter or the granting of any project approvals that require the actions or proceedings, including any potential appeals therefrom, be resolved, within 270 days of certification of the record of proceedings pursuant to Section 21186.

(Repealed and added by Stats 2013, Ch 386, Sec 11 Effective January 1, 2014 Repealed as of January 1, 2017, pursuant to Section 21189 3)

21186. Notwithstanding any other law, the preparation and certification of the administrative record for a leadership project certified by the Governor shall be performed in the following manner:

(a) The lead agency for the project shall prepare the administrative record pursuant to this division concurrently with the administrative process.

(b) All documents and other materials placed in the administrative record shall be posted on, and be downloadable from, an Internet Web site maintained by the lead agency commencing with the date of the release of the draft environmental impact report.

(c) The lead agency shall make available to the public in a readily accessible electronic format the draft environmental impact report and all other documents submitted to, or relied on by, the lead agency in the preparation of the draft environmental impact report.

(d) A document prepared by the lead agency or submitted by the applicant after the date of the release of the draft environmental impact report that is a part of the record of the proceedings shall be made available to the public in a readily accessible electronic format within five business days after the document is released or received by the lead agency.

(e) The lead agency shall encourage written comments on the project to be submitted in a readily accessible electronic format, and shall make any comment available to the public in a readily accessible electronic format within five days of its receipt.

(f) Within seven business days after the receipt of any comment that is not in an electronic format, the lead agency shall convert that comment into a readily accessible electronic format and make it available to the public in that format.

(g) Notwithstanding paragraphs (b) to (f), inclusive, documents submitted to or relied on by the lead agency that were not prepared specifically for the project and are copyright protected are not required to be made readily accessible in an electronic format. For those copyright-protected documents, the lead agency shall make an index of these documents available in an electronic format no later than the date of the release of the draft environmental impact report, or within five business days if the document is received or relied on by the lead agency after the release of the draft environmental impact report. The index must specify the libraries or lead agency offices in which hardcopies of the copyrighted materials are available for public review.

(h) The lead agency shall certify the final administrative record within five days of its approval of the project.

(i) Any dispute arising from the administrative record shall be resolved by the superior court. Unless the superior court directs otherwise, a party disputing the content of the record shall file a motion to augment the record at the time it files its initial brief.

(j) The contents of the record of proceedings shall be as set forth in subdivision (e) of Section 21167.6.

(Amended by Stats 2013, Ch 386, Sec 12 Effective January 1, 2014 Repealed as of January 1, 2017, pursuant to Section 21189 3)

21187. Within 10 days of the Governor certifying an environmental leadership development project pursuant to this section, the lead agency shall, at the applicant's expense, issue a public notice in no less than 12-point type stating the following:

"THE APPLICANT HAS ELECTED TO PROCEED UNDER CHAPTER 6.5 (COMMENCING WITH SECTION 21178) OF THE PUBLIC RESOURCES CODE, WHICH PROVIDES, AMONG OTHER THINGS, THAT ANY JUDICIAL ACTION CHALLENGING THE CERTIFICATION OF THE EIR OR THE APPROVAL OF THE PROJECT DESCRIBED IN THE EIR IS SUBJECT TO THE PROCEDURES SET FORTH IN SECTIONS 21185 TO 21186, INCLUSIVE, OF THE PUBLIC RESOURCES CODE. A COPY OF CHAPTER 6.5 (COMMENCING WITH SECTION 21178) OF THE PUBLIC RESOURCES CODE IS INCLUDED BELOW."

The public notice shall be distributed by the lead agency as required for public notices issued pursuant to paragraph (3) of subdivision (b) of Section 21092.

(Amended by Stats 2013, Ch 386, Sec 13 Effective January 1, 2014 Repealed as of January 1, 2017, pursuant to Section 21189 3)

21188. The provisions of this chapter are severable. If any provision of this chapter or its application is held to be invalid, that invalidity shall not affect any other provision or application that can be given effect without the invalid provision or application.

(Added by Stats 2011, Ch 354, Sec 1 Effective January 1, 2012 Repealed as of January 1, 2017, pursuant to Section 21189 3)

21189. Except as otherwise provided expressly in this chapter, nothing in this chapter affects the duty of any party to comply with this division.

(Added by Stats 2011, Ch 354, Sec 1 Effective January 1, 2012 Repealed as of January 1, 2017, pursuant to Section 21189 3)

21189.1. If, prior to January 1, 2016, a lead agency fails to approve a project certified by the Governor pursuant to this chapter, then the certification expires and is no longer valid.

(Amended by Stats 2013, Ch 386, Sec 14 Effective January 1, 2014 Repealed as of January 1, 2017, pursuant to Section 21189 3)

21189.2. The Judicial Council shall report to the Legislature on or before January 1, 2015, on the effects of this chapter, which shall include, but not be limited to, a description of the benefits, costs, and detriments of the certification of leadership projects pursuant to this chapter.

(Added by Stats 2011, Ch 354, Sec 1 Effective January 1, 2012 Repealed as of January 1, 2017, pursuant to Section 21189 3)

21189.3. This chapter shall remain in effect until January 1, 2017, and as of that date is repealed unless a later enacted statute extends or repeals that date.

(Amended by Stats 2013, Ch 386, Sec 15 Effective January 1, 2014 Repealed as of January 1, 2017, by its own provisions Note: Repeal affects Chapter 6 5, commencing with Section 21178)

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: July 8, 2014

TO: Srimal Hewawitharana, Environmental Specialist II
Environmental Analysis Section
Department of City Planning

RECEIVED
CITY OF LOS ANGELES

JUL 16 2014

FROM: Ali Poosti, Division Manager
Wastewater Engineering Services Division
Bureau of Sanitation

ENVIRONMENTAL
UNIT

SUBJECT: **8150 SUNSET BOULEVARD MIXED-USE PROJECT – NOTICE OF PREPARATION EIR**

This is an update of our response letter to you dated April 21, 2014 regarding your proposed mixed-use residential and retail project located at 8150 Sunset Blvd, Los Angeles, CA 90046. The Bureau of Sanitation has conducted a preliminary evaluation of the potential impacts to the wastewater and stormwater systems for the proposed project.

WASTEWATER REQUIREMENT

The Bureau of Sanitation, Wastewater Engineering Services Division (WESD) is charged with the task of evaluating the local sewer conditions and to determine if available wastewater capacity exists for future developments. The evaluation will determine cumulative sewer impacts and guide the planning process for any future sewer improvements projects needed to provide future capacity as the City grows and develops.

Projected Wastewater Discharges for the Proposed Project:

Type Description	Average Daily Flow per Type Description (GPD/UNIT)	Proposed No. of Units	Average Daily Flow (GPD)
<i>Proposed</i>			
Residential: Studio	75 GPD/DU	73 DU	5,475
1-BDRM	110 GPD/DU	130 DU	14,300
2-BDRMS	150 GPD/DU	38 DU	5,700
3-BDRMS	190 GPD/DU	8 DU	1,520
Lobby & Recreation Room	50 GPD/1000 SQ.FT	2,652 SQ.FT	133
Fitness & Changing Room	200 GPD/1000 SQ.FT	2,553 SQ.FT	511
Business Center	120 GPD/1000 SQ.FT	536 SQ.FT	64
Library	30 GPD/1000 SQ.FT	1,140 SQ.FT	34
Swimming Pool backwash Rate	190/GPM	5 MIN	950



Commercial-Retail	25 GPD/1000 SQ.FT	51,150 SQ.FT	1,279
Restaurant	300 GPD/1000 SQ.FT	22,189 SQ.FT	6,657
Supermarket	50 GPD/1000 SQ.FT	24,811 SQ.FT	1,241
Health Club/Fitness	200 GPD/1000 SQ.FT	8,095 SQ. Ft	1,619
Bank	50 GPD/1000 SQ.FT	5,094 SQ.FT	255
Total			39,738

SEWER AVAILABILITY

The sewer infrastructure in the vicinity of the proposed project includes an existing 8-inch line on Sunset Blvd. The sewage from the 8-inch line feeds into a Los Angeles County sewer line on Havenhurst Dr. The sewage from the Los Angeles County sewer line feeds into a 12-inch City sewer pipe at the downstream and passes through 15-inch line before discharge into an 18-inch line on LA Cienega Blvd. Figure 1 shows the details of the sewer system within the vicinity of the project.

The current approximate flow level (d/D) and the design capacities at d/D of 50% in the sewer system are as follows:

Pipe Diameter (in)	Pipe Location	Current Gauging d/D (%)	50% Design Capacity
8	Sunset Blvd.	*	415,790 GPD
15	LA Cienega Blvd	47	2.01 MGD
15	LA Cienega Blvd	54	1.73 MGD
18	LA Cienega Blvd	44	3.02 MGD

* No gauging available

Based on the estimated flows, it appears the City sewer system might be able to accommodate the total flow for your proposed project. The developers will be required to contact Los Angeles County Sanitation District to verify capacity availability of the County lines. Further detailed gauging and evaluation will be needed as part of the permit process to identify a sewer connection point. If the public sewer has insufficient capacity then the developer will be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connection permit will be made at that time. Ultimately, this sewage flow will be conveyed to the Hyperion Treatment Plant, which has sufficient capacity for the project.

If you have any questions, please call Kwasi Berko of my staff at (323) 342-1562.



STORMWATER REQUIREMENTS

The Bureau of Sanitation, Watershed Protection Division (WPD) is charged with the task of ensuring the implementation of the Municipal Stormwater Permit requirements within the City of Los Angeles. We anticipate the following requirements would apply for this project.

POST-CONSTRUCTION MITIGATION REQUIREMENTS

The project requires implementation of stormwater mitigation measures. These requirements are based on the Standard Urban Stormwater Mitigation Plan (SUSMP) and the recently adopted Low Impact Development (LID) requirements. The projects that are subject to SUSMP/LID are required to incorporate measures to mitigate the impact of stormwater runoff. The requirements are outlined in the guidance manual titled "*Development Best Management Practices Handbook – Part B: Planning Activities*". Current regulations prioritize infiltration, capture/use, and then biofiltration as the preferred stormwater control measures. The relevant documents can be found at: www.lastormwater.org. It is advised that input regarding SUSMP requirements be received in the early phases of the project from WPD's plan-checking staff.

GREEN STREETS

The City is developing a Green Street Initiative that will require projects to implement Green Street elements in the parkway areas between the roadway and sidewalk of the public right-of-way to capture and retain stormwater and urban runoff to mitigate the impact of stormwater runoff and other environmental concerns. The goals of the Green Street elements are to improve the water quality of stormwater runoff, recharge local ground water basins, improve air quality, reduce the heat island effect of street pavement, enhance pedestrian use of sidewalks, and encourage alternate means of transportation. The Green Street elements may include infiltration systems, biofiltration swales, and permeable pavements where stormwater can be easily directed from the streets into the parkways and can be implemented in conjunction with the SUSMP/LID requirements.

CONSTRUCTION REQUIREMENTS

The project is required to implement stormwater control measures during its construction phase. All projects are subject to a set of minimum control measures to lessen the impact of stormwater pollution. In addition for projects that involve construction during the rainy season that is between October 1 and April 15, a Wet Weather Erosion Control Plan is required to be prepared. Also projects that disturb more than one-acre of land are subject to the California General Construction Stormwater Permit. As part of this requirement a Notice of Intent (NOI) needs to be filed with the State of California and a Storm Water Pollution Prevention Plan (SWPPP) needs to be prepared. The SWPPP must be maintained on-site during the duration of construction.

If there are questions regarding the stormwater requirements, please call Kosta Kaporis at (213) 485-0586, or WPD's plan-checking counter at (213) 482-7066. WPD's plan-checking counter can also be visited at 201 N. Figueroa, 3rd Fl, Station 18.



SOLID RESOURCE REQUIREMENTS

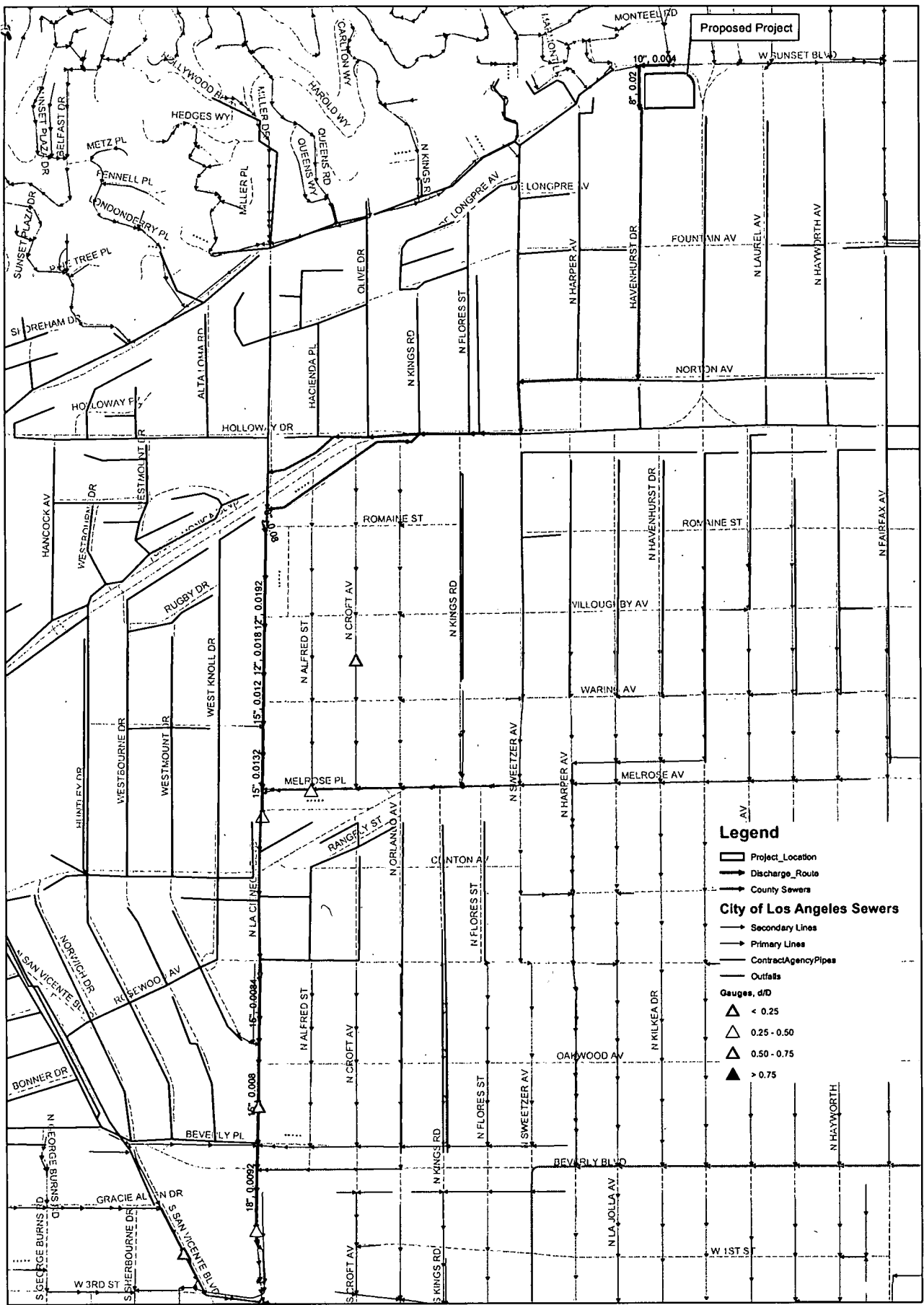
The City has a standard requirement that applies to all proposed residential developments of four or more units or where the addition of floor areas is 25 percent or more, and all other development projects where the addition of floor area is 30 percent or more. Such developments must set aside a recycling area or room for onsite recycling activities. For more details of this requirement, please contact Daniel Hackney of the Special Project Division at (213)485-3684.

KB\AP:tn

Attachment: Figure 1 – Sewer Map

c: Kosta Kaporis, BOS
Daniel Hackney, BOS
Zemamu Gebrewold, BOS

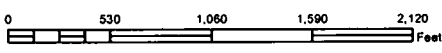
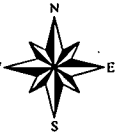




Wastewater Engineering Services Division
 Bureau of Sanitation
 City of Los Angeles



FIGURE 1
8150 W. Sunset Boulevard Mixed-Used Project
Sewer Map



Thomas Reuter Data reproduced with permission granted by THOMAS REUTER P&E

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

CITY PLANNING COMMISSION

RENEE DAKE WILSON
PRESIDENT
DANA M. PERLMAN
VICE-PRESIDENT
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CAROLINE CHOE
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MARTA SEGURA
JAMES K. WILLIAMS
COMMISSION EXECUTIVE ASSISTANT II
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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LISA M. WEBBER, AICP
DEPUTY DIRECTOR
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JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

INFORMATION
www.planning.lacity.org

May 16, 2014

NOTICE OF ENVIRONMENTAL LEADERSHIP DEVELOPMENT PROJECT (ELDP)

CASE NO.:

PROJECT NAME:

PROJECT APPLICANT:

PROJECT LOCATION/ADDRESS:

COMMUNITY PLANNING AREA:

COUNCIL DISTRICT:

ENV-2013-2552-EIR

8150 Sunset Boulevard Mixed-Use Project

AG-SCH 8150 Sunset Boulevard Owner, L.P.

8150 Sunset Boulevard

Hollywood Community Plan Area

4 – Tom LaBonge

THE APPLICANT HAS ELECTED TO PROCEED UNDER CHAPTER 6.5 (COMMENCING WITH SECTION 21178) OF THE PUBLIC RESOURCES CODE, WHICH PROVIDES, AMONG OTHER THINGS, THAT ANY JUDICIAL ACTION CHALLENGING THE CERTIFICATION OF THE EIR OR THE APPROVAL OF THE PROJECT DESCRIBED IN THE EIR IS SUBJECT TO THE PROCEDURES SET FORTH IN SECTIONS 21185 TO 21186, INCLUSIVE, OF THE PUBLIC RESOURCES CODE. A COPY OF CHAPTER 6.5 (COMMENCING WITH SECTION 21178) OF THE PUBLIC RESOURCES CODE IS INCLUDED BELOW.

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(Division 13 added by Stats. 1970, Ch. 1433.)

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- (e) These projects are privately financed or financed from revenues generated from the projects themselves and do not require taxpayer financing.
- (f) These projects further will generate thousands of full-time jobs during construction and thousands of additional permanent jobs once they are constructed and operating.
- (g) These projects also present an unprecedented opportunity to implement nation-leading innovative measures that will significantly reduce traffic, air quality, and other significant environmental impacts, and fully mitigate the greenhouse gas emissions resulting from passenger vehicle trips attributed to the project.
- (h) These pollution reductions will be the best in the nation compared to other comparable projects in the United States.
- (i) The purpose of this act is to provide unique and unprecedented streamlining benefits under the California Environmental Quality Act for projects that provide the benefits described above for a limited period of time to put people to work as soon as possible.

21180. For the purposes of this chapter, the following terms shall have the following meanings:

- (a) "Applicant" means a public or private entity or its affiliates, or a person or entity that undertakes a public works project, that proposes a project and its successors, heirs, and assignees.
- (b) "Environmental leadership development project," "leadership project," or "project" means a project as described in Section 21065 that is one the following:
 - (1) A residential, retail, commercial, sports, cultural, entertainment, or recreational use project that is certified as LEED silver or better by the United States Green Building Council and, where applicable, that achieves a 10-percent greater standard for transportation efficiency than for comparable projects. These projects must be located on an infill site. For a project that is within a metropolitan planning organization for which a sustainable communities strategy or alternative planning strategy is in effect, the infill project shall be consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in either a sustainable communities strategy or an alternative planning strategy, for which the State Air Resources Board, pursuant to subparagraph (H) of paragraph (2) of subdivision (b) of Section 65080 of the Government Code, has accepted a metropolitan planning organization's determination that the sustainable communities strategy or the alternative planning strategy would, if implemented, achieve the greenhouse gas emission reduction targets.
 - (2) A clean renewable energy project that generates electricity exclusively through wind or solar, but not including waste incineration or conversion.
 - (3) A clean energy manufacturing project that manufactures products, equipment, or components used for renewable energy generation, energy efficiency, or for the production of clean alternative fuel vehicles.
- (c) "Transportation efficiency" means the number of vehicle trips by employees, visitors, or customers of the residential, retail, commercial, sports, cultural, entertainment, or recreational use project divided by the total number of employees, visitors, and customers.

21181. This chapter does not apply to a project if the Governor does not certify a project as an environmental leadership development project eligible for streamlining provided pursuant to this chapter prior to January 1, 2016.

21182. A person proposing to construct a leadership project may apply to the Governor for certification that the leadership project is eligible for streamlining provided by this chapter. The

person shall supply evidence and materials that the Governor deems necessary to make a decision on the application. Any evidence or materials shall be made available to the public at least 15 days before the Governor certifies a project pursuant to this chapter.

21183. The Governor may certify a leadership project for streamlining pursuant to this chapter if all the following conditions are met:

(a) The project will result in a minimum investment of one hundred million dollars (\$100,000,000) in California upon completion of construction.

(b) The project creates high-wage, highly skilled jobs that pay prevailing wages and living wages and provide construction jobs and permanent jobs for Californians, and helps reduce unemployment. For purposes of this subdivision, "jobs that pay prevailing wages" means that all construction workers employed in the execution of the project will receive at least the general prevailing rate of per diem wages for the type of work and geographic area, as determined by the Director of Industrial Relations pursuant to Sections 1773 and 1773.9 of the Labor Code. If the project is certified for streamlining, the project applicant shall include this requirement in all contracts for the performance of the work.

(c) The project does not result in any net additional emission of greenhouse gases, including greenhouse gas emissions from employee transportation, as determined by the State Air Resources Board pursuant to Division 25.5 (commencing with Section 38500) of the Health and Safety Code.

(d) The project applicant has entered into a binding and enforceable agreement that all mitigation measures required pursuant to this division to certify the project under this chapter shall be conditions of approval of the project, and those conditions will be fully enforceable by the lead agency or another agency designated by the lead agency. In the case of environmental mitigation measures, the applicant agrees, as an ongoing obligation, that those measures will be monitored and enforced by the lead agency for the life of the obligation.

(e) The project applicant agrees to pay the costs of the Court of Appeal in hearing and deciding any case, including payment of the costs for the appointment of a special master if deemed appropriate by the court, in a form and manner specified by the Judicial Council, as provided in the Rules of Court adopted by the Judicial Council pursuant to subdivision (f) of Section 21185.

(f) The project applicant agrees to pay the costs of preparing the administrative record for the project concurrent with review and consideration of the project pursuant to this division, in a form and manner specified by the lead agency for the project.

21184. (a) The Governor may certify a project for streamlining pursuant to this chapter if it complies with the conditions specified in Section 21183.

(b) (1) Prior to certifying a project, the Governor shall make a determination that each of the conditions specified in Section 21183 has been met. These findings are not subject to judicial review.

(2) (A) If the Governor determines that a leadership project is eligible for streamlining pursuant to this chapter, he or she shall submit that determination, and any supporting information, to the Joint Legislative Budget Committee for review and concurrence or nonconcurrence.

(B) Within 30 days of receiving the determination, the Joint Legislative Budget Committee shall concur or nonconcur in writing on the determination.

(C) If the Joint Legislative Budget Committee fails to concur or nonconcur on a determination by the Governor within 30 days of the submittal, the leadership project is deemed to be certified.

(c) The Governor may issue guidelines regarding application and certification of projects pursuant to this chapter. Any guidelines issued pursuant to this subdivision are not subject to the rulemaking provisions of the Administrative Procedure Act (Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2 of the Government Code).

21185. On or before July 1, 2014, the Judicial Council shall adopt a rule of court to establish procedures applicable to actions or proceedings brought to attack, review, set aside, void, or annul the certification of the environmental impact report for an environmental leadership development project certified by the Governor pursuant to this chapter or the granting of any project approvals that require the actions or proceedings, including any potential appeals therefrom, be resolved, within 270 days of certification of the record of proceedings pursuant to Section 21186.

21186. Notwithstanding any other law, the preparation and certification of the administrative record for a leadership project certified by the Governor shall be performed in the following manner:

- (a) The lead agency for the project shall prepare the administrative record pursuant to this division concurrently with the administrative process.
- (b) All documents and other materials placed in the administrative record shall be posted on, and be downloadable from, an Internet Web site maintained by the lead agency commencing with the date of the release of the draft environmental impact report.
- (c) The lead agency shall make available to the public in a readily accessible electronic format the draft environmental impact report and all other documents submitted to, or relied on by, the lead agency in the preparation of the draft environmental impact report.
- (d) A document prepared by the lead agency or submitted by the applicant after the date of the release of the draft environmental impact report that is a part of the record of the proceedings shall be made available to the public in a readily accessible electronic format within five business days after the document is released or received by the lead agency.
- (e) The lead agency shall encourage written comments on the project to be submitted in a readily accessible electronic format, and shall make any comment available to the public in a readily accessible electronic format within five days of its receipt.
- (f) Within seven business days after the receipt of any comment that is not in an electronic format, the lead agency shall convert that comment into a readily accessible electronic format and make it available to the public in that format.
- (g) Notwithstanding paragraphs (b) to (f), inclusive, documents submitted to or relied on by the lead agency that were not prepared specifically for the project and are copyright protected are not required to be made readily accessible in an electronic format. For those copyright-protected documents, the lead agency shall make an index of these documents available in an electronic format no later than the date of the release of the draft environmental impact report, or within five business days if the document is received or relied on by the lead agency after the release of the draft environmental impact report. The index must specify the libraries or lead agency offices in which hardcopies of the copyrighted materials are available for public review.
- (h) The lead agency shall certify the final administrative record within five days of its approval of the project.
- (i) Any dispute arising from the administrative record shall be resolved by the superior court. Unless the superior court directs otherwise, a party disputing the content of the record shall file a motion to augment the record at the time it files its initial brief.
- (j) The contents of the record of proceedings shall be as set forth in subdivision (e) of Section 21167.6.

21187. Within 10 days of the Governor certifying an environmental leadership development project pursuant to this section, the lead agency shall, at the applicant's expense, issue a public notice in no less than 12-point type stating the following:

"THE APPLICANT HAS ELECTED TO PROCEED UNDER CHAPTER 6.5 (COMMENCING WITH SECTION 21178) OF THE PUBLIC RESOURCES CODE, WHICH PROVIDES, AMONG OTHER THINGS, THAT ANY JUDICIAL ACTION CHALLENGING THE CERTIFICATION OF THE EIR OR THE APPROVAL OF THE PROJECT DESCRIBED IN THE EIR IS SUBJECT TO THE PROCEDURES SET FORTH IN SECTIONS 21185 TO 21186, INCLUSIVE, OF THE PUBLIC RESOURCES CODE. A COPY OF CHAPTER 6.5 (COMMENCING WITH SECTION 21178) OF THE PUBLIC RESOURCES CODE IS INCLUDED BELOW."

The public notice shall be distributed by the lead agency as required for public notices issued pursuant to paragraph (3) of subdivision (b) of Section 21092.

21188. The provisions of this chapter are severable. If any provision of this chapter or its application is held to be invalid, that invalidity shall not affect any other provision or application that can be given effect without the invalid provision or application.

21189. Except as otherwise provided expressly in this chapter, nothing in this chapter affects the duty of any party to comply with this division.

21189.1. If, prior to January 1, 2016, a lead agency fails to approve a project certified by the Governor pursuant to this chapter, then the certification expires and is no longer valid.

21189.2. The Judicial Council shall report to the Legislature on or before January 1, 2015, on the effects of this chapter, which shall include, but not be limited to, a description of the benefits, costs, and detriments of the certification of leadership projects pursuant to this chapter.

21189.3. This chapter shall remain in effect until January 1, 2017, and as of that date is repealed unless a later enacted statute extends or repeals that date.

Lisa M. Webber,
Deputy Director of Planning



Luciralia Ibarra
Project Coordinator

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: April 21, 2014

TO: Srimal Hewawitharana, Environmental Specialist II
Environmental Analysis Section
Department of City Planning

FROM: Ali Poosti, Division Manager
Wastewater Engineering Services Division
Bureau of Sanitation

RECEIVED
CITY OF LOS ANGELES

MAY 09 2014

ENVIRONMENTAL
UNIT

SUBJECT: **8150 SUNSET BOULEVARD MIXED-USE PROJECT – NOTICE OF PREPARATION EIR**

This is in response to your September 12, 2013 letter requesting a review of your proposed mixed-use residential and retail project located at 8150 Sunset Blvd, Los Angeles, CA 90046. The Bureau of Sanitation has conducted a preliminary evaluation of the potential impacts to the wastewater and stormwater systems for the proposed project.

WASTEWATER REQUIREMENT

The Bureau of Sanitation, Wastewater Engineering Services Division (WESD) is charged with the task of evaluating the local sewer conditions and to determine if available wastewater capacity exists for future developments. The evaluation will determine cumulative sewer impacts and guide the planning process for any future sewer improvements projects needed to provide future capacity as the City grows and develops.

Projected Wastewater Discharges for the Proposed Project:

Type Description	Average Daily Flow per Type Description (GPD/UNIT)	Proposed No. of Units	Average Daily Flow (GPD)
<i>Proposed</i>			
Residential: Studio	75/DU	73	5,475
1-BDRM	110/DU	130	14,300
2-BDRMS	150/DU	38	5,700
3-BDRMS	190/DU	8	1,520
Lobby & Recreation Room	50/1000 GPD	2,652	133
Fitness & Changing Room	200/1000 GPD	2,553	511
Business Center	120/1000 GPD	536	64



Library	30/1000 GPD	1,140	34
Swimming Pool backwash Rate	190/GPM	1,160	273,600
Commercial-Retail	25/1000 GPD	51,150	1,279
Restaurant	300/1000 GPD	22,189	6,657
Supermarket	50/1000 GPD	24,811	1,241
Health Club/Fitness	200/1000 GPD	8,095	1,619
Bank	50/1000 GPD	5,094	255
Total			312,388

SEWER AVAILABILITY

The sewer infrastructure in the vicinity of the proposed project includes an existing 8-inch line on Sunset Blvd. The sewage from the 8-inch line feeds into a Los Angeles County sewer line on Havenhurst Dr. The sewage from the Los Angeles County sewer line feeds into a 12-inch City sewer pipe at the downstream and passes through 15-inch line before discharge into an 18-inch line on LA Cienega Blvd. Figure 1 shows the details of the sewer system within the vicinity of the project.

The current approximate flow level (d/D) and the design capacities at d/D of 50% in the sewer system are as follows:

Pipe Diameter (in)	Pipe Location	Current Gauging d/D (%)	50% Design Capacity
8	Sunset Blvd.	*	415,790 GPD
15	LA Cienega Blvd	47	2.01 MGD
15	LA Cienega Blvd	54	1.73 MGD
18	LA Cienega Blvd	44	3.02 MGD

* No gauging available

Based on the estimated flows, it appears the City sewer system might be able to accommodate the total flow for your proposed project. The developers will be required to contact Los Angeles County Sanitation District to verify capacity availability of the County lines. Further detailed gauging and evaluation will be needed as part of the permit process to identify a sewer connection point. If the public sewer has insufficient capacity then the developer will be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connection permit will be made at that time. Ultimately, this sewage flow will be conveyed to the Hyperion Treatment Plant, which has sufficient capacity for the project.

If you have any questions, please call Kwasi Berko of my staff at (323) 342-1562.



Library	30/1000 GPD	1,140	34
Swimming Pool backwash Rate	190/GPM	1,160	273,600
Commercial-Retail	25/1000 GPD	51,150	1,279
Restaurant	300/1000 GPD	22,189	6,657
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STORMWATER REQUIREMENTS

The Bureau of Sanitation, Watershed Protection Division (WPD) is charged with the task of ensuring the implementation of the Municipal Stormwater Permit requirements within the City of Los Angeles. We anticipate the following requirements would apply for this project.

POST-CONSTRUCTION MITIGATION REQUIREMENTS

The project requires implementation of stormwater mitigation measures. These requirements are based on the Standard Urban Stormwater Mitigation Plan (SUSMP) and the recently adopted Low Impact Development (LID) requirements. The projects that are subject to SUSMP/LID are required to incorporate measures to mitigate the impact of stormwater runoff. The requirements are outlined in the guidance manual titled "*Development Best Management Practices Handbook – Part B: Planning Activities*". Current regulations prioritize infiltration, capture/use, and then biofiltration as the preferred stormwater control measures. The relevant documents can be found at: www.lastormwater.org. It is advised that input regarding SUSMP requirements be received in the early phases of the project from WPD's plan-checking staff.

GREEN STREETS

The City is developing a Green Street Initiative that will require projects to implement Green Street elements in the parkway areas between the roadway and sidewalk of the public right-of-way to capture and retain stormwater and urban runoff to mitigate the impact of stormwater runoff and other environmental concerns. The goals of the Green Street elements are to improve the water quality of stormwater runoff, recharge local ground water basins, improve air quality, reduce the heat island effect of street pavement, enhance pedestrian use of sidewalks, and encourage alternate means of transportation. The Green Street elements may include infiltration systems, biofiltration swales, and permeable pavements where stormwater can be easily directed from the streets into the parkways and can be implemented in conjunction with the SUSMP/LID requirements.

CONSTRUCTION REQUIREMENTS

The project is required to implement stormwater control measures during its construction phase. All projects are subject to a set of minimum control measures to lessen the impact of stormwater pollution. In addition for projects that involve construction during the rainy season that is between October 1 and April 15, a Wet Weather Erosion Control Plan is required to be prepared. Also projects that disturb more than one-acre of land are subject to the California General Construction Stormwater Permit. As part of this requirement a Notice of Intent (NOI) needs to be filed with the State of California and a Storm Water Pollution Prevention Plan (SWPPP) needs to be prepared. The SWPPP must be maintained on-site during the duration of construction.

If there are questions regarding the stormwater requirements, please call Kosta Kaporis at (213) 485-0586, or WPD's plan-checking counter at (213) 482-7066. WPD's plan-checking counter can also be visited at 201 N. Figueroa, 3rd Fl, Station 18.



SOLID RESOURCE REQUIREMENTS

The City has a standard requirement that applies to all proposed residential developments of four or more units or where the addition of floor areas is 25 percent or more, and all other development projects where the addition of floor area is 30 percent or more. Such developments must set aside a recycling area or room for onsite recycling activities. For more details of this requirement, please contact Daniel Hackney of the Special Project Division at (213)485-3684.

KB\AP:tn

Attachment: Figure 1 – Sewer Map

c: Kosta Kaporis, BOS
Daniel Hackney, BOS
Zemamu Gebrewold, BOS

Div Files\Primary\CIP\TechMemo_Num_2012_010A_LCIS.



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Div Files\Primary\CIP\TechMemo_Num_2012_010A_LCIS.





EDMOND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH



KEN ALEX
DIRECTOR

April 8, 2014

Honorable Mark Leno, Chair
Honorable Nancy Skinner, Vice-Chair
Joint Legislative Budget Committee
[add full address]
Sacramento, CA 94249-0019

Re: 8150 Sunset, AB 900 Certified Project

Dear Senator Leno and Assemblywoman Skinner:

Governor Brown has determined that the 8150 Sunset Project in the City of Los Angeles is eligible for streamlined judicial review under the Jobs and Economic Improvement Act (AB 900), Public Resources Code section 21184. Pursuant to that provision, I am forwarding the Governor's determination to the Joint Legislative Budget Committee.

If you have any questions or comments, please do not hesitate to contact me or my staff.

Sincerely,

Ken Alex
Director

Executive Department

State of California

GOVERNOR'S CERTIFICATION GRANTING STREAMLINING FOR THE 8150 SUNSET BLVD. PROJECT IN THE CITY OF LOS ANGELES

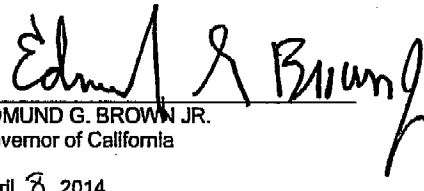
I, EDMUND G. BROWN JR., Governor of the State of California, in accordance with the authority vested in me by the Jobs and Economic Improvement Act of 2011, Public Resources Code Sections 21178 et seq., make the following determinations:

The 8150 Sunset Blvd. Project, a \$200 million dollar mixed use residential/commercial redevelopment on a 2.56 acre site in Hollywood, will create new jobs, reduce energy usage and use clean energy, and promote infill development. A copy of the Project's Application, which contains information supporting this certification, is attached as Exhibit 1. All materials associated with this application are available online at http://opr.ca.gov/s_californiajobs.php.

1. Project Applicant: AG-SCH 8150 Sunset Boulevard Owner, L.P.
2. Project Description: A mixed use commercial/residential project located at 8150 Sunset Blvd., in Los Angeles, consisting of 249 apartment units (28 affordable housing) and 111,339 square feet of commercial retail and restaurant space in two buildings of 16 stories. The project will redevelop a 2.56 acre site on the Sunset Strip in Hollywood, and include a 9134 square foot public space and a 34,050 square foot central public plaza. Parking will be on site.
3. Lead Agency: City of Los Angeles
4. The project meets the criteria set forth in Public Resources Code section 21180(b)(1). It is
 - a. A mixed use residential/commercial project;
 - b. Designed to be eligible for LEED Silver certification;
 - c. Designed to achieve a 10-percent greater standard for transportation efficiency than for comparable projects (see Ex. 2); and
 - d. Located on an in-fill site.
5. The project is consistent with the Sustainable Communities Strategy for the Southern California region. (See Ex. 3.)
6. The size and scope of the project clearly establish that the project entails a minimum investment of \$100 million in California through the time of completion of construction.
7. The project applicant has provided information establishing that the prevailing and living wage requirements of Public Resources Code section 21183(b) will be satisfied. (See Ex. 1, pages 11-12.)
8. The project applicant has provided information establishing that the project will not result in any net additional greenhouse gas emissions, and the Deputy Executive Officer of the Air Resources Board has made the determination that the project does not result in any net additional greenhouse gas emissions. (See Application, and CARB Determination, dated March 27, 2014, attached as Ex. 4.)

9. The project applicant has provided documentation reflecting a binding agreement establishing the requirements set forth in Public Resources Code sections 21183(d), (e), and (f). (See Exhibit 5.) For this project, the applicant must ensure that the proposed travel demand management strategy (as set forth in the Project Application) is incorporated into the project or identified as mitigation for the project, and that the management strategy will be monitored and adjusted to ensure a ten percent reduction in motor vehicle trips.

Therefore, I hereby certify that the 8150 Sunset Blvd. Project is an eligible project under the Jobs and Economic Improvement Act of 2011, Public Resources Code Sections 21178 et seq.


EDMUND G. BROWN JR.
Governor of California

April 8, 2014

Joint Legislative Budget Committee

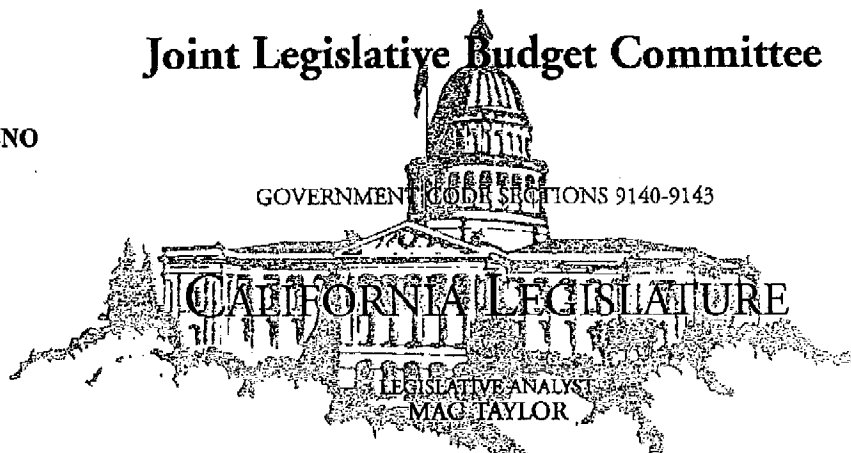
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VICE CHAIR
NANCY SKINNER

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JEAN FULLER
ALEX PADILLA
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MIMI WALTERS
LOIS WOLK
VACANT

GOVERNMENT CODE SECTIONS 9140-9143



ASSEMBLY

ROCKY CHÁVEZ
WESLEY CHESBRO
MIKE GATTO
JEFF GORELL
DIANE L. HARKEY
REGINALD B. JONES-SAWYER
VACANT

May 8, 2014

925 L STREET, SUITE 1000
SACRAMENTO, CALIFORNIA 95814
(916) 445-4656

Ken Alex, Director
Governor's Office of Planning and Research
State of California
1400 Tenth Street
Sacramento, CA 95814

Dear Mr. Alex:

On April 8, 2014, you informed me that Governor Brown has determined that the 8150 Sunset Boulevard project in Los Angeles County is eligible for streamlined judicial review for CEQA compliance under the Jobs and Economic Improvement Act of 2011 (AB 900).

AB 900 (Buchanan), Chapter 354, Statutes of 2011, was intended to encourage California's economic recovery by providing a streamlined CEQA review process for construction projects that qualify as an environmental leadership development project. While projects that meet the criteria set forth in AB 900 are eligible for streamlined CEQA review, it does not alter the requirements a project must meet under CEQA; diminish the ability of project opponents to raise issues or file actions under CEQA; or change the standards a court must consider in reviewing CEQA plans. All the rights and remedies available to parties to challenge a project are expressly protected under AB 900.

The Legislative Analyst's Office (LAO) has reviewed the project on behalf of the Joint Legislative Budget Committee and advises me that the project "aligns with the intent of AB 900". I have attached their analysis for your review.

Based on the information you have provided, and the subsequent review by the LAO, I do not object to your determination that this project meets the criteria set forth in Public Resources Code § 21178 et seq. However, I have received a number of communications in opposition to this project and I am forwarding those to you for your review.

Sincerely,


Mark Leno
Chair

cc: Members of the Joint Legislative Budget Committee

Attachments



May 1, 2014

Hon. Mark Leno, Chair
Joint Legislative Budget Committee
Room 5100, State Capitol
Sacramento, California 95814

Dear Senator Leno:

On April 8, 2014, the Office of Planning and Research notified you of the Governor's determination that the 8150 Sunset Project is eligible for the alternative California Environmental Quality Act (CEQA) review process authorized by Chapter 354, Statutes of 2011 (AB 900, Buchanan). Under AB 900, the Joint Legislative Budget Committee (JLBC) has 30 days to concur or not concur with the Governor's determination. As we discuss below, we think the 8150 Sunset Project aligns with the intent of AB 900, and we recommend that you concur with the Governor's determination.

Background

Summary of AB 900. Assembly Bill 900 authorizes the Governor to review and certify submitted development projects for a streamlined judicial review process for CEQA compliance. This process is intended to allow projects to begin construction sooner by requiring that any legal challenge of a project's CEQA certification be referred to the state Court of Appeal and resolved within 175 days. In order to qualify for AB 900's alternative CEQA process, a project must meet a series of criteria outlined in the statute. For example, any project under AB 900 must result in a minimum investment of \$100 million, create high-wage jobs, and not result in net additional greenhouse gas (GHG) emissions, as determined by the California Air Resources Board (ARB). Additionally, a residential and/or commercial project—such as the proposed project—must meet additional requirements. Specifically, it must be located on an infill site, be designed to achieve Leadership in Energy & Environmental Design (LEED) silver certification, be consistent with the relevant regional sustainable communities strategy (SCS), and exceed by at least 10 percent the transportation efficiency for comparable projects.

Description of Proposed Project. The proposed 8150 Sunset Project is a mixed-use infill project. The project is proposed for a 2.56 acre site in the Hollywood area within the city of Los Angeles that is currently developed with roughly 80,000 square feet of commercial space. The proposed project would demolish this existing development and replace it with roughly 222,000 square feet of residential space (249 units) and 111,000 square feet of commercial space. The lead agency for the project is the city of Los Angeles and the estimated total project cost is \$200 million.

Legislative Analyst's Office
California Legislature
Mac Taylor • Legislative Analyst
925 L Street, Suite 1000 • Sacramento CA 95814
(916) 445-4656 • FAX 324-4281

Analyst's Comments

The Governor certified that the 8150 Sunset Project meets AB 900's requirements and has provided supporting information to the JLBC. After reviewing these materials, we find that the project clearly meets many of the criteria set out in AB 900. Specifically, the supporting documents demonstrate that the project will result in greater than the minimum \$100 million investment, has received a determination from ARB that it will not result in any net additional GHG emissions, is on an infill site, and will be designed to achieve LEED silver certification.

We note, however, that some of the criteria in AB 900—job creation, SCS consistency, and transportation efficiency—are not clearly defined in the statute. As a result, while we believe the project is consistent with these requirements based on our interpretation of AB 900, it is possible that different reviewers could reach different conclusions. Thus, we discuss our understanding of these criteria and their application to this project below.

Job Creation. One condition of eligibility for the alternative CEQA process under AB 900 is that the “project creates high-wage, highly skilled jobs that pay prevailing wages and living wages and provide construction jobs and permanent jobs for Californians.” This provision contains some requirements that the proposed project clearly meets. For example, the project will create construction jobs and the applicant has committed to paying prevailing wages. There is uncertainty, however, regarding how to interpret the requirement that the project generate permanent jobs. The applicant indicates that it expects the project to create over 300 jobs. However, it is difficult to verify this projection or determine with any certainty how many of these jobs would have existed without the project—for instance, within the existing development at the site or at nearby businesses. For that reason, consistent with our office's past practice, we interpret the statute to mean that the project must provide space for new permanent jobs (rather than the jobs themselves). Under that interpretation, we find that the project meets AB 900's permanent job requirements by creating roughly 30,000 square feet of additional commercial space (above the 80,000 square feet of commercial space that currently exists on the site).

SCS. Another condition of eligibility for the alternative CEQA process is that the project be consistent with the SCS covering the relevant region. In this case, the applicable SCS is the Southern California Association of Government's Regional Transportation Plan/SCS (SCAG's RTP/SCS). Since AB 900 does not specify how to determine consistency with the policies identified in the SCS, we interpret the statute as requiring that the project provide a reasonable justification for its consistency. The SCAG's RTP/SCS emphasizes goals and policies that encourage energy efficiency and promote land use and growth patterns that facilitate transit and non-motorized transportation. This project proposes an energy efficient design, includes transportation demand (TDM) programs to reduce vehicle trips, concentrates growth in an urban setting, and is located in an area with relatively robust transit service—characteristics that we believe are in keeping with the goals and policies of SCAG's RTP/SCS.

Transportation Efficiency. An additional condition for CEQA streamlining under AB 900 is that the project meet a 10 percent greater standard for transportation efficiency, meaning that the average number of vehicle trips by employees and visitors must be 10 percent less than that of a comparable facility. Assembly Bill 900 does not specify what data to use in measuring whether a project meets this level of transportation efficiency improvement or define the type of projects


that should be the basis of comparison. Accordingly, consistent with our office's past practice, we interpret this requirement to mean that the project must present a reasonable plan for achieving greater transportation efficiency than similar developments. The applicant indicates that, due to the project's location within a high-density and heavily developed area, the project is expected to benefit from high levels of "pass through traffic," which would reduce the vehicle trips it generates. Also, the applicant proposes various TDM programs, which are aimed at further reducing vehicle trips. Together, the applicant anticipates that these aspects of the project would enable it to reduce vehicle trips by roughly one-third compared to a mixed-use project in a suburban location without TDM. While not conclusive, we believe this represents a reasonable plan to reduce vehicle trips relative to other similar projects and thus aligns with AB 900's intent for greater transportation efficiency.

Conclusion

In view of the above, we think the 8150 Sunset Project aligns with the intent of AB 900 and therefore recommend you concur with the Governor's determination.

If you have any questions about this analysis, please contact Helen Kerstein of my staff at (916) 319-8364 or Helen.Kerstein@LAO.CA.GOV.

Sincerely,



Anthony Simbol
Deputy Legislative Analyst

cc: Members of the Joint Legislative Budget Committee

Letter of Transmission



TO: Srimal Hewawitharana
Los Angeles Department of City Planning
Environmental Analysis Section
200 N. Spring Street, Room 750

DATE: March 12, 2014

Los Angeles, California 90012

FROM: David Crook

JOB NO: MRCM001EP

CC:

PROJECT: 8150 Sunset
Boulevard Mixed-
Use Project

VIA: Post Messenger FedEx Other _____

FIND THE FOLLOWING ATTACHED:

- memo
- billing/invoice
- proposal/contract
- submittal
- DEIR Appendices

FOR YOUR:

- approval
- information
- review
- as requested
-

PLEASE:

- sign
- return
- comment
- File

OTHER ENCLOSURES:

COPIES

1

DATE

3/12/2014

DESCRIPTION

8150 SUNSET BOULEVARD DEIR APPENDICES

COMMENTS:

Srimal,

Per your request, please find one (1) set of the technical studies/appendices for the 8150 Sunset Boulevard Mixed-Use project. Feel free to contact me with any questions or if you need anything else.

Thanks,

Dave Crook

City of Los Angeles
Bureau of Engineering

Sewer Capacity Availability Request (SCAR)

To: Bureau of Sanitation

The following request is submitted to you on behalf of the applicant requesting to connect to the public sewer system. Please verify that the capacity exists at the requested location for the proposed developments shown below. The results are good for 180 days from the date the sewer capacity approval from the Bureau of Sanitation.

Job Address:	8150 W. Sunset Blvd	Sanitation Scar ID:	34-1991-0613
Date Submitted	06/14/2013	Request Will Serve Letter?	No
BOE District:	West LA District		
Applicant:	David Martin - Psomas		
Address:	28480 Avenue Stanford, Ste 200	City :	Santa Clarita
State:	CA	Zip:	91355
Phone:	661-219-6000	Fax:	
Email:	DMartin@Psomas.com	BPA No.	n/a
S-Map:	470	Wye Map:	7017-4

SIMM Map - Maintenance Hole Locations

No.	Street Name	U/S MH	D/S MH	Diam. (in)	Approved Flow %	Notes
1	Sunset Blvd	47014196	47014194	10	100.00	

Proposed Facility Description

No.	Proposed Use Description	Sewage Generation (GPD)	Unit	Qty	GPD
1	RETAIL AREA	50	KGSF	113,900	5,695
2	RESIDENTIAL: APT - BACHELOR	75	DU	73	5,475
3	RESIDENTIAL: APT - 1 BDRM. *6	110	DU	130	14,300
4	RESIDENTIAL: APT - 2 BDRMS *6	150	DU	38	5,700
5	RESIDENTIAL: APT - 3 BDRMS *6	190	DU	8	1,520

Proposed Total Flow (gpd): 32,690

Remarks Check with County of Los Angeles for capacity within their portion

Note: Results are good for 180 days from the date of approval by the Bureau of Sanitation

Date Processed: 07/01/2013 Expires On: 12/28/2013

Processed by: Kwasi Berko Bureau of Sanitation Phone: 323-342-1562 Sanitation Status: Approved Reviewed by: on	Submitted by: WESLEY TANIJIRI Bureau of Engineering Central District Phone: 213-482-7062
---	---

Fees Collected Yes Date Collected 06/14/2013	SCAR FEE (W:37 / QC:704) \$1,417.00 SCAR Status: Completed
---	--

Scar Request Number: 52

City of Los Angeles
Bureau of Engineering

SEWER CAPACITY AVAILABILITY REVIEW FEE (SCARF) - FAQs

SCAR stands for Sewer Capacity Availability Review that is performed by the Department of Public Works, Bureau of Sanitation. This review evaluates the existing sewer system to determine if there is adequate capacity to safely convey sewage from proposed development projects, proposed construction projects, proposed groundwater dewatering projects and proposed increases of sewage from existing facilities. The SCAR Fee (SCARF) recovers the cost, incurred by the City, in performing the review for any SCAR request that is expected to generate 10,000 gallons per day (gpd) of sewage.

The SCARF is based on the effort required to perform data collection and engineering analysis in completing a SCAR. A brief summary of that effort includes, but is not limited to, the following:

1. Research and trace sewer flow levels upstream and downstream of the point of connection.
2. Conduct field surveys to observe and record flow levels. Coordinate with maintenance staff to inspect sewer maintenance holes and conduct smoke and dye testing if necessary.
3. Review recent gauging data and in some cases closed circuit TV inspection (CCTV) videos.
4. Perform gauging and CCTV inspection if recent data is not available.
5. Research the project location area for other recently approved SCARs to evaluate the cumulated impact of all known SCARs on the sewer system.
6. Calculate the impact of the proposed additional sewage discharge on the existing sewer system as it will be impacted from the approved SCARs from Item 6 above. This includes tracing the cumulative impacts of all known SCARs, along with the subject SCAR, downstream to insure sufficient capacity exist throughout the system.
7. Correspond with the applicant for additional information and project and clarification as necessary.
8. Work with the applicant to find alternative sewer connection points and solutions if sufficient capacity does not exist at the desired point of connection.

Questions and Answers:

1. When is the SCARF applied, or charged?

It applies to all applicants seeking a Sewer Capacity Availability Review (SCAR). SCARs are generally required for Sewer Facility Certificate applications exceeding 10,000 gpd, or request from a property owner seeking to increase their discharge thru their existing connection by 10,000 gpd or more, or any groundwater related project that discharges 10,000 gpd or more, or any proposed or future development for a project that could result in a discharge of 10,000 gpd.

2. Why is the SCARF being charged now when it has not been in the past?

The City has seen a dramatic increase in the number of SCARs over 10,000 gpd in the last few years and has needed to increase its resources, i.e., staff and gauging efforts, to respond to them. The funds collected thru SCARF will help the City pay for these additional resources and will be paid by developers and property owners that receive the benefit from the SCAR effort.

3. Where does the SCARF get paid?

The Department of Public Works, Bureau of Engineering (BOE) collects the fee at its public counters. Once the fee is paid then BOE prepares a SCAR request and forwards it to the BOS where it is reviewed and then returned to BOE. BOE then informs the applicant of the result. In some cases, BOS works directly with the applicant during the review of the SCAR to seek additional information and work out alternative solutions



City of Los Angeles

Los Angeles Department of Water and Power - Water System



SAR NUMBER 38449

Fire Service Pressure Flow ReportSERVICE NUMBER **611213**For: **8150 SUNSET BLVD** Approved Date: **7-8-2013**Proposed Service **10 INCH** off of the**8** inch main in **SUNSET BLVD** on the **SOUTH** side approximately**130** feet **EAST** of **EAST** of **HAVENHURST DR** The System maximum pressure is**85** psi based on street curb elevation of **404** feet above sea level at this location.The distance from the DWP street main to the property line is **30** feet**System maximum pressure should be used only for determining class of piping and fittings.****Residual Flow/Pressure Table for water system street main at this location**

Flow (gpm)	Press. (psi)	Flow (gpm)	Press. (psi)	Flow (gpm)	Press. (psi)
0	53	3750	35		
785	52				
1145	51				
1425	50				
1665	49				
1880	48				
2070	47				
2250	46				
2420	45				
2580	44				
2730	43				
2875	42				
3015	41				
3145	40				
3275	39				
3400	38				
3520	37				
3635	36				

Meter Assembly Capacities**Domestic Meters**

1 inch = 56 gpm
1-1/2 inch = 96 gpm
2 inch = 160 gpm
3 inch = 220 gpm
4 inch = 400 gpm
6 inch = 700 gpm
8 inch = 1500 gpm
10 inch = 2500 gpm

Fire Service

2 inch = 250 gpm
4 inch = 600 gpm
6 inch = 1400 gpm
8 inch = 2500 gpm
10 inch = 5000 gpm

FM Services

8 inch = 2500 gpm
10 inch = 5000 gpm

These values are subject to change due to changes in system facilities or demands.

Notes: Approved up to maximum flow of 3750 gpm for 10" fire service with simultaneous flow of 700 gpm from 6" domestic service.

This information will be sent to the Department of Building and Safety for plan checking.

This SAR is valid for one year from 07-08-13. Once the SAR expires, the applicant needs to re-apply and pay applicable processing fee.

For additional information contact the Water Distribution Services Section **WESTERN (213) 367-1225**

ELIA SUN
Prepared by

ELIA SUN
Approved by

148-174
Water Service Map

**BOARD OF PUBLIC WORKS
MEMBERS**

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PUBLIC WORKS**

**BUREAU OF
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GARY LEE MOORE
CITY ENGINEER

1149 S BROADWAY, 7TH FLOOR
LOS ANGELES, CA 90015-2213
213-847-8766
<http://eng.lacity.org>

07/01/2013

DAVID MARTIN - PSOMAS
28480 AVENUE STANFORD, STE 200
SANTA CLARITA, CA, 91355

Dear David Martin - Psomas,

SEWER AVAILABILITY: 8150 W. Sunset Blvd

The Bureau of Sanitation has reviewed your request of 06/14/2013 for sewer availability at **8150 W. SUNSET BLVD**. Based on their analysis, it has been determined on 07/01/2013 that there is capacity available to handle the anticipated discharge from your proposed project(s) as indicated in the attached copy of the Sewer Capacity Availability Request (SCAR) .

This determination is valid for 180 days from the date shown on the Sewer Capacity Availability request (SCAR) approved by the Bureau of Sanitation.

While there is hydraulic capacity available in the local sewer system at this time, availability of sewer treatment capacity will be determined at the Bureau of Engineering Public Counter upon presentation of this letter. A Sewer Connection Permit may also be obtained at the same counter provided treatment capacity is available at the time of application.

A Sewerage Facilities Charge is due on all new buildings constructed within the City. The amount of this charge will be determined when application is made for your building permit and the Bureau of Engineering has the opportunity to review the building plans. To facilitate this determination a preliminary set of plans should be submitted to Bureau of Engineering District Office, Public Counter.

Provision for a clean out structure and/or a sewer trap satisfactory to the Department of Building and Safety may be required as part of the sewer connection permit.

Sincerely,

WESLEY TANIJIRI
CIVIL ENGINEER
Central District, Bureau of Engineering

City of Los Angeles
Bureau of Engineering

SEWER CAPACITY AVAILABILITY REVIEW FEE (SCARF) - FAQs

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5. Research the project location area for other recently approved SCARs to evaluate the cumulated impact of all known SCARs on the sewer system.
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Questions and Answers:

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2. Why is the SCARF being charged now when it has not been in the past?

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3. Where does the SCARF get paid?

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From: Luke Milick [luke.milick@lacity.org]
Sent: Thursday, September 19, 2013 12:42 PM
To: David Crook
Cc: Robert Duff; Diana Kitching
Subject: 8150 Sunset

Answers to 8150 Sunset

Closest station is FS 41 1439 Gardner at 0.9 miles away
Engine, paramedic ambulance, and BLS ambulance
8 firefighters 24:7
5:45 av response time in 2011
ALS runs-2226
BLS runs-1448
Fires-1071

Next closest station FS 27 1327 n Cole at 2.4 miles away
Task force, ALS rescue, BLS rescue, and battalion chief
15 firefighters 24:7
5:04 av response time in 2011
ALS runs-3657
BLS runs-2477
Fires-1267

Third closest FS 97 8021 Mulholland at 2.5 miles away
Engine and ALS ambulance
6 firefighters 24:7
Average response time 6:00 in 2011
ALS runs-299
BLS runs-190
Fires-245

First in maps found at http://navigatela.lacity.org/common/mapgallery/pdf/fire_dept/lafd_sta8x11.pdf

The LAFD deployment plan has been in place since mid 2011
We strive to reach all EMS incidents within 5 minutes 90% of the time
Our goal is to reach all fires within 5:20 90% of the time

There are no changes planned in the near future for Battalion 5

Fire flow for the project is set at 9000 gpm
Specific requirements for fire access, hydrants, and fire protection equipment will be made during plan check.

Let me know if I can be of more help

--

Luke A. Milick, Captain I

Commander, Hydrant and Access Unit
221 N Figueroa ST Suite 1500
Los Angeles CA 90012

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

September 19, 2013

To: Michael J. LoGrande, Director of Planning
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012
Attention: Srimal Hewawitharana, Environmental Specialist II

From: Fire Department

**Subject: 8150 Sunset Boulevard Mixed-Use Project
ENV 2013-2552-EIR**

PROJECT LOCATION

**8150 Sunset Boulevard
Hollywood Community Plan Area**

PROJECT DESCRIPTION

The Project Applicant proposes to redevelop the 2.56-acre property located at 8150 Sunset Boulevard with a mixed-use residential and retail project. The property is located within the Hollywood community of the City of Los Angeles (City), and currently contains two commercial structures and other improvements, all of which would be demolished and removed from the site. The proposed project would consist of two buildings over a single podium structure with various elements ranging in height from two stories to 16 stories in height (approximately 42 feet above the ground elevation at the intersection of Sunset and Crescent Heights Boulevards [the "North Building"], increasing to approximately 108 feet for the nine-story portion and approximately 191 feet for the 16-story portion of the building [the "South Building"]; the overall building height is approximately 216 feet as measured from the low point of the site along Havenhurst Drive to the top of the South Building). The North Building, which would be built along Sunset Boulevard, would include two levels with a rooftop terrace containing exclusively commercial uses.

The South Building would contain commercial uses on the first two levels, residential uses on levels three through 15, and a rooftop restaurant/lounge on the top level. The project would include approximately 111,310 square feet of commercial retail and restaurant uses within three lower levels (one subterranean) and one rooftop level, 249 apartment units, including 28 affordable housing units, within the twelve upper levels representing approximately 222,560 gross square feet of residential space. The project would also provide a new central public plaza, new public space at the northeast corner of the site, public rooftop deck/garden areas along Sunset Boulevard, a private pool and pool deck area for residents, as well as other resident-only amenities totaling approximately 6,900 square feet that would include a residential lobby, resident recreation room, fitness center, changing rooms, business center, and library. Parking for all proposed uses would be provided on-site via a seven-level (three subterranean and semi-subterranean levels) parking structure housed within the podium structure that includes 849 total parking spaces (295 for residential uses and 554 for commercial uses).

The total development would include approximately 333,870 square feet of commercial and residential space with a maximum floor-area ration (FAR) of approximately 3:1. The Project Applicant anticipates commencing construction in 2015 with occupancy occurring in 2017.

The following comments are furnished in response to your request for this Department to review the proposed development:

A. Fire Flow

The adequacy of fire protection for a given area is based on required fire-flow, response distance from existing fire stations, and this Department's judgment for needs in the area. In general, the required fire-flow is closely related to land use. The quantity of water necessary for fire protection varies with the type of development, life hazard, occupancy, and the degree of fire hazard.

Fire-flow requirements vary from 2,000 gallons per minute (G.P.M.) in low density residential areas to 12,000 G.P.M. in high-density commercial or industrial areas. A minimum residual water pressure of 20 pounds per square inch (P.S.I.) is to remain in the water system, with the required gallons per minute flowing. The required fire-flow for this project has been set at 9,000 G.P.M. from four to six fire hydrants flowing simultaneously.

Improvements to the water system in this area may be required to provide 9,000 G.P.M. fire-flow. The cost of improving the water system may be charged to the developer. For more detailed information regarding water main improvements, the developer shall contact the Water Services Section of the Department of Water and Power.

All water systems and roadways are to be improved to the satisfaction of the Fire Department prior to the issuance of any building permits.

A valid Division 5 Fire Department permit is required prior to installation for all private fire hydrant systems.

B. Response Distance, Apparatus, and Personnel

Based on a required fire-flow of 9,000 G.P.M., the first-due Engine Company should be within 1 mile(s), the first-due Truck Company within 1.5 mile(s).

The Fire Department has existing fire stations at the following locations for initial response into the area of the proposed development:

Fire Station No. 41
1439 N. Gardner Street
Los Angeles, CA 90046
Single Engine Company
Miles – 0.9 miles

Fire Station No. 27
1327 N. Cole Avenue
Los Angeles, CA 90028
Headquarters Battalion 5
Task Force Truck and
Engine Company
Paramedic Rescue Ambulance
EMT Rescue Ambulance
Miles – 2.4

Fire Station No. 97
8021 Mulholland Drive
Los Angeles, CA 90046
Paramedic Engine Company
Miles – 2.5

Fire Station No. 61
5821 W. 3rd Street
Los Angeles, CA 90036
Task Force Truck and
Engine Company
Paramedic Rescue Ambulance
EMT Rescue Ambulance
Miles – 3.0

Fire Station No. 82
1800 N. Bronson Avenue
Los Angeles, CA 90028
Single Engine Company
Paramedic Rescue Ambulance
Miles- 3.2

The above distances were computed to Project Site using Google Maps.

Based on these criteria (response distance from existing fire stations), fire protection would be considered **(inadequate)**.

Adverse Effects: Project implementation will increase the need for fire protection and emergency medical services in this area.

The proposed project would have a cumulative impact on fire protection services.

Project implementation will increase the need for fire protection and emergency medical services in this area

C. Firefighting Personnel Access

During demolition, the Fire Department access will remain clear and unobstructed.

Access for Fire Department apparatus and personnel to and into all structures shall be required.

Access for Fire Department apparatus and personnel to and into all structures shall be required.

The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units

Entrance to the main lobby shall be located off the address side of the building.

Any required Fire Annunciator panel or Fire Control Room shall be located within 50ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.

Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, private street or Fire Lane. This stairwell shall extend unto the roof.

Policy Exception:

L.A.M.C. 57.09.03.B Exception:

- When this exception is applied to a fully fire sprinklered residential building equipped with a wet standpipe outlet inside an exit stairway with at least a 2 hour rating the distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel AND the distance from the edge of the roadway of an improved street or approved fire lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.

- It is the intent of this policy that in no case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The term "horizontal travel" refers to the actual path of travel to be taken by a person responding to an emergency in the building.
- This policy does not apply to single-family dwellings or to non-residential buildings.

D. Firefighting Apparatus Access

Access for Fire Department apparatus and personnel to and into all structures shall be required.

No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.

The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.

Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.

Submit plot plans indicating access road and turning area for Fire Department approval.

All access roads, including fire lanes, shall be maintained in an unobstructed manner, removal of obstructions shall be at the owner's expense. The entrance to all required fire lanes or required private driveways shall be posted with a sign no less than three square feet in area in accordance with Section 57.09.05 of the Los Angeles Municipal Code.

Where access for a given development requires accommodation of Fire Department apparatus, minimum outside radius of the paved surface shall be 35 feet. An additional six feet of clear space must be maintained beyond the outside radius to a vertical point 13 feet 6 inches above the paved surface of the roadway.

Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.

The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.

Where fire apparatus will be driven onto the road level surface of the subterranean parking structure, that structure shall be engineered to withstand a bearing pressure of 8,600 pounds per square foot.

No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.

Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.

Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.

Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.

All public street and fire lane cul-de-sacs shall have the curbs painted red and/or be posted "No Parking at Any Time" prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.

Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.

Site plans shall include all overhead utility lines adjacent to the site.

No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along path of travel.

Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

At present, there are no immediate plans to increase Fire Department staffing or resources in those areas, which will serve the proposed project.

CONCLUSION

At present, there are no immediate plans to increase Fire Department staffing or resources in those areas, which will serve the proposed project.

Definitive plans and specifications shall be submitted to this Department and requirements for necessary permits satisfied prior to commencement of any portion of this project.

The Los Angeles Fire Department continually evaluates fire station placement and overall Department services for the entire City, as well as specific areas. The development of this proposed project, along with other approved and planned projects in the immediate area, may result in the need for the following:

1. Increased staffing for existing facilities.
2. Additional fire protection facilities.
3. Relocation of present fire protection facilities.

BRIAN L. CUMMINGS
Fire Marshal

Mark Stormes, Fire Marshal
Bureau of Fire Prevention and Public Safety

MS:RED:vlj

LOS ANGELES POLICE DEPARTMENT

CHARLIE BECK
Chief of Police



P.O. Box 30158
Los Angeles, Calif. 90030
Telephone: (213) 486-6000
TDD: (213) 978-3500
Ref #: 1.2

ERIC GARCETTI
Mayor

October 22, 2013

RECEIVED
CITY OF LOS ANGELES

OCT 29 2013

**MAJOR PROJECTS
UNIT**

Ms. Srimal Hewawitharana
Environmental Analysis Section
Department of City Planning
200 North Spring Street, Room 750
Los Angeles, California 90012


Dear Ms. Hewawitharana:

The proposed 8150 Sunset Boulevard Mixed-Use Project involves the Los Angeles Police Department's Hollywood Area. A project of this size would have a substantial impact on police services in the Hollywood Area. The Department is available to advise you on crime prevention features appropriate for the design of the property involved in this project. The Department strongly recommends that the developers contact Crime Prevention personnel regarding these features.

Upon completion of the project, you are encouraged to provide the Hollywood Area commanding officer with a diagram of each portion of the property. The diagram should include access routes and any additional information that might facilitate police response.

Should you have any questions regarding this response, please contact Officer Leonid A. Tsap, Senior Lead Officer, Community Relations Section, at (213) 486-6000.

Very truly yours,


ANDREW J. SMITH, Commander
Commanding Officer
Media Relations and Community Affairs Group

Enclosures

HOLLYWOOD AREA

The proposed 8150 Sunset Boulevard Mixed-Use Project is located in Hollywood Area, Reporting District (RD) 632. Hollywood Area covers 13.34 square miles. Hollywood Area Station is located at 1358 Wilcox Avenue, Los Angeles, California (323) 972-2971.

The service boundaries of Hollywood area are as follows: Mulholland Drive, Griffith Park Boundary to the North, Los Angeles City Boundary, Melrose Avenue to the South, Normandie Avenue, Griffith Park Boundary to the East and Los Angeles City Boundary to the West.

The boundaries for RD 632 inclusively are as follows: Lookout Mountain Avenue and Wonderland Avenue to the North, Los Angeles City Limit to the South, Sunset Plaza to the West and Laurel Canyon Boulevard and Fairfax Avenue to the East.

The average response time to emergency calls for service in Hollywood Area during 2012 was 4.8 minutes. This response time is below the citywide average that was 5.7 minutes during 2012 and the seven minute response time that is a set standard. There are approximately 352 sworn officers and 15 civilian support staff deployed at Hollywood Area.

There were 70 crimes per 1000 persons in Hollywood in 2012. Individual RD crime statistics, population and crimes per 1000 persons are listed on the attached RD information sheets.

Prepared by:

Officer Leonid A. Tsap
Community Relations Section
Crime Prevention Unit

**LOS ANGELES POLICE DEPARTMENT CRIMES BY REPORTING DISTRICT OF
OCCURANCE**

PROJECT NAME: 8150 SUNSET BOULEVARD MIXED-USE

TYPES OF CRIME	RD	AREA	CITYWIDE
	632	Hollywood	
Murder	0	6	297
Rape	2	63	728
Robbery	11	499	10057
Agg Assault	10	297	8820
Burglary	27	428	17218
Burglary/Theft Veh	38	1466	25458
Theft from Person	0	96	1428
Other Theft	66	1574	26093
Vehicle Theft	9	422	15384
Other Asslt	29	1621	32017
Forg/Cntrft	3	90	2553
Fraud	21	633	12410
Embezz	0	14	727
Vand	23	899	19107
Weapon	2	59	1144
Pimp/Pan	0	8	64
Other Sex Offense	1	147	3561
Agnst Fam Child	0	24	831
Dis Cond	1	6	379
VAG	4	124	1390
All other Viols	13	509	13182
TOTAL	260	8985	192848

* The above numbers are from the 2012 crime statistics

CRIMES PER 1000 FORMULA

	Number of Crimes / Population X 1000			
DIVISION	8985	128418	1000	70
CITY	192848	3790185	1000	51

**BOARD OF RECREATION AND
PARK COMMISSIONERS**

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**DEPARTMENT OF
RECREATION AND PARKS**

221 N. FIGUEROA STREET, SUITE 100
LOS ANGELES, CA 90012

(213) 202-2681
FAX - (213) 202-2612

MICHAEL A. SHULL
Assistant General Manager
Planning, Construction and
Maintenance Branch

September 27, 2013

PCR Services Corporation
201 Santa Monica Boulevard, Suite 500
Santa Monica, CA 90401
Attention: David A. Crook, Principle Planner

Dear Mr. Crook:

**REQUEST FOR INFORMATION REGARDING RECREATIONAL AND PARK
SERVICES FOR THE 8150 SUNSET BOULEVARD MIXED-USE PROJECT IN THE
CITY OF LOS ANGELES**

The following information has been prepared in response to your request for Recreation and Parks information relative to the proposed 8150 Sunset Boulevard Mixed-Use Project Environmental Impact Report. This proposed mixed-use project includes the development of a maximum of 249 residential units plus 111,310 square feet of commercial uses on an approximately 2.56 acre site bounded by Sunset Boulevard to the north, N. Crescent Heights Boulevard to the east, Havenhurst Drive to the west and multi-family residential to the south, in the Hollywood Community Plan area of the City of Los Angeles.

1. The name, location, size and park classification (regional, community, neighborhood, or special use), and available facilities within the parks that would serve the Project site.

The following Department of Recreation and Parks facilities are less than 10 acres and so are classified as neighborhood parks and are located within a one mile radius of the project site:

- Hart (William S) Park, a 0.83 acre park located at 8341 De Longpre Avenue.
- Fairfax Senior Center, a 0.38 acre senior center facility located at 7929 Melrose Avenue.

The following Department of Recreation and Parks facilities are between 10 and 50 acres and so are classified as community parks and are located within a two mile radius of the project site:

- Laurel Canyon Park, a 23.44 acre park located at 8260 Mulholland Drive.
- Pan Pacific Park, a 32.18 acre park located at 7600 Beverly Boulevard.
- Wattles Garden, a 47.58 acre park located at 1824 N. Curson Avenue.



The following Department of Recreation and Parks facilities are more than 50 acres and so are classified as regional parks and are located within a two mile radius of the project site:

- Runyon Canyon, a 136.76 acre park located at 2000 N. Fuller Avenue.

For additional information regarding facilities and features available in these parks visit our website: www.laparks.org

2. Existing ratios of developed parkland per resident on a citywide basis, within the Hollywood Community Plan area, for the area serving the project site.

The City of Los Angeles overall has a ratio of 0.76 acres of neighborhood and community parkland per 1,000 residents. However, this figure is not a meaningful measure for individual project impact analysis given the service radius of neighborhood and community parks. The Hollywood Community Plan area has a ratio of 0.41 acres of neighborhood and community parkland per 1,000 residents. We do not have statistics available for the one and two mile radii surrounding the project site.

3. Current capacity and level of use of recreational facilities and parks near the Project Site.

The Public Recreation Plan, a section of the Service Systems Element of the Los Angeles General Plan, has a standard of four acres per 1,000 residents of neighborhood and community parks (two acres of neighborhood parks and two acres of community parks per 1,000 residents). The existing ratio of neighborhood and community parks within the Hollywood Community Plan area is well below the standards proscribed by the City adopted General Plan. While data regarding the level of use for the recreational facilities that serve the project site is not available, parks within the surrounding community are heavily utilized and often overburdened.

4. Future plans for construction or expansion of parks and recreational facilities in the area.

The Department does not currently have plans for construction of new neighborhood or community parks or expansion of existing parks and recreational facilities within a one or two mile radius of the project site.

5. City-adopted parks and recreation standards and acreage goals to be used in analyzing the Project.

As stated above, the Public Recreation Plan, a section of the Service Systems Element of the Los Angeles General Plan, has a standard of four acres per 1,000 residents of neighborhood and community parks (two acres of neighborhood parks and two acres of community parks per 1,000 residents). Individual projects which add residents without providing either sufficient acreage or funds with which to purchase sufficient acreage will have an impact on the existing park system.

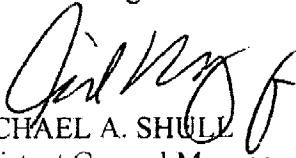
PCP Services Corporation
September 27, 2013
Page 3

Based on the City of Los Angeles General Plan standard of four acres of neighborhood and community parks per 1,000 residents, and the average occupancy rate of 2.12 persons per unit in the Hollywood Community Plan Area (Census 2000), this increase in population should be accompanied by the provision of 2.1 acres of parkland in order to not increase the burden on existing parkland in the vicinity.

Thank you for the opportunity to provide information relative to the proposed project's impact on recreation and park services. If you have any questions or comments regarding this information, please contact Melinda Gejer, of my staff, at (213) 202-2602 or melinda.gejer@lacity.org.

Sincerely,

JON KIRK MUKRI
General Manager



MICHAEL A. SHULL
Assistant General Manager

JKM/MAS/CM/MG:ar

cc: Srimal Hewawitharana, DCP, Environmental Review (MS 395)
Reading File

From: Jung, Thomas [tjung@lapl.org]
Sent: Monday, September 30, 2013 4:27 PM
To: David Crook
Cc: Eloisa Sarao
Subject: 8150 Sunset Blvd Mixed-Use Project---EVN -2013-2552-EIR---LAPL Response
Attachments: 8150 Sunset Boulevard Mixed-Use Project Request_EVN-2013-2552-EIR.pdf; 8150 Sunset Boulevard Mixed-Use Project_EVN 2013-2552-EIR_LAPL Response.pdf

Hello Mr. Crook,

Please see the attached response from the Los Angeles Public Library (LAPL) that you requested for the 8150 Sunset Blvd Mixed-Use Project.

The request is also attached for your convenience.

Please feel free to contact me if you should require any additional information.

Thank you,

Tom Jung

Management Analyst II
Business Office
Los Angeles Public Library
Phone: (213) 228-7474
E-mail: tjung@lapl.org

Re: 8150 Sunset Boulevard Mixed-Use Project

Case No. : EVN-2013-2552-EIR

The following is our response to your questions:

Will and Ariel Durant Branch Library

A. Libraries that would serve the proposed project:

Will and Ariel Branch Library – 1.23 miles from project
7140 W. Sunset Boulevard
Los Angeles, CA 90046

Hours of Operation:

Monday, Wednesday	10 am – 8 pm
Tuesday, Thursday	12:30 pm – 8 pm
Friday, Saturday	10 am – 5:30 pm
Sunday	CLOSED

B. Size (Square Feet):

12,500 sq. ft. facility.

C. Staffing Levels:

8 Full-time Employees

D. Collection size/Circulation and Amenities:

47,727 Volumes/Circulation – 138,968

Amenities: See “Special facilities available for public use” below

E. Programmed or Target Service Population:

Hollywood Area.

The Los Angeles Public Library (LAPL) does not make targeted projections but rather uses the most recent Census figures to determine if a branch should be constructed in a given area.

On February 8, 2007, The Board of Library Commissioners approved a new Branch Facilities Plan. This Plan includes Criteria for new Libraries, which recommends new size standards for the provision of LAPL facilities -- 12,500 s.f. for community with less than 45,000 population and 14,500 s.f. for community with more than 45,000 population and up to 20,000 s.f. for a Regional branch. It also recommends that when a community reaches a population of 90,000, an additional branch library should be considered for the area.

Palladium Residences Project
EVN-2013-1938-EIR

F. **Current Service Population:**
25,657 per Census 2010 est.

G. **Census Tracts:**

1898.00
1899.02
1941.01
1941.02
1942.00
1943.00
2611.01

- There are no planned improvements to add capacity through expansion. There are no plans for the development of any other new libraries to serve this community.
- Special facilities available for public use:
 - Free Public Wi-Fi
 - Wireless Printing
 - Reserve a Computer
 - Meeting Room Rental

The Los Angeles Public Library recommends a mitigation fee of \$200 per capita based upon the projected population of the development. The funds will be used for staff, books, computers and other library materials. It is recommended that mitigation fees be paid by the developer.

Any increase in the residential population that is in close proximity to this branch has a direct impact on library services with increased demands for library materials, computers and information services.

Fairfax Branch Library

A. Libraries that would serve the proposed project:

Fairfax Branch Library – 2.58 miles from project
161 South Gardner Street
Los Angeles, CA 90036

Hours of Operation:

Monday, Wednesday	10 am – 8 pm
Tuesday, Thursday	12:30 pm – 8 pm
Friday, Saturday	10 am – 5:30 pm
Sunday	CLOSED

B. Size (Square Feet):

12,500 sq. ft. facility.

C. Staffing Levels:

8 Full-time Employees

D. Collection size/Circulation and Amenities:

50,218 Volumes/Circulation – 209,707

Amenities: See “Special facilities available for public use” below

E. Programmed or Target Service Population:

Hollywood Area.

The Los Angeles Public Library (LAPL) does not make targeted projections but rather uses the most recent Census figures to determine if a branch should be constructed in a given area.

On February 8, 2007, The Board of Library Commissioners approved a new Branch Facilities Plan. This Plan includes Criteria for new Libraries, which recommends new size standards for the provision of LAPL facilities – 12,500 s.f. for community with less than 45,000 population and 14,500 s.f. for community with more than 45,000 population and up to 20,000 s.f. for a Regional branch. It also recommends that when a community reaches a population of 90,000, an additional branch library should be considered for the area.

F. Current Service Population:

75,152 per Census 2010 est.

Palladium Residences Project
EVN-2013-1938-EIR

G. Census Tracts:

1920.01	2145.03	2169.00
1920.02	2146.00	2171.00
1944.01	2147.00	2183.00
1944.02	2148.00	2703.00
1945.00	2149.01	
2140.00	2149.02	
2144.00	2151.01	
2145.01	2151.02	
2145.02	2163.00	

- There are no planned improvements to add capacity through expansion. There are no plans for the development of any other new libraries to serve this community.
- Special facilities available for public use:
 - Free Public Wi-Fi
 - Wireless Printing
 - Reserve a Computer
 - Meeting Room Rental
 - Zoom Text Computer for the Visually Impaired

The Los Angeles Public Library recommends a mitigation fee of \$200 per capita based upon the projected population of the development. The funds will be used for staff, books, computers and other library materials. It is recommended that mitigation fees be paid by the developer.

Any increase in the residential population that is in close proximity to this branch has a direct impact on library services with increased demands for library materials, computers and information services.

John C. Fremont Branch Library

A. Libraries that would serve the proposed project:

John C. Fremont Branch Library – 2.87 miles from project
6121 Melrose Ave.
Los Angeles, CA 90038

Hours of Operation:

Monday, Wednesday	10 am – 8 pm
Tuesday, Thursday	12:30 pm – 8 pm
Friday, Saturday	10 am – 5:30 pm
Sunday	CLOSED

B. Size (Square Feet):

7,361 sq. ft. facility.

C. Staffing Levels:

6.5 Full-time Employees

D. Collection size/Circulation and Amenities:

40,452 Volumes/Circulation – 99,181

Amenities: See “Special facilities available for public use” below.

E. Programmed or Target Service Population:

Hollywood Area.

The Los Angeles Public Library (LAPL) does not make targeted projections but rather uses the most recent Census figures to determine if a branch should be constructed in a given area.

On February 8, 2007, The Board of Library Commissioners approved a new Branch Facilities Plan. This Plan includes Criteria for new Libraries, which recommends new size standards for the provision of LAPL facilities – 12,500 s.f. for community with less than 45,000 population and 14,500 s.f. for community with more than 45,000 population and up to 20,000 s.f. for a Regional branch. It also recommends that when a community reaches a population of 90,000, an additional branch library should be considered for the area.

Palladium Residences Project
EVN-2013-1938-EIR

F. Current Service Population:

30,896 per Census 2010 est.

G. Census Tracts

1918.10

1918.20

1919.00

1919.01

1919.02

1923.00

2110.00

2141.00

- There are no planned improvements to add capacity through expansion. There are no plans for the development of any other new libraries to serve this community.
- Special facilities available for public use:
 - Free Public Wi-Fi
 - Wireless Printing
 - Reserve a Computer
 - Meeting Room Rental

The Los Angeles Public Library recommends a mitigation fee of \$200 per capita based upon the projected population of the development. The funds will be used for staff, books, computers and other library materials. It is recommended that mitigation fees be paid by the developer.

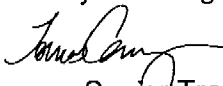
Any increase in the residential population that is in close proximity to this branch has a direct impact on library services with increased demands for library materials, computers and information services.

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

8150 W Sunset Bl
DOT Case No. CEN 13-41328

Date: February 28, 2014

To: Karen Hoo, City Planner
Department of City Planning



From: Tomas Carranza, Senior Transportation Engineer
Department of Transportation

Subject: **TRAFFIC IMPACT ASSESSMENT FOR A MIXED-USE DEVELOPMENT
LOCATED AT 8150 WEST SUNSET BOULEVARD (CPC-2013-2551-CUB-
ZV-DB-SPR/ENV-2013-2552-EIR)**

The Department of Transportation (DOT) has reviewed the traffic analysis (dated November 2013) and subsequent revisions prepared by Hirsch/Green Transportation Consulting, Inc., for a mixed-use development located at 8150 West Sunset Boulevard. The project is located on the southwest corner of Sunset Boulevard and Crescent Heights Boulevard in the City of Los Angeles. The project's southern edge and a portion of the western edge of the project site abut the boundaries of the City of West Hollywood.

In order to evaluate the effects of the project's traffic on the available transportation infrastructure, the significance of the project's traffic impacts is measured in terms of change to the volume-to-capacity (V/C) ratio between the "future no project" and the "future with project" scenarios. This change in the V/C ratio is compared to DOT's established threshold standards to assess the project-related traffic impacts. Based on DOT's current traffic impact criteria¹, the traffic study included the detailed analysis of 13 intersections: four in the City of Los Angeles and 11 in the City of West Hollywood. The traffic study determined that the project would not result in any significant traffic impacts within the City of Los Angeles but may potentially impact an unsignalized intersection within the City of West Hollywood. The results of the traffic impact analysis are summarized in **Attachment 1**. The study adequately evaluated the project-related traffic impacts on the surrounding community.

DISCUSSION AND FINDINGS

A. Project Description

The proposed project will demolish the existing active shopping center and construct a new mixed-use development with 249 residential apartments (including 28 affordable units) and 111,339 square feet of commercial space at 8150 West Sunset Boulevard (see **Attachment 2**). The commercial space would include 51,150 square feet of retail uses, a 24,811 square foot supermarket, 22,189 square feet of quality restaurant space, a 5,094 square foot walk-in bank, and 8,095 square feet of health and fitness uses (dance studio, yoga studio, etc.). The existing 80,000 square foot shopping center

¹ Per the DOT Traffic Study Policies and Procedures, a significant impact is identified as an increase in the Critical Movement Analysis (CMA) value, due to project related traffic, of 0.01 or more when the final ("with project") Level of Service (LOS) is LOS E or F; an increase of 0.020 or more when the final LOS is LOS D; or an increase of 0.040 or more when the final LOS is LOS C.

includes 14,647 square feet of typical retail uses, a 20,172 square foot walk-in bank, 11,646 square feet of restaurant and fast food uses, a 2,360 square foot dental office, a 3,550 square foot martial arts studio, and a 27,625 square foot art storage facility. The project would provide 849 automobile parking spaces and 985 bicycle spaces in a multi-level (subterranean and above-grade) parking structure. The project proposes to provide access points at approximately the existing three driveways. The project is expected to be completed by 2018.

B. Trip Generation

The project is estimated to generate a net increase of 1,077 daily trips, a net decrease of 82 trips in the a.m. peak hour and a net increase of 216 trips during the p.m. peak hour (see **Attachment 3**). The trip generation estimates are based on rates and formulas published by the Institute of Transportation Engineers (ITE) Trip Generation, 9th Edition, 2012. These trip generation rates are typically derived from surveys of similar land use developments in suburban areas with little to no transit service. Therefore, DOT's traffic study guidelines allow projects to reduce their total trip generation to account for potential transit usage to and from the site, and for the internal-trip making opportunities that are afforded by mixed-use projects. Consistent with DOT's guidelines, the estimated trip generation includes trip credits to account for the existing uses, the mixed-use nature of the project, and for the expected transit mode share.

PROJECT REQUIREMENTS

A. New Traffic Signal (City of Los Angeles - Voluntary Measure)

In the preparation of traffic studies, DOT guidelines indicate that unsignalized intersections should be evaluated solely to determine the need for the installation of a traffic signal or other traffic control device. Additionally, when choosing which unsignalized intersections to evaluate in the study, intersections that are adjacent to the project or that are integral to the project's site access and circulation plan should be identified. Based on the results of a traffic signal warrant analysis included in the traffic study, the applicant proposes to install a new traffic signal at the intersection of **Sunset Boulevard and Havenhurst Drive**. The traffic study indicates that this new signal would facilitate access between Sunset Boulevard and the project's driveway on Havenhurst Drive. However, this requires further review by DOT as described below.

The satisfaction of a traffic signal warrant does not in itself require the installation of a signal. Other factors relative to safety, traffic flow, signal spacing, coordination, etc. should be considered. The design and construction of this proposed traffic signal, if deemed warranted by DOT, would be required of the applicant. To process the request for a new traffic signal, the applicant should work with DOT's Hollywood/Wilshire District Office. If the new signal is approved, this DOT office will issue a Traffic Control Report (TCR) authorizing the installation of the traffic signal. Then, it would be the responsibility of the applicant to design and construct the new signal through the Bureau of Engineering's B-permit process.

B. New Traffic Signal (City of West Hollywood)

The traffic study indicates that project-related traffic may result in a significant traffic impact at the unsignalized intersection of **Fountain Avenue and Havenhurst Drive**.

This intersection is located south of the project site and within the City of West Hollywood. The traffic study proposes to install a new traffic signal at this intersection to off-set the potential impact. This proposal is subject to review and approval by the City of West Hollywood.

C. Transportation Demand Management (TDM) Program

The project proposes to implement a TDM plan to reduce the number of vehicle trips generated by the site. The purpose of a TDM plan should be to reduce the use of single occupant vehicles (SOV) by increasing the number of trips by walking, bicycle, carpool, vanpool and transit. The design of the development should contribute to minimizing traffic impacts by emphasizing non-auto modes of transportation. Also, a pedestrian-friendly project with safe and walkable sidewalks should be included in the overall design of this mixed-use project.

A preliminary TDM program should be prepared and provided for DOT review prior to the issuance of the first building permit for this project and a final TDM program approved by DOT is required prior to the issuance of the first certificate of occupancy for the project. The TDM program should include, but not be limited to, the following strategies:

- On-site Transportation Coordinator;
- Carpool, Vanpool and Rideshare Matching;
- Preferential parking for rideshare parking;
- A one-time fixed-fee of **\$50,000** to be deposited into the City's Bicycle Plan Trust Fund to implement bicycle improvements within the area of the proposed project;
- Transit pass subsidies for eligible project tenants and employees;
- Parking management strategies like parking cash-out and unbundling of the residential parking;
- Loaner bicycles and/or flex-use vehicles on site;
- Guaranteed Ride Home Program;
- Bicycle racks, lockers and showers on site;
- Encourage implementation of bus shelters in area of project;
- Flexible work hours and telecommute opportunities;
- Enhanced wayfinding information and signage.

The study does not take into account the trip reduction credits that are expected from these proposed measures. Due to this conservative approach, the benefits related to these TDM strategies were not quantified; therefore, the reported traffic impacts are likely overstated.

D. Voluntary Intersection Improvement (Sunset Boulevard & Crescent Heights Boulevard)

To enhance and activate the pedestrian environment adjacent to the project, the project proposes to reconfigure the southwest quadrant of the intersection of **Sunset Boulevard and Crescent Heights Boulevard**. The improvement would remove the current sweeping eastbound right-turn lane on Sunset Boulevard that is stop-controlled before merging with southbound Crescent Heights Boulevard, and install a typical exclusive right-turn lane at the intersection. The unused "triangle" section would then be reconfigured to provide a new public "plaza" area adjacent to the northeast corner of the project site as illustrated in **Attachment 4**.

To accommodate the exclusive eastbound right-turn lane, the south side of Sunset Boulevard would be widened and the west side of Crescent Heights Boulevard between Sunset Boulevard and the project's driveway would be reconstructed. Conceptually, this improvement is acceptable to DOT; however, to ensure optimal efficiency and safety of the intersection's operations for all modes, the existing bus stop on the eastbound approach should be relocated from the near-side and the traffic signal may need to be upgraded to install northbound left-turn phasing and concurrent eastbound right-turn phasing (subject to review by DOT's Hollywood/Wilshire District Office). These design issues should be discussed with DOT prior to the commencement of the engineering plans for this improvement.

E. Construction Impacts

DOT recommends that a construction work site traffic control plan be submitted to DOT for review and approval prior to the start of any construction work. The plan should show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. DOT also recommends that all construction related traffic be restricted to off-peak hours, as feasible.

F. Highway Dedication and Street Widening Requirements

Highway dedication and widening may be required along the streets that front the proposed project. Along the project's frontage, **Sunset Boulevard** and **Crescent Heights Boulevard** are both designated Major Highways Class II which require a 40-foot half-width roadway within a 52-foot half-width right-of-way. **Havenhurst Drive** is designated as a Local Street which requires a 20-foot half-width roadway within a 30-foot half-width right-of-way. The applicant should check with BOE's Land Development Group to determine the specific highway dedication, street widening and/or sidewalk requirements, if any, for this project.

G. Implementation of Improvements

The applicant should be responsible for the cost and implementation of any necessary traffic signal equipment modifications and bus stop relocations associated with the proposed transportation improvements described above. All improvements and associated traffic signal work within the City of Los Angeles must be **guaranteed** through BOE's B-Permit process, prior to the issuance of any building permits and **completed** prior to the issuance of any certificates of occupancy. Temporary certificates of occupancy may be granted in the event of any delay through no fault of the applicant, provided that, in each case, the applicant has demonstrated reasonable efforts and due diligence to the satisfaction of DOT. Prior to setting the bond amount, BOE shall require that the developer's engineer or contractor contact DOT's B-Permit Coordinator, at (213) 928-9663, to arrange a pre-design meeting to finalize the proposed design needed for the project.

H. Parking Analysis

As referenced in the Project Description section above, the project will provide up to 849 automobile parking spaces and 985 bicycle spaces. The applicant should check with the Department of Building and Safety on the number of Code-required or Specific Plan-required parking spaces needed for this project.

I. Site Access and Circulation

The proposed project will provide vehicular access via three driveways: Sunset Boulevard (left-turn and right-turn entry only), Crescent Heights Boulevard (two-way full access), and Havenhurst Drive (full service entry for residential traffic only, plus right-turn only exit for both residential and commercial traffic) as illustrated in **Attachment 5**. The project also proposes separate driveways providing truck access to the on-site loading dock facilities: an ingress only driveway on Havenhurst Drive and an egress only driveway on Crescent Heights Boulevard. The project also proposes a passenger pick-up/drop-off loading area along the Crescent Heights Boulevard frontage. However, it is unclear from the attached illustration how pedestrians would be accommodated through this section of the street. It is recommended that the applicant work with DOT to explore different passenger loading schemes for the project to establish a design that can safely accommodate pedestrians, minimize conflict points with southbound traffic on this curved section of Crescent Heights Boulevard, and provide the site with its valet parking/passenger loading needs.

Review of the study does not constitute approval of the driveway dimensions and internal circulation schemes. Those require separate review and approval and should be coordinated with DOT's Citywide Planning Coordination Section (201 N. Figueroa Street, 4th Floor, Station 3, @ 213-482-7024) to avoid delays in the building permit approval process. Prior to the commencement of building or parking layout design efforts, the applicant should contact DOT for driveway width and internal circulation requirements so that such traffic flow considerations are designed and incorporated early into the building and parking layout plans. All driveways should be Case 2 driveways and 30 feet and 16 feet wide for two-way and one-way operations, respectively.

J. Development Review Fees

An ordinance adding Section 19.15 to the Los Angeles Municipal Code relative to application fees paid to DOT for permit issuance activities was adopted by the Los Angeles City Council in 2009. This ordinance identifies specific fees for traffic study review, condition clearance, and permit issuance. The applicant shall comply with any applicable fees per this ordinance.

If you have any questions, please contact Eileen Hunt of my staff at (213) 972-8481.

Attachments

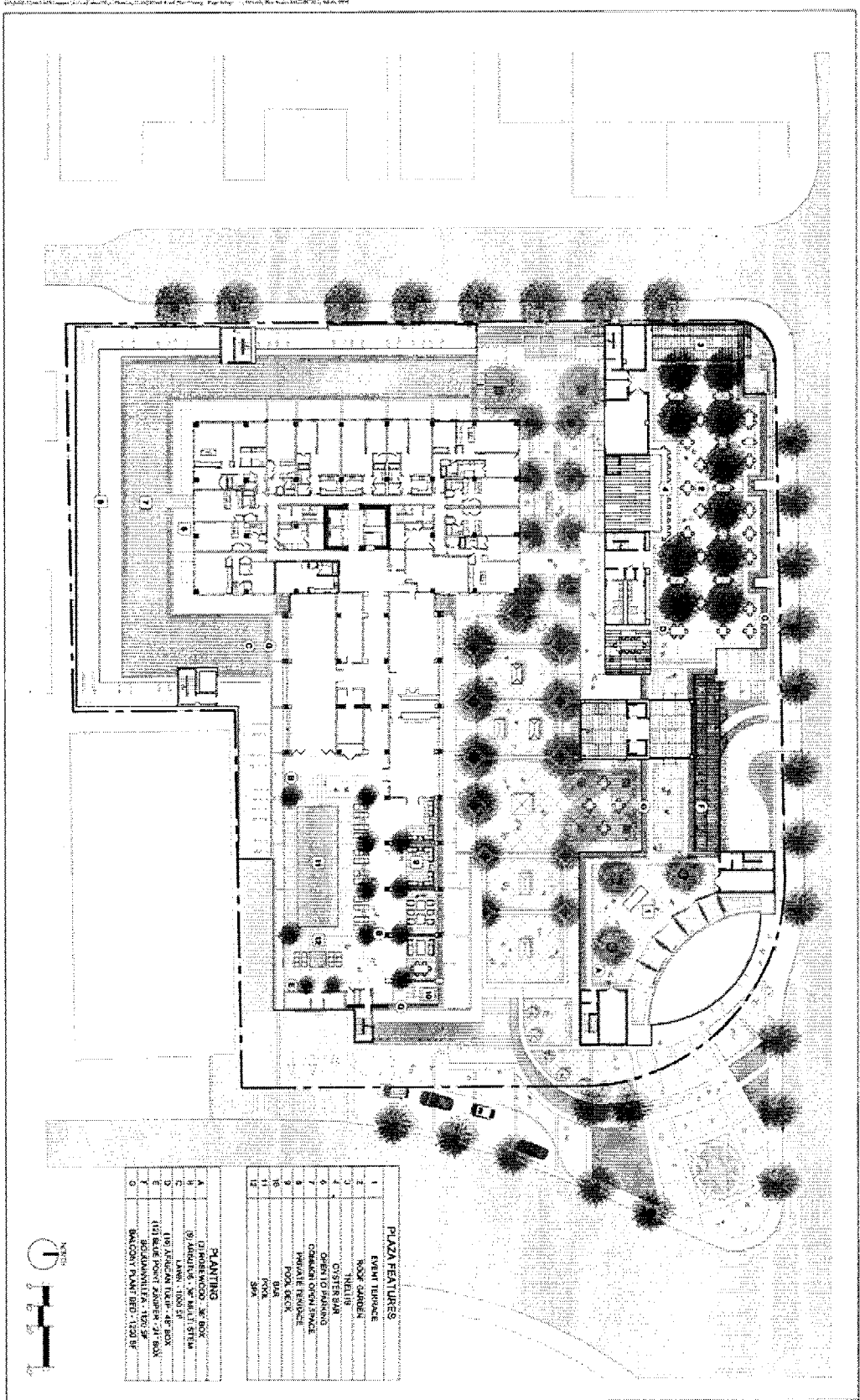
K:\Letters\2014\CEN 13-41328_mixed-use_8150 Sunset_ltr.docx

- c: Renee Weitzer/Jonathan Brand, Council District 4
Luci Ibarra, City Planning
Jeannie Shen, Hollywood-Wilshire District Office, DOT
Rudy Guevara, Western District Office, DOT
Taimour Tanavoli, Citywide Planning Coordination Section, DOT
Gregg Vandergriff, Central District, BOE
Ron Hirsch, Hirsch/Green Transportation Consulting, Inc.

Table 9(a)
 Critical Movement Analysis ("CMA") Summary
 (City of Los Angeles Intersections Only)
 Existing (2013) and Future (2018) Without and With Project Conditions

Int. No.	Intersection	Peak Hour	Year 2013 Conditions						Year 2018 Conditions					
			Without Project			With Project			Without Project			With Project		
			CMA	LOS	Impact	CMA	LOS	Impact	CMA	LOS	Impact	CMA	LOS	Impact
1	Hollywood Boulevard and Laurel Canyon Boulevard	AM PM	0.517 0.554	A A	0.000 0.004	0.613 0.694	B B	0.614 0.697	B B	0.001 0.003				
2	Hollywood Boulevard and Fairfax Avenue	AM PM	0.896 0.755	D C	-0.003 0.003	0.969 0.817	E D	0.966 0.820	E D	-0.003 0.003				
5	Sunset Boulevard and Crescent Heights Boulevard	AM PM	0.936 0.756	F ^[1] F ^[1]	-0.018 0.005	1.147 0.988	F ^[1] F ^[1]	1.129 0.994	F ^[1] F ^[1]	-0.018 0.006				
6	Sunset Boulevard and Fairfax Avenue	AM PM	0.746 0.953	F ^[1] F ^[1]	-0.005 0.002	0.859 1.047	F ^[1] F ^[1]	0.854 1.049	F ^[1] F ^[1]	-0.005 0.002				

Notes:
 [2] Intersection "existing" and "future" level of service manually adjusted to LOS F based on observations of existing conditions.
 **411 Significant impact per City of Los Angeles Department of Transportation (LADOT) Traffic Study Policies and Procedures, June 2013 (if applicable).



HART HOWERTON
 8150 SUNSET BOULEVARD
 Los Angeles, California
 OVERALL PLAN L102
 AUGUST 2, 2013

FIGURE 3(a)

PROJECT SITE LAYOUT

Table 2(a)
Proposed Project Trip Generation Estimates

Size/Use	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Proposed Project							
<i>Residential Component</i>							
249 -unit Apartments (including 28 affordable units)	1,656	25	102	127	100	54	154
Less 0.6% "Affordable" Unit Discount	(10)	0	(1)	(1)	(1)	0	(1)
Less 5% Transit Utilization	(82)	(1)	(5)	(6)	(5)	(3)	(8)
Total Apartment Trips	1,564	24	96	120	94	51	145
<i>Retail/Commercial Components</i>							
51,150 sq. ft. General Retail (total)	2,184	30	19	49	91	99	190
Less 10% Mixed-Use (Residential) Interaction	(218)	(3)	(2)	(5)	(9)	(10)	(19)
Less 40% Pass-by Trips	(786)	(11)	(7)	(18)	(33)	(35)	(68)
Subtotal Retail Trips	1,180	16	10	26	49	54	103
24,811 sq. ft. Supermarket	2,537	52	32	84	120	115	235
Less 15% Mixed-Use (Residential) Interaction	(381)	(8)	(5)	(13)	(18)	(17)	(35)
Less 5% Walk-in Patronage	(108)	(2)	(2)	(4)	(5)	(5)	(10)
Less 40% Pass-by Trips	(819)	(17)	(10)	(27)	(39)	(37)	(76)
Subtotal Supermarket Trips	1,229	25	15	40	58	56	114
5,094 sq. ft. Walk-in Bank	764	22	9	31	27	35	62
Less 5% Mixed-Use (Residential) Interaction	(38)	(1)	(1)	(2)	(1)	(2)	(3)
Less 20% Pass-by Trips	(145)	(4)	(2)	(6)	(5)	(7)	(12)
Subtotal Walk-in Bank Trips	581	17	6	23	21	26	47
22,189 sq. ft. Quality Restaurants (total)	1,996	11	7	18	111	55	166
Less 10% Mixed-Use (Residential) Interaction	(200)	(1)	(1)	(2)	(11)	(6)	(17)
Less 10% Pass-by Trips	(180)	(1)	(1)	(2)	(10)	(5)	(15)
Subtotal Quality Restaurant Trips	1,616	9	5	14	90	44	134
8,095 sq. ft. Dance/Yoga Studios (total)	267	5	6	11	17	12	29
Less 5% Mixed-Use (Residential) Interaction	(13)	0	(1)	(1)	(1)	0	(1)
Less 20% Pass-by Trips	(51)	(1)	(1)	(2)	(3)	(3)	(6)
Subtotal Dance/Yoga Studio Trips	203	4	4	8	13	9	22
Total Proposed Retail/Commercial Trips	4,809	71	40	111	231	189	420
<i>Total Proposed Retail/Commercial Trips at Adjacent I/S</i>	<i>6,790</i>	<i>105</i>	<i>61</i>	<i>166</i>	<i>321</i>	<i>276</i>	<i>597</i>
Total Proposed New Project Trips	6,373	95	136	231	325	240	565
<i>Total Proposed New Project Trips at Adjacent I/S</i>	<i>8,354</i>	<i>129</i>	<i>157</i>	<i>286</i>	<i>415</i>	<i>327</i>	<i>742</i>

Table 2(b)
Existing Site Uses Trip Generation Estimates

Size/Use	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Existing Uses (Removed)							
14,647 sq. ft. General Retail (total)	625	9	5	14	26	28	54
Less 50% Pass-by Trips	(313)	(4)	(3)	(7)	(13)	(14)	(27)
Subtotal Retail Trips	312	5	2	7	13	14	27
27,625 sq. ft. Art Storage Facility (Metro Art Storage)	69	2	2	4	4	3	7
11,786 sq. ft. Walk-in Bank - Banking Uses (1st floor)	1,768	50	21	71	63	80	143
8,386 sq. ft. Bank Offices/Ancillary Space (2nd floor)	92	11	2	13	2	10	12
Less 20% Pass-by Trips (Banking Uses Only)	(354)	(10)	(4)	(14)	(13)	(16)	(29)
Subtotal Walk-in Bank Trips	1,506	51	19	70	52	74	126
2,056 sq. ft. Restaurant (Kuru Sushi) ^[1]	196	-----	n/a	-----	12	8	20
Less 20% Pass-by Trips	(39)	-----	n/a	-----	(2)	(2)	(4)
Subtotal Restaurant Trips	157	-----	n/a	-----	10	6	16
800 sq. ft. Ice Cream Parlor ^[1]	76	-----	n/a	-----	5	3	8
Less 20% Pass-by Trips	(15)	-----	n/a	-----	(1)	(1)	(2)
Subtotal Ice Cream Parlor Trips	61	-----	n/a	-----	4	2	6
5,070 sq. ft. Fast Food (with drive-thru) - McDonalds	2,515	117	113	230	86	80	166
Less 50% Pass-by Trips	(1,258)	(59)	(56)	(115)	(43)	(40)	(83)
Subtotal Fast Food (with drive-thru) Trips	1,257	58	57	115	43	40	83
3,720 sq. ft. Fast Food (without drive-thru) (total)	2,664	98	65	163	49	48	97
Less 35% Pass-by Trips	(932)	(34)	(23)	(57)	(17)	(17)	(34)
Subtotal Fast Food (without drive-thru) Trips	1,732	64	42	106	32	31	63
2,360 sq. ft. Dental Office	85	5	1	6	2	6	8
3,550 sq. ft. Health Club (Martial Arts)	117	2	3	5	7	6	13
Total Existing Site Trips	5,296	187	126	313	167	182	349
<i>Total Existing Site Trips at Adjacent I/S</i>	8,207	294	212	506	256	272	528

Note:

[1] Use not open during AM peak hours (prior to 10:00 AM).

Table 2(c)
Summary of Proposed Project, Existing Site Uses, and Net Project Trip Generation Estimates

Size/Use	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
<u>Summary of Proposed Project Trips - from Table 2(a)</u>							
<i>Total Net Residential Component</i>	1,564	24	96	120	94	51	145
<i>Total Net Retail/Commercial Components</i>	4,809	71	40	111	231	189	420
<i>Retail/Commercial Trips at Adjacent I/S</i>	6,790	105	61	166	321	276	597
<i>Total Proposed New Project Trips</i>	6,373	95	136	231	325	240	565
<i>Total Proposed New Project Trips at Adjacent I/S</i>	8,354	129	157	286	415	327	742
<u>Summary of Existing Uses Trips - from Table 2(b)</u>							
<i>Total Existing Site Trips</i>	5,296	187	126	313	167	182	349
<i>Total Existing Site Trips at Adjacent I/S</i>	8,207	294	212	506	256	272	528
Net New Project Retail/Commercial Trips	(487)	(116)	(86)	(202)	64	7	71
<i>Net Retail/Commercial Trips at Adjacent Intersections</i>	(1,417)	(189)	(151)	(340)	65	4	69
Net New Project Residential Trips (same at Adj. I/S)	1,564	24	96	120	94	51	145
Total Net New Project Trips	1,077	(92)	10	(82)	158	58	216
<i>Total Net New Project Trips at Adjacent Intersections</i>	147	(165)	(55)	(220)	159	55	214

As shown in Table 2(a), once completed and occupied, the proposed project itself is expected to result in a total of approximately 6,373 trips per day (a 24-hour period beginning at midnight), including approximately 231 trips (95 inbound, 136 outbound) during the AM peak hour, and approximately 565 trips (325 inbound, 240 outbound) during the PM peak hour. Of these total trips, most are the result of the retail/commercial components (except during the AM peak hour when many of the retail and restaurant uses are closed), which are expected to generate a total of approximately 4,809 daily trips, including approximately 111 trips (71 inbound, 40 outbound) during the AM peak hour and approximately 420 trips (231 inbound, 189 outbound) during the PM peak hour, while the proposed residential component of the project will account for the remaining approximately 1,564 daily trips, 120 (24 inbound, 96 outbound) AM peak hour trips, and 145 (94 inbound, 51 outbound) PM peak hour trips.

However, the demolition of the existing on-site development to construct the proposed project will also result in the removal of its associated trips from the "existing" area traffic volumes, offsetting some of the traffic generated by the new development. As shown in Table 2(b), the

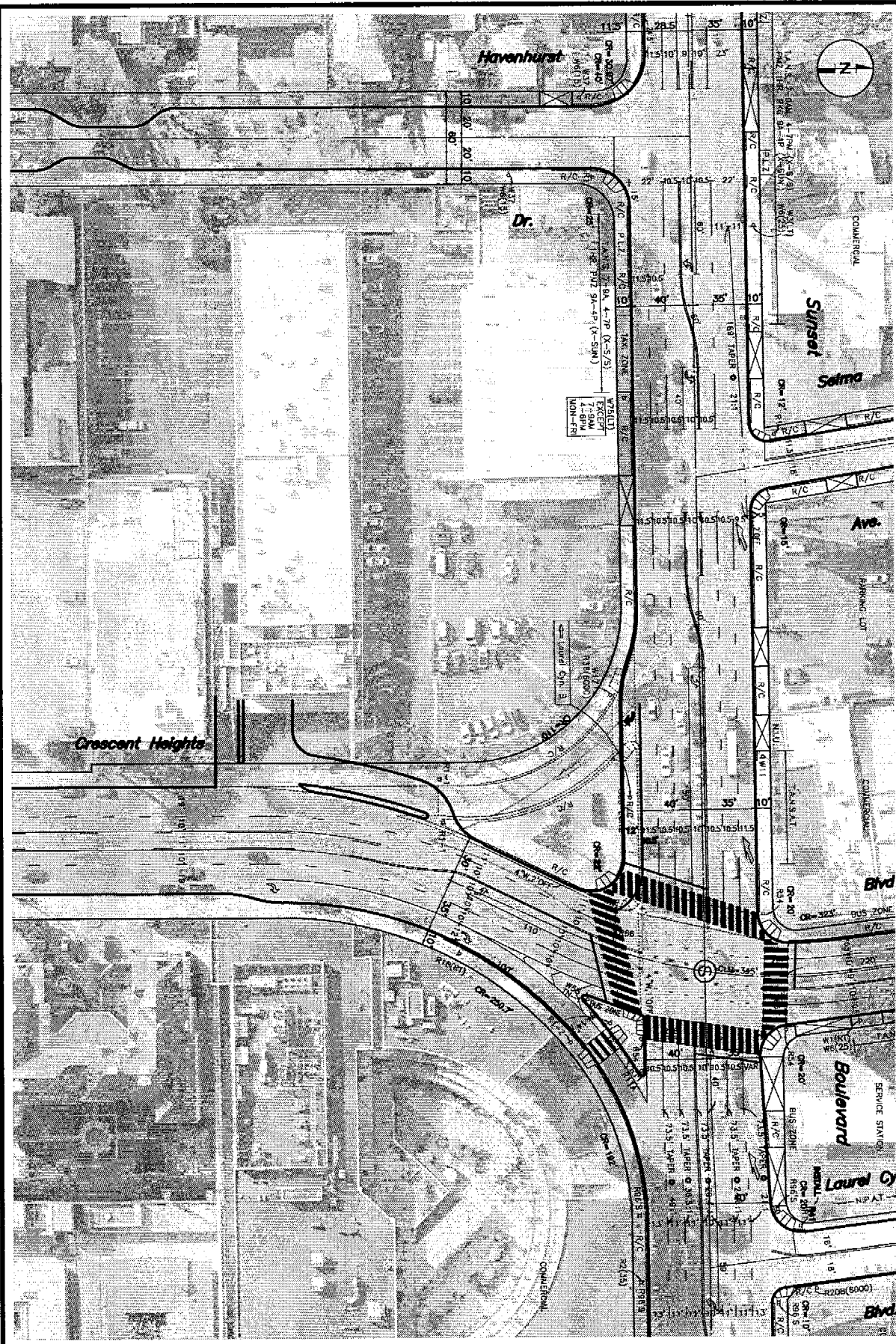


FIGURE 8

CONCEPTUAL IMPROVEMENTS
 TO SUNSET BOULEVARD AND CRESCENT HEIGHTS BOULEVARD

SUNSET CRESCENT HEIGHTS IMP SUNSET CRESCENT HEIGHTS (A113)

SUNSET -CRESCENT HEIGHTS DRIVE/CLAS WITH SUNSET SIGNAL/AM

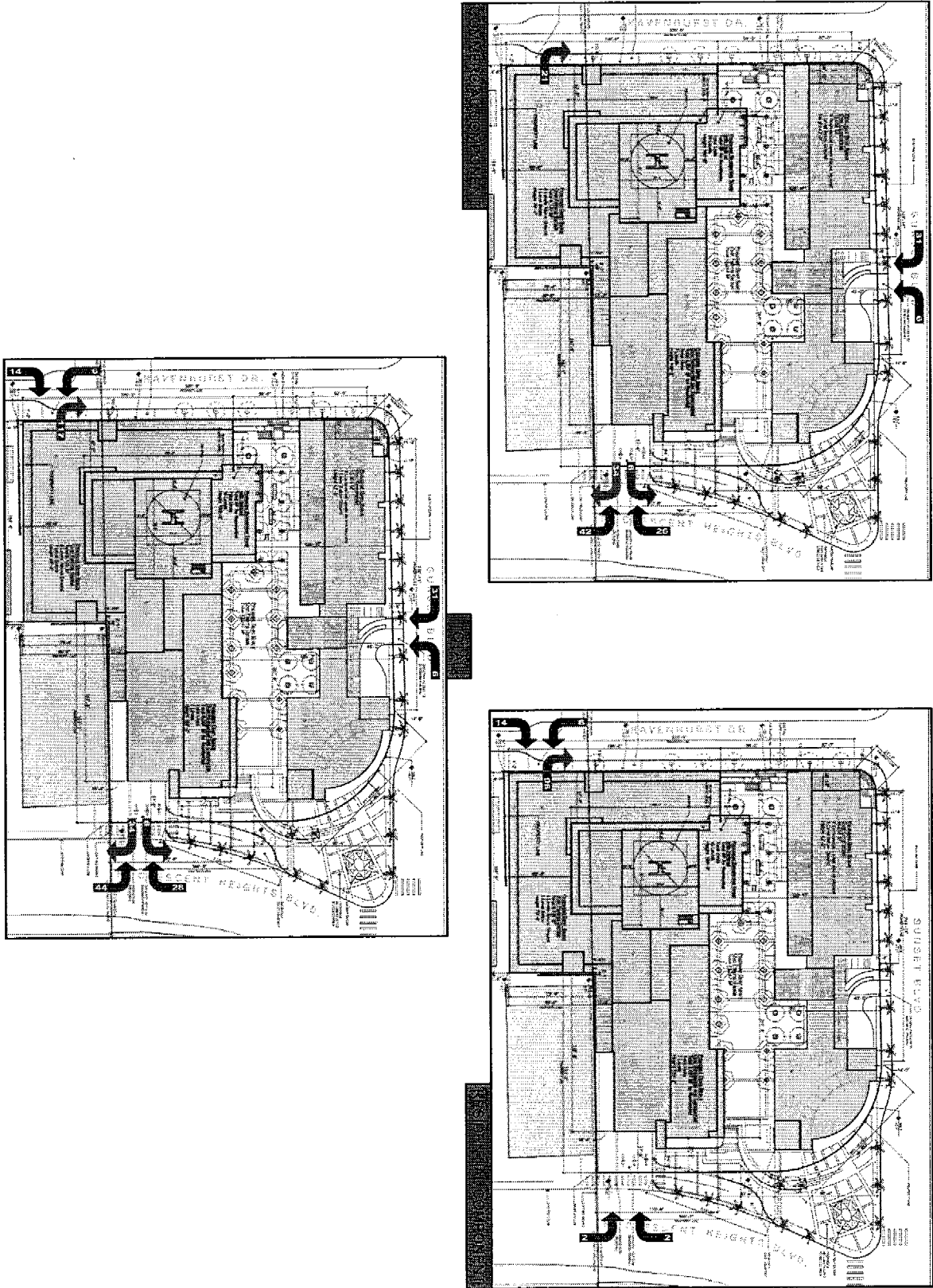


FIGURE 7(a)

PROJECT DRIVEWAY VOLUMES
 AM PEAK HOUR

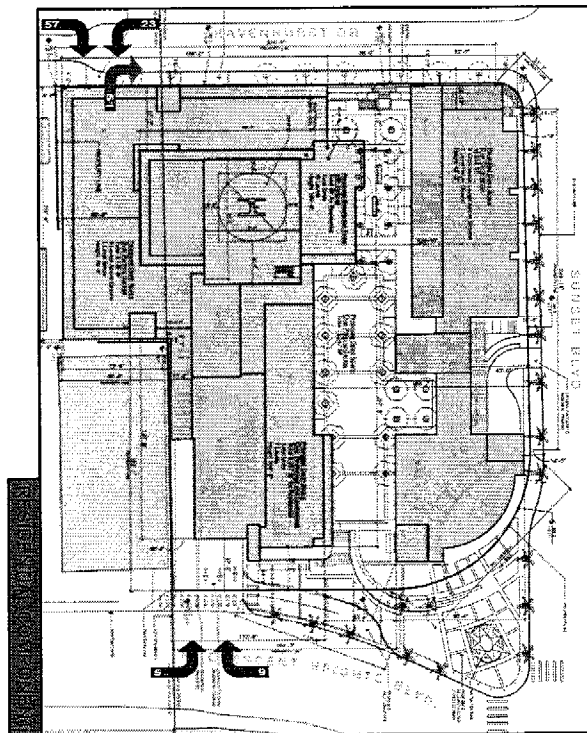
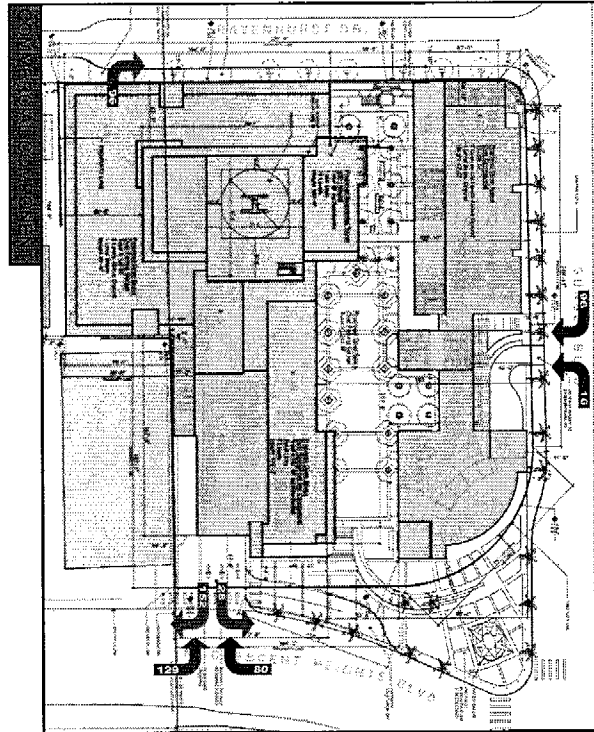
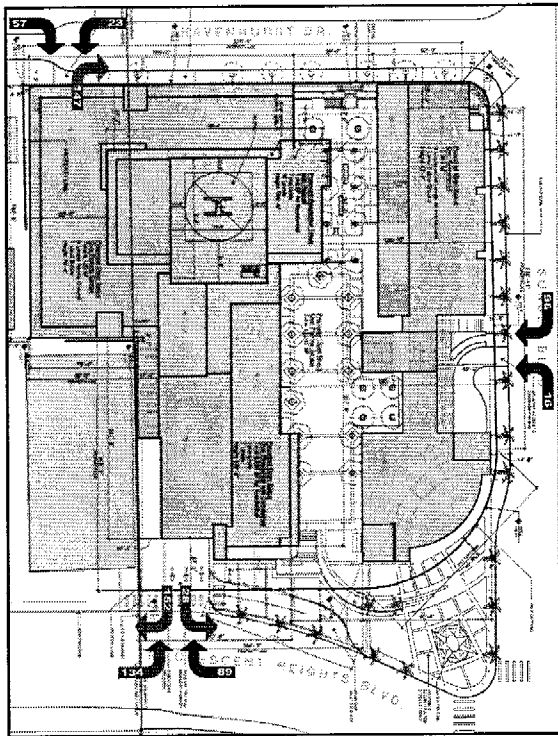


FIGURE 7(b)

PROJECT DRIVEWAY VOLUMES
PM PEAK HOUR





Srimal Hewawitharana <srimal.hewawitharana@lacity.org>

RFI: 8150 Sunset Boulevard Mixed-Use Project

5 messages

Denise Chow <denise.chow@lacity.org>

Mon, Nov 25, 2013 at 5:53 PM

To: Srimal Hewawitharana <srimal.hewawitharana@lacity.org>

Cc: Kwasi Berko <kwasi.berko@lacity.org>, Zemamu Gebrewold <zemamu.gebrewold@lacity.org>, Sunbula Azieh <sunbula.azieh@lacity.org>

Hi Srimal,

I'm currently preparing the wastewater comments for the project stated above. Can you please provide a detailed breakdown of the proposed uses?

The total 333,870 sf of proposed development needs to be separated by land uses: # of units by BR (for example: 200 units - 2BR, 150 units - 3BR, etc), sf of parking, sf of lobby, sf of laundry, sf of retail, sf of restaurant, sf of fitness center, backwash rate of swimming pool, # of seats in business/conference room, etc.

Please also note that this level of detail will always be required in order to perform an analysis.

Thank you,
Denise Chow
 Environmental Engineering Associate
 Wastewater Engineering Services Division
 Bureau of Sanitation
 City of Los Angeles
 p 323.342.1564

Confidentiality Notice

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If you have received this communication in error, please notify us immediately by e-mail and delete the original message and any attachment without reading or saving in any manner.

Srimal Hewawitharana <srimal.hewawitharana@lacity.org>

Mon, Dec 2, 2013 at 9:39 AM

To: David Crook <D.Crook@pcrmet.com>

Hi David,

I am forwarding to you a request for additional information from the Bureau of Sanitation; please provide them with the details they are requesting and cc me.

Thank you.

Srimal
 [Quoted text hidden]

Srimal Hewawitharana <srimal.hewawitharana@lacity.org>

Mon, Dec 2, 2013 at 9:41 AM

To: Denise Chow <denise.chow@lacity.org>

Cc: David Crook <D.Crook@pcrmet.com>

Hi Denise,

I have forwarded your request to the consultant, David Crook, and have asked him to provide you with the details.

Sincerely,

Srimal
 [Quoted text hidden]

David Crook <D.Crook@pcrmet.com>

Mon, Dec 2, 2013 at 9:58 AM

To: Srimal Hewawitharana <srimal.hewawitharana@lacity.org>

Thanks, Srimal, I will get Denise this info.

DC

From: Srimal Hewawitharana [mailto:srimal.hewawitharana@lacity.org]
Sent: Monday, December 02, 2013 9:40 AM
To: David Crook
Subject: Fwd: RFI: 8150 Sunset Boulevard Mixed-Use Project

[Quoted text hidden]

David Crook <D.Crook@pcmet.com>
 To: Denise Chow <denise.chow@lacity.org>
 Cc: Srimal Hewawitharana <srimal.hewawitharana@lacity.org>

Mon, Dec 2, 2013 at 10:05 AM

Denise,

Please see the requested information below:

Land Use	Quantity (units/sf)
Proposed Uses	
Residential Studio	73 units
Residential One Bedroom	130 units
Residential Two Bedroom	38 units
Residential Three Bedroom	8 units
Retail	51,150 s.f.
Supermarket	24,811 s.f.
Restaurant	22,189 s.f.
Health Club	8,095 s.f.
Walk-in Bank	5,094 s.f.
Parking	305,652 s.f.
Existing Uses	
Retail	14,647 s.f.
Art Storage Facility	27,625 s.f.
Walk-in Bank	20,172 s.f.
Restaurants	11,646 s.f.

12/2/13

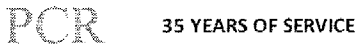
City of Los Angeles Mail - RFI: 8150 Sunset Boulevard Mixed-Use Project

Dental Office	2,360 s.f.
Martial Arts	3,550 s.f.
Parking	58,109 s.f.

Thanks,

Dave

David A. Crook, AICP
Principal Planner



SANTA MONICA • IRVINE • PALMDALE

ONE VENTURE, SUITE 150
IRVINE, CALIFORNIA 92618
PHONE (MAIN): 949.753.7001

12/2/13

City of Los Angeles Mail - RFI: 8150 Sunset Boulevard Mixed-Use Project

PHONE (DIRECT): 949.870.1510

FACSIMILE: 949.753.7002

WWW.PCRNET.COM

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From: Srimal Hewawitharana [mailto:srimal.hewawitharana@lacity.org]

Sent: Monday, December 02, 2013 9:42 AM

To: Denise Chow

Cc: David Crook

Subject: Re: RFI: 8150 Sunset Boulevard Mixed-Use Project

[Quoted text hidden]

DEPARTMENT OF
CITY PLANNING
N. SPRING STREET, ROOM 750
LOS ANGELES, CA 90012-4801
AND
2 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

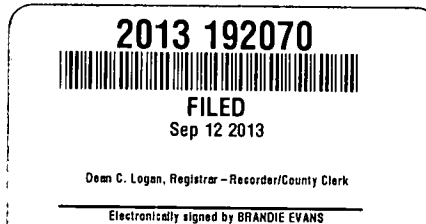
PLANNING COMMISSION
VACANT
PRESIDENT
VACANT
VICE-PRESIDENT
CAMILLA M. ENG
GEORGE HOVAGUIMIAN
ROBERT LESSIN
DANA M. PERLMAN
VACANT
VACANT
VACANT

JAMES K. WILLIAMS
COMMISSION EXECUTIVE ASSISTANT II
(213) 978-1300

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MAYOR



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INFORMATION
www.planning.lacity.org

September 12, 2013

**NOTICE OF PREPARATION OF AN
ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING
MEETING**

CASE NO.: ENV-20132552-EIR

PROJECT NAME: 8150 Sunset Boulevard Mixed-Use Project

PROJECT LOCATION/ADDRESS: 8150 Sunset Boulevard

COMMUNITY PLANNING AREA: Hollywood Community Plan Area

COUNCIL DISTRICT: 4 - Tom LaBonge

DUE DATE FOR PUBLIC COMMENTS: October 15, 2013

THIS NOTICE WAS POSTED

ON September 12 2013

UNTIL October 15 2013

REGISTRAR - RECORDER/COUNTY CLERK

The City of Los Angeles, Department of City Planning will be the Lead Agency and will require the preparation of an environmental impact report ("EIR") for the project identified herein. The Department of City Planning requests your comments as to the scope and content of the Draft EIR. The Project description and potential environmental effects are included below. An initial study was prepared and is included in the environmental file. A copy of the environmental file is available for review, by appointment during office hours, at the Department of City Planning, 200 North Spring Street, Room 750, Los Angeles, CA 90012.

PROJECT DESCRIPTION: The Project Applicant proposes to redevelop the 2.56-acre property located at 8150 Sunset Boulevard with a mixed-use residential and retail project. The property is located within the Hollywood community of the City of Los Angeles (City), and currently contains two commercial structures and other improvements, all of which would be demolished and removed from the site. The proposed project would consist of two buildings over a single podium structure with various elements ranging in height from two stories to 16 stories in height (approximately 42 feet above the ground elevation at the intersection of Sunset and Crescent Heights Boulevards [the "North Building"], increasing to approximately 108 feet for the nine-story portion and approximately 191 feet for the 16-story portion of the building [the "South Building"]; the overall building height is approximately 216 feet as measured from the low point of the site along Havenhurst Drive to the top of the South Building). The North Building, which would be built along Sunset Boulevard, would include two levels with a rooftop terrace containing exclusively commercial uses. The South Building would contain commercial uses on the first two levels, residential uses on levels three through 15, and a rooftop restaurant/lounge on the top level. The project would include approximately 111,310 square feet of commercial retail and restaurant uses within three lower levels (one subterranean) and one

rooftop level, 249 apartment units, including 28 affordable housing units, within the twelve upper levels representing approximately 222,560 gross square feet of residential space. The project would also provide a new central public plaza, new public space at the northeast corner of the site, public rooftop deck/garden areas along Sunset Boulevard, a private pool and pool deck area for residents, as well as other resident-only amenities totaling approximately 6,900 square feet that would include a residential lobby, resident recreation room, fitness center, changing rooms, business center, and library. Parking for all proposed uses would be provided on-site via a seven-level (three subterranean and semi-subterranean levels) parking structure housed within the podium structure that includes 849 total parking spaces (295 for residential uses and 554 for commercial uses). The total development would include approximately 333,870 square feet of commercial and residential space with a maximum floor-area ratio (FAR) of approximately 3:1. The Project Applicant anticipates commencing construction in 2015 with occupancy occurring in 2017.

REQUESTED PERMITS/APPROVALS: The Project Applicant is requesting approvals for the proposed Project that would include, but may not be limited to, the following: Affordable Housing Incentives, including Parking Option 1 and Off-Menu Incentives; Site Plan Review; Master Conditional Use Permit for Alcohol (on- and off-site sales); Subdivision to create airspace lots and for condominium purposes; Variance for outdoor dining above the ground floor level and to allow a fitness studio, as not otherwise permitted in the C4 zone; demolition permits; construction permits, including building, grading, excavation, foundation, and associated permits; haul route permit, as may be required; street tree removal permit; and other approvals as needed.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Aesthetics, Air Quality, Cultural Resources, Geology and Soils, Greenhouse Gases, Land Use and Planning, Noise, Population and Housing, Public Services (i.e., Police, Fire, Parks, and Libraries), Transportation/Traffic, and Utilities (water, wastewater, solid waste).

PUBLIC SCOPING MEETING: A public Scoping Meeting will be held in an open house format to receive public comment regarding the scope and content of the environmental analysis to be included in the Draft EIR. City staff, environmental consultants, and Project representatives will be available, but no formal presentation is scheduled. You may stop by at any time between 5:30 pm and 7:30 pm to view materials, ask questions, and provide comments. The Department of City Planning encourages all interested individuals and organizations to attend this meeting. The location, date and time of the public scoping meeting for this Project are as follows:

Date: October 2, 2013
Time: 5:30 to 7:30 p.m.
Location: Will & Ariel Durant Branch Library, 7140 W. Sunset Boulevard, Los Angeles, CA 90046

The enclosed materials reflect the scope of the project, which is located in an area of interest to you and/or the organization you represent. The Department of City Planning welcomes all comments regarding potential environmental impacts of the project. All comments will be considered in the preparation of the EIR. **Written comments** must be submitted to this office by **October 15, 2013.**

2013 192070



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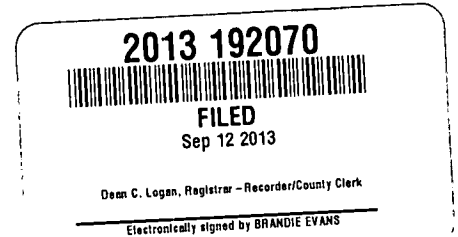
Sep 12 2013

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by BRANDIE EVANS

Please direct your responses to:

Mail: Srimal Hewawitharana
Environmental Analysis Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, California 90012
Fax: (213) 978-1343 (fax)
Email: srimal.hewawitharana@lacity.org (e-mail)

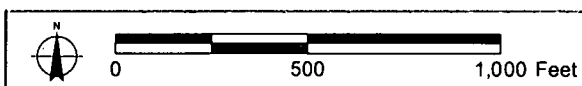
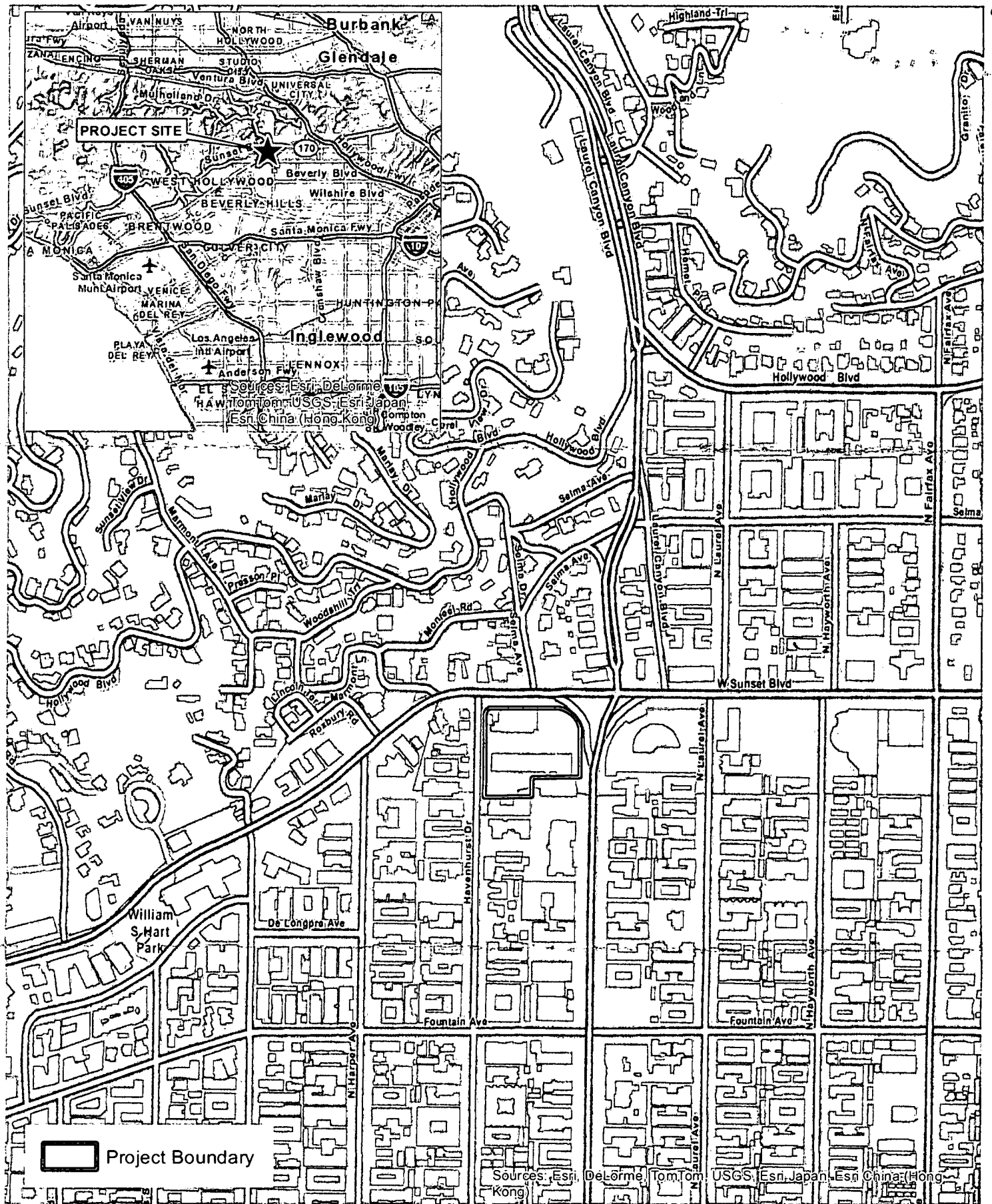


Michael J. LoGrande
Director of Planning

Srimal P. Hewawitharana

Srimal Hewawitharana
Environmental Specialist II, Environmental Analysis Section

Enclosures: Regional Location Map
Aerial Photograph With Surrounding Uses
Proposed Site Plan
Radius Map
Scoping Meeting Location Map



Regional Location Map

FIGURE

1

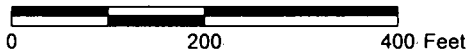
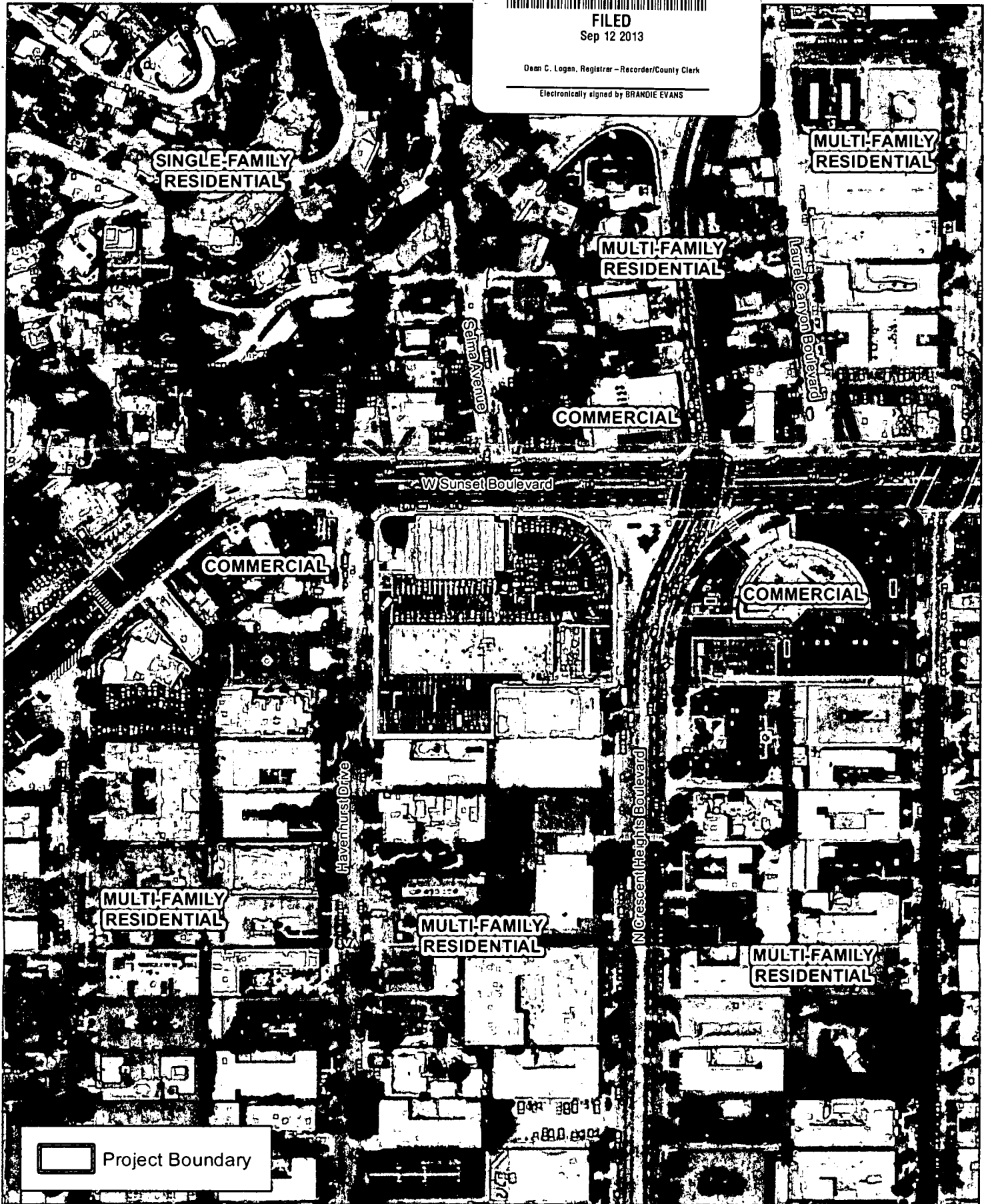
8150 Sunset Boulevard Mixed-Use Project
 Source: ESRI Street Map, 2009; PCR Services Corporation, 2013.



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Sep 12 2013

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by BRANDIE EVANS

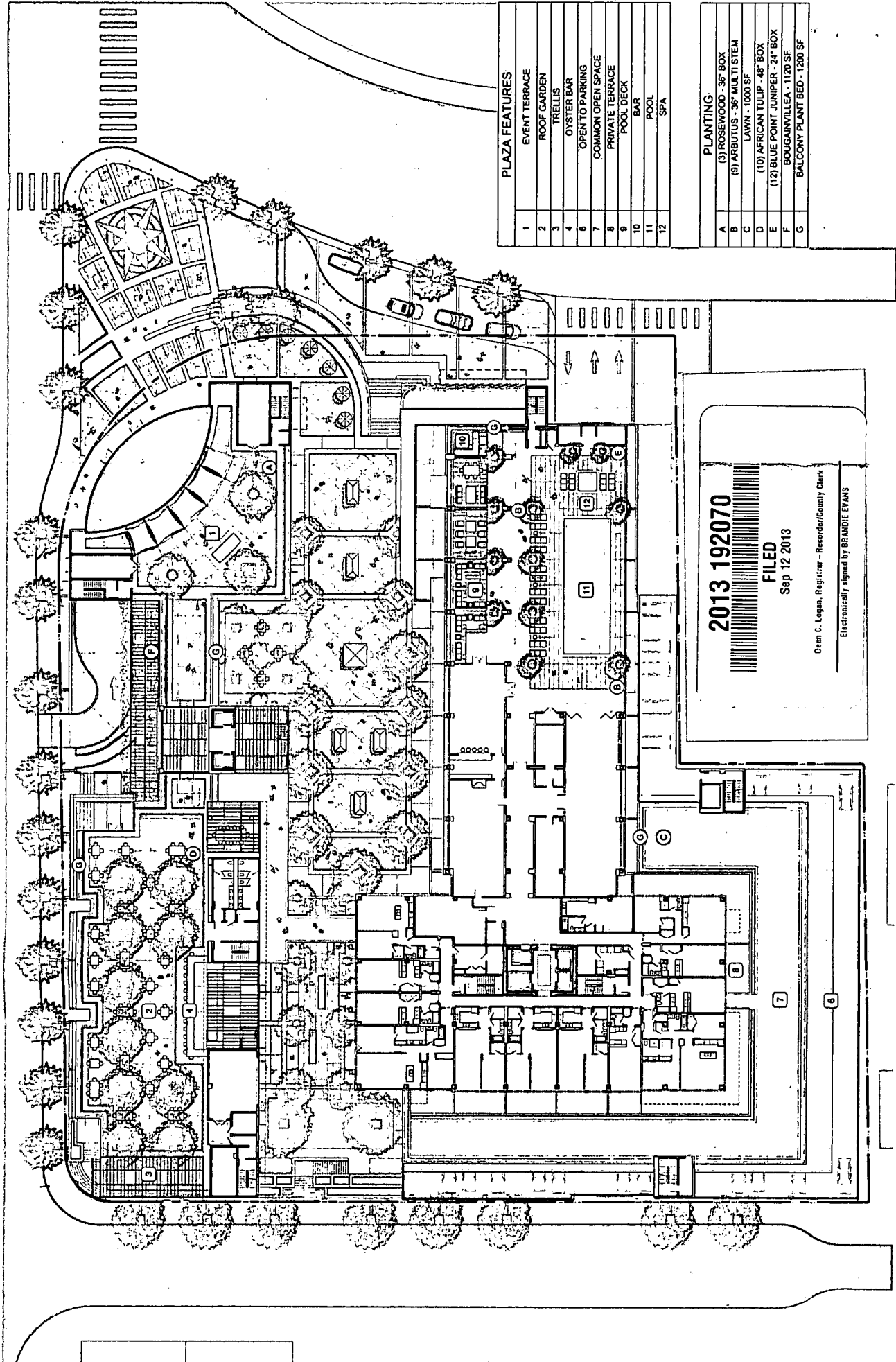


Aerial Photograph with Surrounding Land Uses

8150 Sunset Boulevard Mixed-Use Project
Source: ESRI, 2010; PCR Services Corporation, 2013.

FIGURE

2



PLAZA FEATURES

1	EVENT TERRACE
2	ROOF GARDEN
3	TRELLIS
4	OYSTER BAR
6	OPEN TO PARKING
7	COMMON OPEN SPACE
8	PRIVATE TERRACE
9	POOL DECK
10	BAR
11	POOL
12	SPA

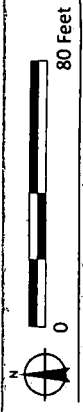
PLANTING

A	(3) ROSEWOOD - 36" BOX
B	(9) ARBUTUS - 36" MULTISTEM
C	LAWN - 1000 SF
D	(10) AFRICAN TULIP - 48" BOX
E	(12) BLUE POINT JUNIPER - 24" BOX
F	BOUGAINVILLEA - 1120 SF
G	BALCONY PLANT BED - 1200 SF

2013 192070

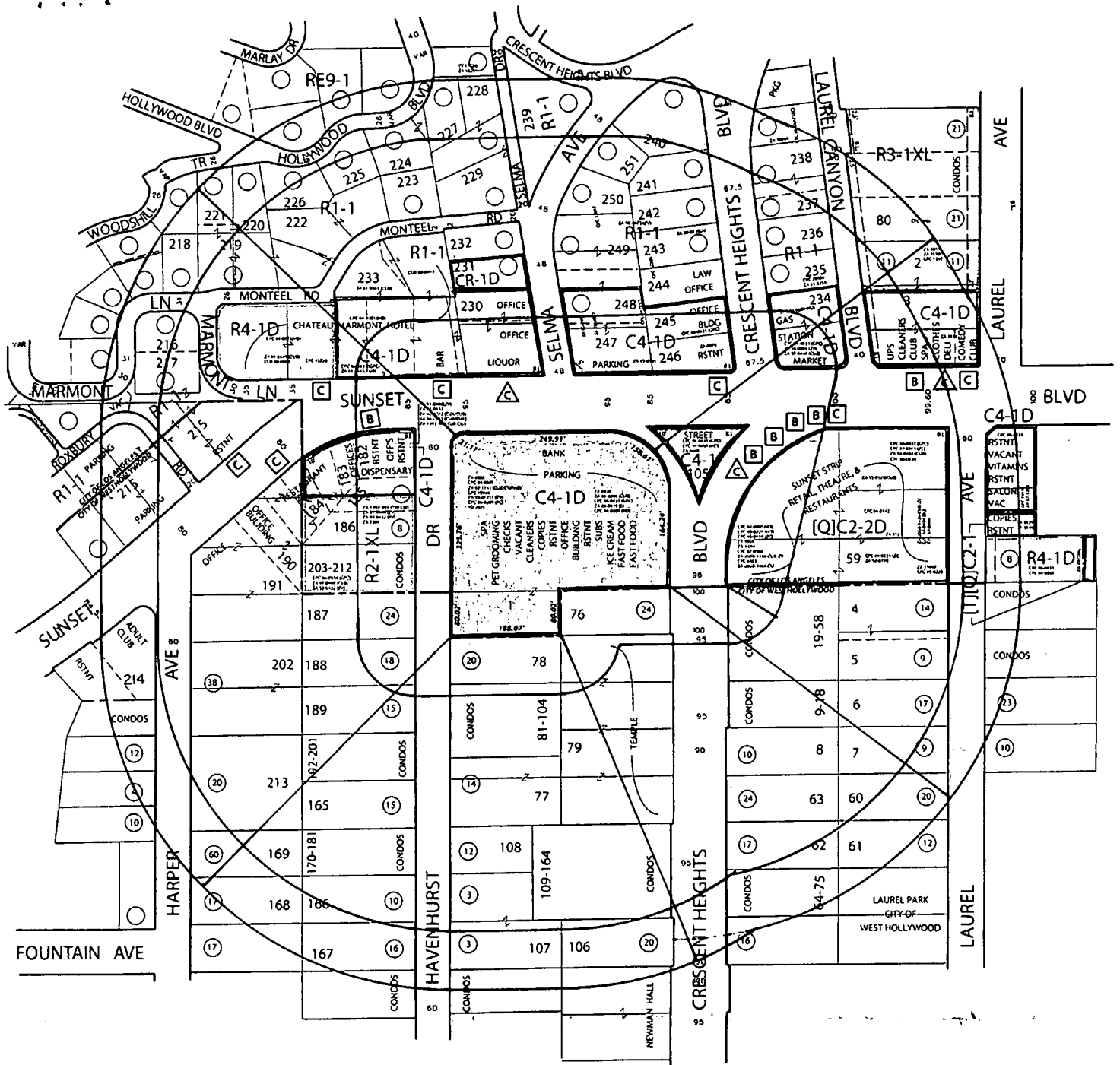
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Sep 12 2013

Dean C. Legan, Registrar - Recorder/County Clerk
Electronically signed by BRADIE EVANS



Proposed Site Plan

8150 Sunset Boulevard Mixed-Use Project
Source: Hart | Howerton, 2013.



2013 192070



FILED
Sep 12 2013

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by BRANDIE EVANS

ALCOHOL LAND USE DATA SYMBOLS

- C** ON-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
- B** ON-SITE CONSUMPTION OF BEER AND/OR WINE
- △** OFF-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
- △** OFF-SITE CONSUMPTION OF BEER AND / OR WINE



Radius Map

8150 Sunset Boulevard Mixed-Use Project
Source: Quality Mapping Service, 2013.

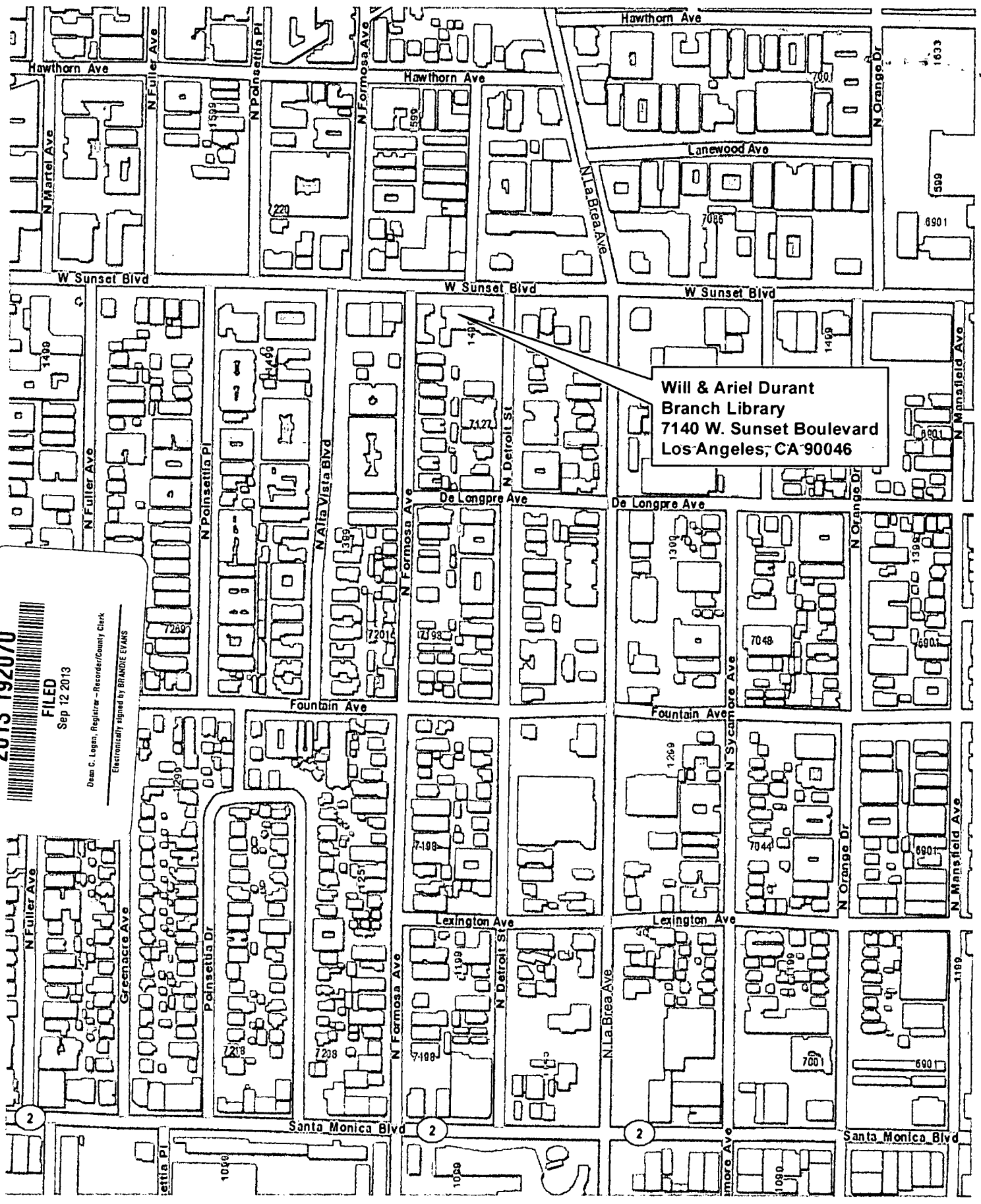
FIGURE

2013 192070

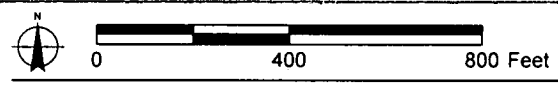


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Sep 12 2013

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Electronically signed by BRANDE EVANS



Will & Ariel Durant
Branch Library
7140 W. Sunset Boulevard
Los Angeles, CA 90046



Scoping Meeting Location Map

8150 Sunset Boulevard Mixed-Use Project
Source: ESRI Street Map, 2009; PCR Services Corporation, 2013.

FIGURE

5

GRAFTON P. TANQUARY

1287 NORTH CRESCENT HEIGHTS BOULEVARD
WEST HOLLYWOOD, CALIFORNIA 90046
TEL 323-656-8779 gpt1287@sbcglobal.net FAX 323-650-9641

MICHAEL L. GRACE

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www.michaellgrace.com
www.runneruphemistcal.com

**CITY OF LOS ANGELES
PUBLIC SCOPING MEETING – 8150 SUNSET BOULEVARD MIXED-USE PROJECT**

Name	Affiliated Organization (if applicable)	Address	City, Zip Code	Phone	E-mail
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JOANNA PAROL		8287 MARHONT LN	90069	310-405-3636	JPAROL@GMAIL.COM
Dae bin		8150 W-Sunset	90046		
Stan Beckman		1691 N. Crescent Hts	90069	323-651-0941	STANBECKMAN@GMAIL.COM
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Darrey I + n		3403 Twin Ave.	91770	626-236-8431	dha3403@fbcglobal.net
GEORGE ANTONIOMAS	BEAHA	3130 DUNN DR	90068	323 463 9209	out@coppr.net

**CITY OF LOS ANGELES
PUBLIC SCOPING MEETING - 8150 SUNSET BOULEVARD MIXED-USE PROJECT**

Name	Affiliated Organization (if applicable)	Address	City, Zip Code	Phone	E-mail
Cathy Wayne	Laurel Canyon Assoc	8666 Lookout Mt., LA 9	LA 90046	310-386-3920	c.wayne@abcglobal.net
Scott Lunceford	City of West Hollywood	1551 N. Crescent Hills	W. Hollywood 90046	323-848-6427	slunceford@weho.org
Scott Freisoy	Crescent Plaza HOA	BIN GARDNER	LA 90046		s.freisoy@psdell.net
Bill Keenan	HAW	8030 SELMA AVE	LA CA 90046	323-868-4046	blinden@weho.org
Sandra Reid	Laurel Canyon Association	2062 Stanley Hills Drive	90046		
Leslie Monsour	Chase	142 1/2 Havenhurst Dr	90046	323 650 8355	sjyodor@aol
Stephen Yoder	Chase	8150 Sunset Blvd.	90046	323-852-3364	Bill McBride 23@hotmail.com
Bill McBride	Presson Regulars	8291 Presson Place	90069	(323) 654-8062	arose@chapman.edu
Alexander Rose					

**CITY OF LOS ANGELES
PUBLIC SCOPING MEETING – 8150 SUNSET BOULEVARD MIXED-USE PROJECT**

Name	Affiliated Organization (if applicable)	Address	City, Zip Code	Phone	E-mail
JEANNE McDONALD, Esq	THE GRADVILLE HOA	1765 VENTURA # 700 ENCINO 91436		818-891- 9504	jmedonald@jhm lawoffice.com
Lynn Russell	CRESCENT HEIGHTS NEIGHBORHOOD ASSOCIATION	1360 N. Crescent Heights BLVD ASSOC	90046	323.250.3689	LenaByDesign@NCC.com
JON FRISMAN Stacey Kendon	—	8571 WALNUT DR LA CA	90046	323.822.0007	
Liza Aukfmanis	—	1537 N LAUREL AVE LA CA	90046	323/656-0866	
Emma Sands-Nilson	—	813 N. Sweetzer Ave.	90069	6174165167	emma.sandsnilson@ gmail.com

**CITY OF LOS ANGELES
PUBLIC SCOPING MEETING - 8150 SUNSET BOULEVARD MIXED-USE PROJECT**

Name	Affiliated Organization (if applicable)	Address	City, Zip Code	Phone	E-mail
KAREN de MILLYE KENDRICK	GRES HTS - HAVERHURST PRESERVATION ASSN.	#106 1351 N. CRESCENT HTS	90046 W. HOLLYWOOD	323 822-1844	Kolndesign@sbglobal.net
RAY JASPER	"	"	61	—	—
GARY GROSSMAN	REUDA APTS	1412 ³ /4 HAVENHURST	90046 W. HOLLYWOOD	(323) 658-7226	—
J. M. KETUP		P.O. Box 14054	BEVERLYHILLS CA 90209		
Kathy Small	Obituary House	1416 HAVENHURST DR	90046 WEST HOLLYWOOD	310 647-4546	Kathy.Small@mcgraw-hill.com
GARY TIMPSON	-	8254 HOLLYWOOD BLVD	WEST HOLLYWOOD		CA224TT@AHEO.COM
Valerie Keegan					
CLARA DAWSON	1435 HAVENHURST	#105 1435 HAVENHURST	90046 WEST HOLLYWOOD	310 202- (724) 0906	clardawson@grain.com

**CITY OF LOS ANGELES
PUBLIC SCOPING MEETING - 8150 SUNSET BOULEVARD MIXED-USE PROJECT**

Name	Affiliated Organization (if applicable)	Address	City, Zip Code	Phone	E-mail
Stefen Liberti		1425 N. Crescent Heights Blvd	West Hollywood, 90046	310-924-9166	StefenLiberti@prodeore.com
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Andrew Ltrios		1351 N. CAFFERTY HTS	90046		dddddlandis@gmail.com
Gary DePew		1351 N. Crescent Heights #219	90046	310 466-5467	gdepew@robinfamily.org
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Phyllis Presahl		7839 Fletcher Dr	90046		ppresahl@aol.com
MARTIN TURNBULL	ALUANAZIMONA.COM				EMAIL ME MARTIN.TURNBULL.COM
OLANNA TASKER		8359 HOLLYWOOD BLVD	90069	213 2486809	OLANNA@MAC.COM
Susan Dynner		1425 N. Crescent Heights Blvd	West Hollywood, 90046	323-6526-1830	sdynner@hotmail.com
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**CITY OF LOS ANGELES
PUBLIC SCOPING MEETING - 8150 SUNSET BOULEVARD MIXED-USE PROJECT**

Name	Affiliated Organization (if applicable)	Address	City, Zip Code	Phone	E-mail
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Naidra Thomson		1351 N. Crescent Heights #111	WEHO 90046	323-229-1259	naidradawn@mac.com
Tony Tucci		9085976 90209	BH 90209	310 968-6314	radio.cave@earthlink.net
Sam Campinotti		8081 hemet	90046	323 8577146	---
Sylvie Dodge Jones		Stanley Hills Drive	LA 90046	323-654-8040	---
Carolyn Dehaan			LA 90046		
Victor Melendez		10 WEHO @ Gmail.com			
Andrew Macpherson		8278 Hollywood Rd	amcflj@mac.com	323 620 6565	
MELER JHONDY		1424 N. Crescent Hts #68	W.H.	619-519-4663	meherdhondy@gmail.com
Clair Connors		1351 N. Crescent Hts	90046	323-654-8106	clair.connors@subglobe.net
Gurshon Wajntiaus		8154 Sunset Bl	90046	310-968-2394	greeshow1@gmail.com

**CITY OF LOS ANGELES
PUBLIC SCOPING MEETING - 8150 SUNSET BOULEVARD MIXED-USE PROJECT**

Name	Affiliated Organization (if applicable)	Address	City, Zip Code	Phone	E-mail
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ANGELO GRAHAM		8230 HOLLYWOOD BL W. H. O.	W. H. O.		
Eva La Ballo		2073 Woodlawn Ln LA 90046	LA 90046		
JULIE SUMMERS	MAX WILHELM CALIF. PRES SERV	1425 N. HEBERT CRESCENT LA 90046	LA 90046	323-7440	JSUMMER@AOL.COM
GRAPTON TAYLOR	4.	1287 N. S. HEIGHTS CWA 70116	CWA 70116		GETZ87@SIX.COM NET
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Andrew Stuckler	LLA	8030 SKYLINE DR LA 90046	LA 90046		andstuckler@gmail.com
Ehan Alaburstar		1344 HAVENHURST WA CA 90046	WA CA 90046		AGABASTUR@AOL.COM
Dietrich Nelson	HAWNG	2359 Nichols City LA 90046	LA 90046	323-308-3314	dnelson@dnasepr.com
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**CITY OF LOS ANGELES
PUBLIC SCOPING MEETING – 8150 SUNSET BOULEVARD MIXED-USE PROJECT**

Name	Affiliated Organization (if applicable)	Address	City, Zip Code	Phone	E-mail
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Tom Meyer		8783 Hollywood Blvd	90028	650-444-1111	Meersta@msc.com
Audra Baran		1425 N. Cres. Hgts.	LA 90046	858-229-4490	bradungare@gmail.com
Carmel Ager	Valley Heights	6603 Whittier Dr.	LA 90068		
JoAnne Steura		1555 N Ogden Dr	LA 90046		steuraej@aol.com

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AND
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VAN NUYS, CA 91401

CITY PLANNING COMMISSION
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CAMILLA M. ENG
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INFORMATION
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September 12, 2013

NOTICE OF PREPARATION OF AN
ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING
MEETING

CASE NO.: ENV-20132552-EIR

PROJECT NAME: 8150 Sunset Boulevard Mixed-Use Project

PROJECT LOCATION/ADDRESS: 8150 Sunset Boulevard

COMMUNITY PLANNING AREA: Hollywood Community Plan Area

COUNCIL DISTRICT: 4 – Tom LaBonge

DUE DATE FOR PUBLIC COMMENTS: October 15, 2013

The City of Los Angeles, Department of City Planning will be the Lead Agency and will require the preparation of an environmental impact report (“EIR”) for the project identified herein. The Department of City Planning requests your comments as to the scope and content of the Draft EIR. The Project description and potential environmental effects are included below. An initial study was prepared and is included in the environmental file. A copy of the environmental file is available for review, by appointment during office hours, at the Department of City Planning, 200 North Spring Street, Room 750, Los Angeles, CA 90012.

PROJECT DESCRIPTION: The Project Applicant proposes to redevelop the 2.56-acre property located at 8150 Sunset Boulevard with a mixed-use residential and retail project. The property is located within the Hollywood community of the City of Los Angeles (City), and currently contains two commercial structures and other improvements, all of which would be demolished and removed from the site. The proposed project would consist of two buildings over a single podium structure with various elements ranging in height from two stories to 16 stories in height (approximately 42 feet above the ground elevation at the intersection of Sunset and Crescent Heights Boulevards [the “North Building”], increasing to approximately 108 feet for the nine-story portion and approximately 191 feet for the 16-story portion of the building [the “South Building”]; the overall building height is approximately 216 feet as measured from the low point of the site along Havenhurst Drive to the top of the South Building). The North Building, which would be built along Sunset Boulevard, would include two levels with a rooftop terrace containing exclusively commercial uses. The South Building would contain commercial uses on the first two levels, residential uses on levels three through 15, and a rooftop restaurant/lounge on the top level. The project would include approximately 111,310 square feet of commercial retail and restaurant uses within three lower levels (one subterranean) and one

rooftop level, 249 apartment units, including 28 affordable housing units, within the twelve upper levels representing approximately 222,560 gross square feet of residential space. The project would also provide a new central public plaza, new public space at the northeast corner of the site, public rooftop deck/garden areas along Sunset Boulevard, a private pool and pool deck area for residents, as well as other resident-only amenities totaling approximately 6,900 square feet that would include a residential lobby, resident recreation room, fitness center, changing rooms, business center, and library. Parking for all proposed uses would be provided on-site via a seven-level (three subterranean and semi-subterranean levels) parking structure housed within the podium structure that includes 849 total parking spaces (295 for residential uses and 554 for commercial uses). The total development would include approximately 333,870 square feet of commercial and residential space with a maximum floor-area ratio (FAR) of approximately 3:1. The Project Applicant anticipates commencing construction in 2015 with occupancy occurring in 2017.

REQUESTED PERMITS/APPROVALS: The Project Applicant is requesting approvals for the proposed Project that would include, but may not be limited to, the following: Affordable Housing Incentives, including Parking Option 1 and Off-Menu Incentives; Site Plan Review; Master Conditional Use Permit for Alcohol (on- and off-site sales); Subdivision to create airspace lots and for condominium purposes; Variance for outdoor dining above the ground floor level and to allow a fitness studio, as not otherwise permitted in the C4 zone; demolition permits; construction permits, including building, grading, excavation, foundation, and associated permits; haul route permit, as may be required; street tree removal permit; and other approvals as needed.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Aesthetics, Air Quality, Cultural Resources, Geology and Soils, Greenhouse Gases, Land Use and Planning, Noise, Population and Housing, Public Services (i.e., Police, Fire, Parks, and Libraries), Transportation/Traffic, and Utilities (water, wastewater, solid waste).

PUBLIC SCOPING MEETING: A public Scoping Meeting will be held in an open house format to receive public comment regarding the scope and content of the environmental analysis to be included in the Draft EIR. City staff, environmental consultants, and Project representatives will be available, but no formal presentation is scheduled. You may stop by at any time between 5:30 pm and 7:30 pm to view materials, ask questions, and provide comments. The Department of City Planning encourages all interested individuals and organizations to attend this meeting. The location, date and time of the public scoping meeting for this Project are as follows:

Date: October 2, 2013
Time: 5:30 to 7:30 p.m.
Location: Will & Ariel Durant Branch Library, 7140 W. Sunset Boulevard, Los Angeles, CA 90046

The enclosed materials reflect the scope of the project, which is located in an area of interest to you and/or the organization you represent. The Department of City Planning welcomes all comments regarding potential environmental impacts of the project. All comments will be considered in the preparation of the EIR. **Written comments** must be submitted to this office by **October 15, 2013**.

Please direct your responses to:

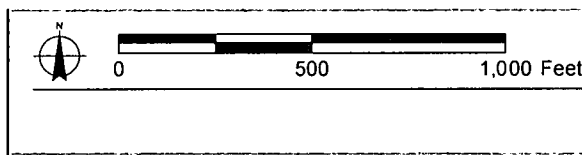
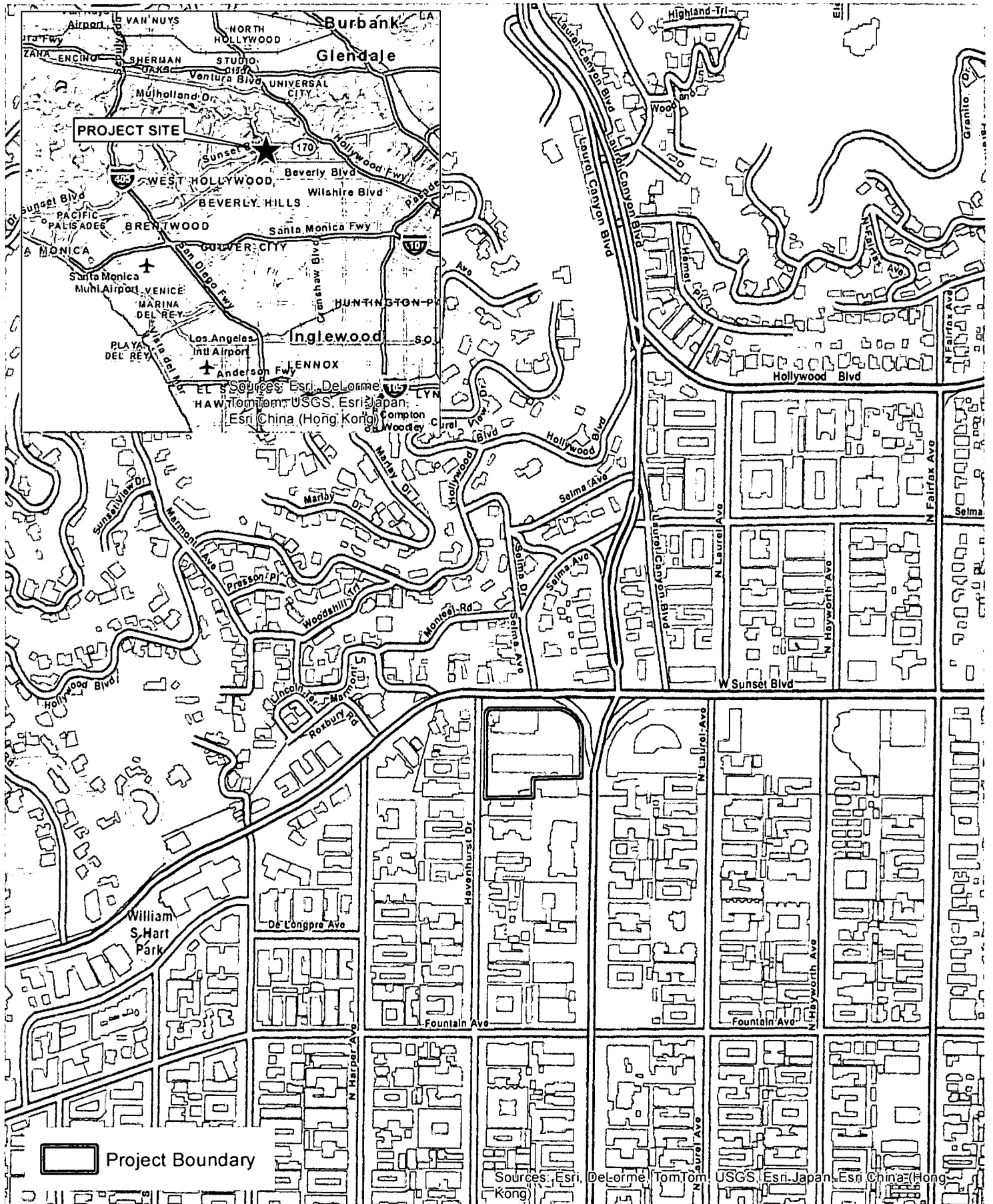
Mail: Srimal Hewawitharana
Environmental Analysis Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, California 90012
Fax: (213) 978-1343 (fax)
Email: srimal.hewawitharana@lacity.org (e-mail)

Michael J. LoGrande
Director of Planning

Srimal P. Hewawitharana

Srimal Hewawitharana
Environmental Specialist II, Environmental Analysis Section

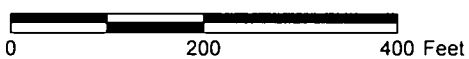
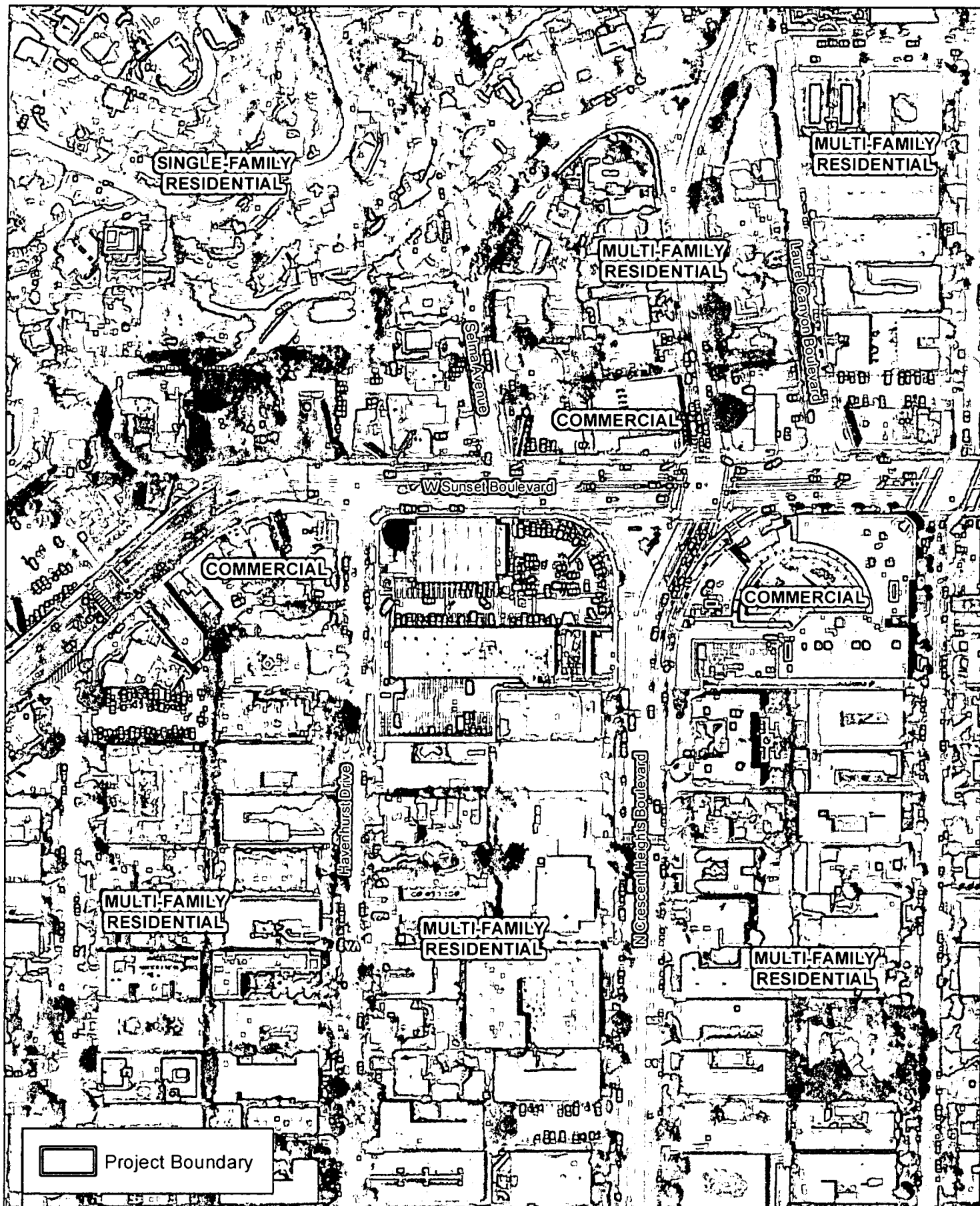
Enclosures: Regional Location Map
Aerial Photograph With Surrounding Uses
Proposed Site Plan
Radius Map
Scoping Meeting Location Map



Regional Location Map

8150 Sunset Boulevard Mixed-Use Project
 Source: ESRI Street Map, 2009; PCR Services Corporation, 2013.

FIGURE

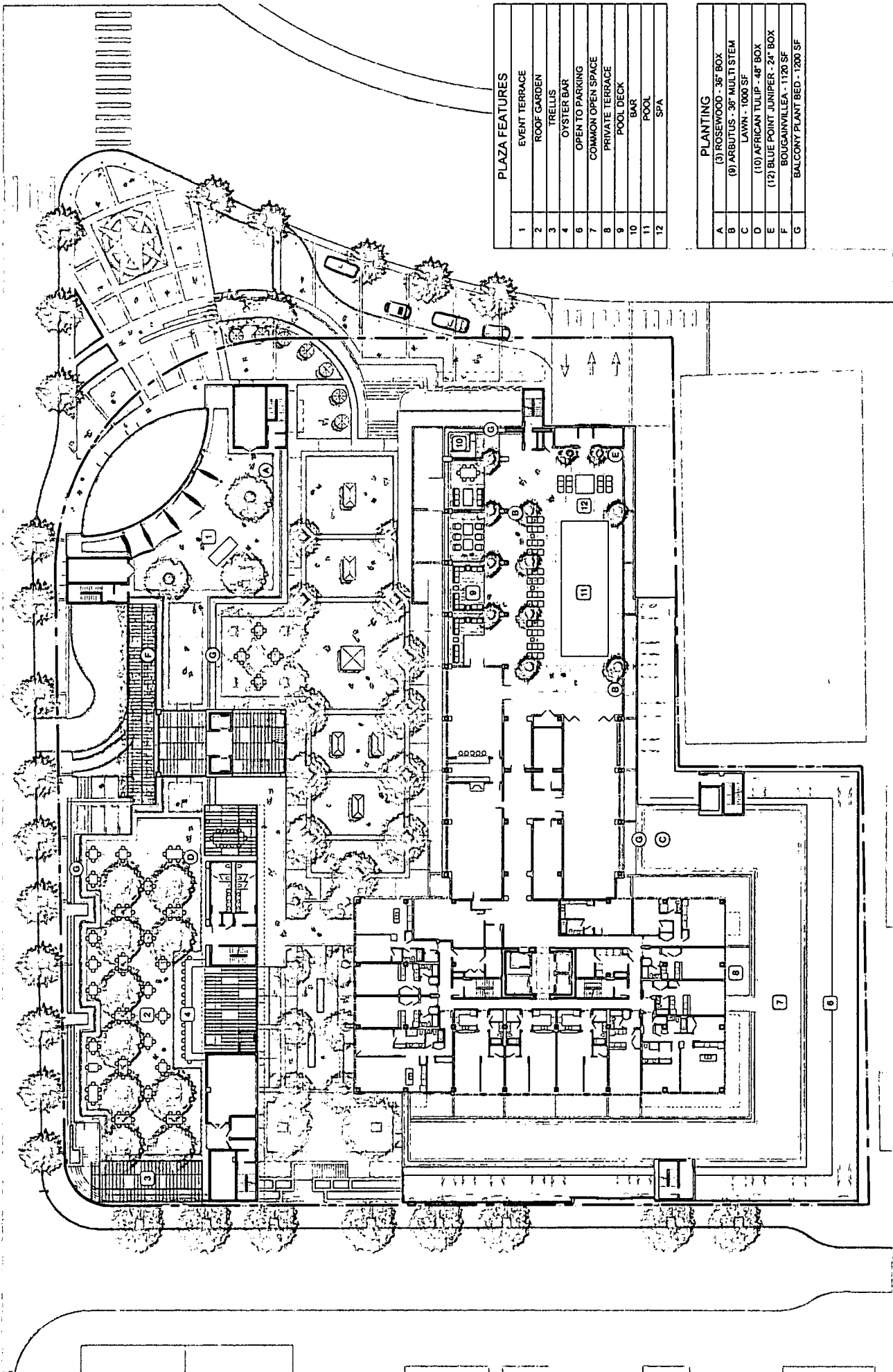


**Aerial Photograph with
Surrounding Land Uses**

8150 Sunset Boulevard Mixed-Use Project
Source: ESRI, 2010; PCR Services Corporation, 2013.

FIGURE

2



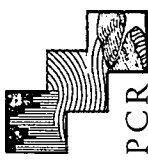
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1	EVENT TERRACE
2	ROOF GARDEN
3	TRELLIS
4	OYSTER BAR
5	OPEN TO PARKING
6	COMMON OPEN SPACE
7	PRIVATE TERRACE
8	POOL DECK
9	BAR
10	POOL
11	SPA
12	

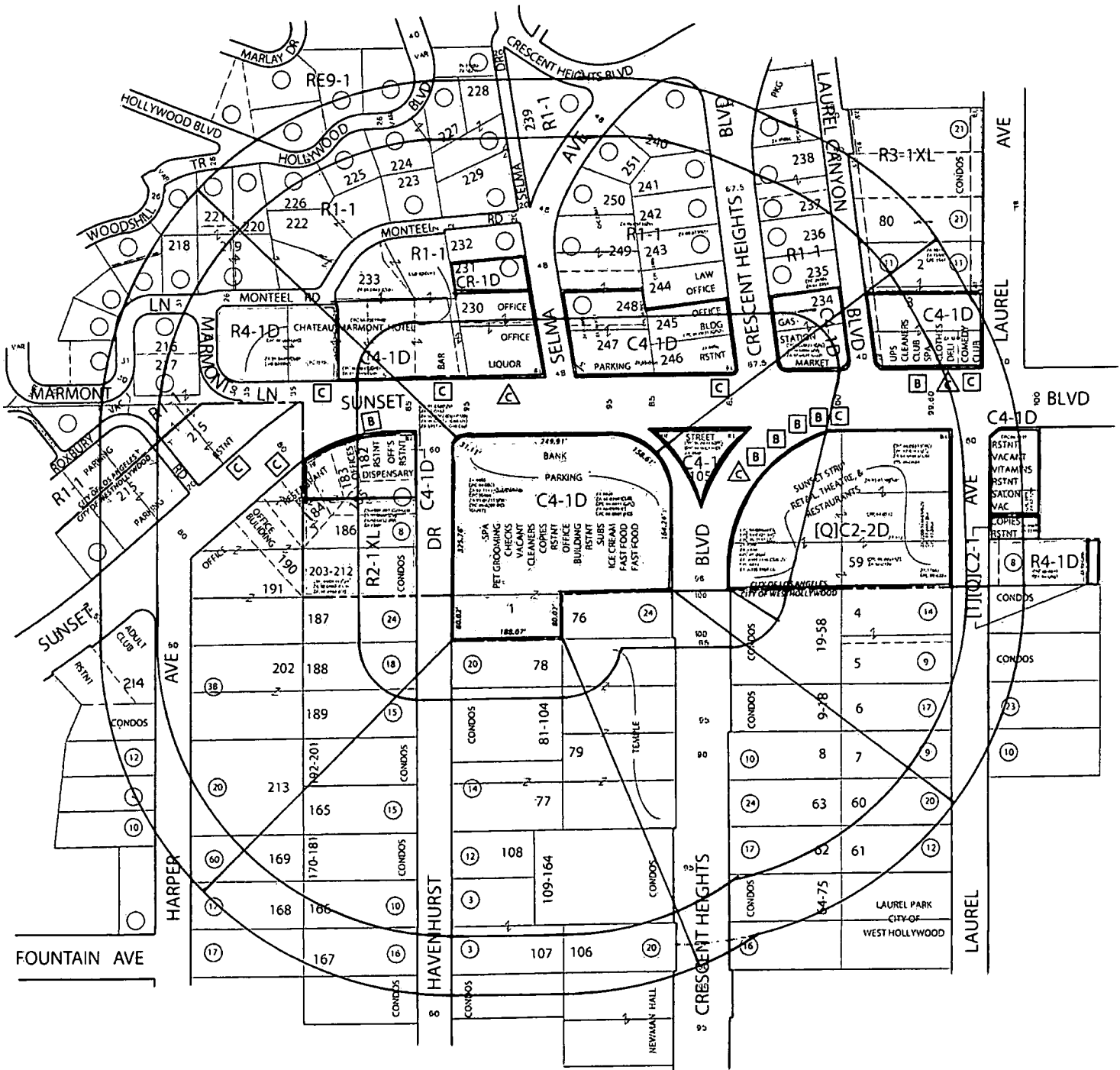
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F	BOUGAINVILLEA - 1120 SF
G	BALCONY PLANT BED - 1200 SF

FIGURE
5

Proposed Site Plan

8150 Sunset Boulevard Mixed-Use Project
Source: Hart | Howerton, 2013.





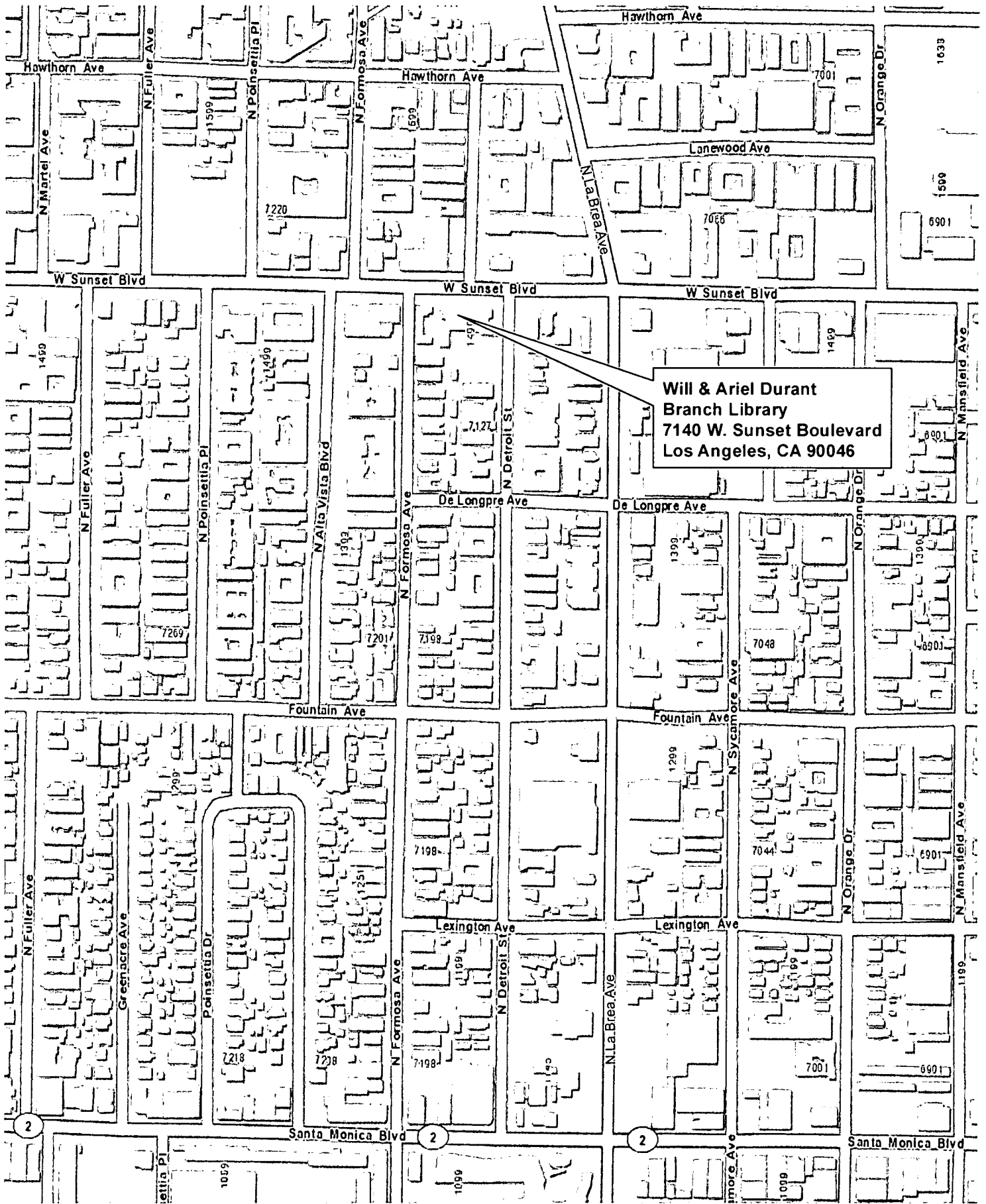
ALCOHOL LAND USE DATA SYMBOLS	
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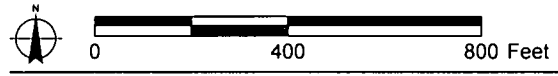
Radius Map

8150 Sunset Boulevard Mixed-Use Project
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FIGURE
4



**Will & Ariel Durant
Branch Library**
7140 W. Sunset Boulevard
Los Angeles, CA 90046



Scoping Meeting Location Map

8150 Sunset Boulevard Mixed-Use Project
Source: ESRI Street Map, 2009; PCR Services Corporation, 2013.

DEPARTMENT OF
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September 12, 2013

NOTICE OF PREPARATION OF AN
ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING
MEETING

CASE NO.: ENV-20132552-EIR

PROJECT NAME: 8150 Sunset Boulevard Mixed-Use Project

PROJECT LOCATION/ADDRESS: 8150 Sunset Boulevard

COMMUNITY PLANNING AREA: Hollywood Community Plan Area

COUNCIL DISTRICT: 4 – Tom LaBonge

DUE DATE FOR PUBLIC COMMENTS: October 15, 2013

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Date: October 2, 2013
Time: 5:30 to 7:30 p.m.
Location: Will & Ariel Durant Branch Library, 7140 W. Sunset Boulevard, Los Angeles, CA 90046

The enclosed materials reflect the scope of the project, which is located in an area of interest to you and/or the organization you represent. The Department of City Planning welcomes all comments regarding potential environmental impacts of the project. All comments will be considered in the preparation of the EIR. **Written comments** must be submitted to this office by **October 15, 2013.**

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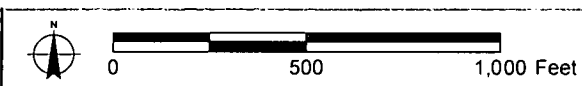
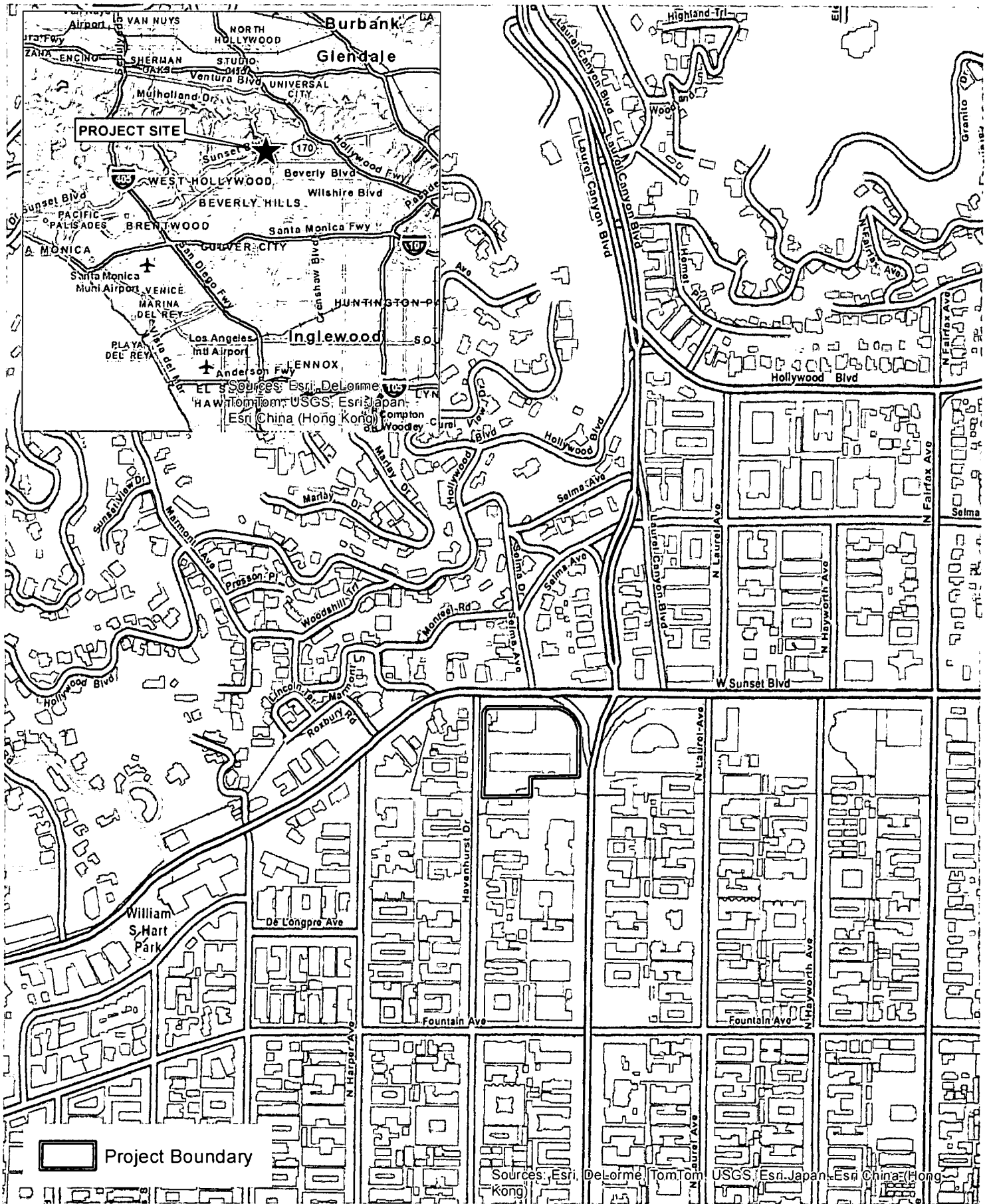
Mail: Srimal Hewawitharana
Environmental Analysis Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, California 90012
Fax: (213) 978-1343 (fax)
Email: srimal.hewawitharana@lacity.org (e-mail)

Michael J. LoGrande
Director of Planning

Srimal P. Hewawitharana

Srimal Hewawitharana
Environmental Specialist II, Environmental Analysis Section

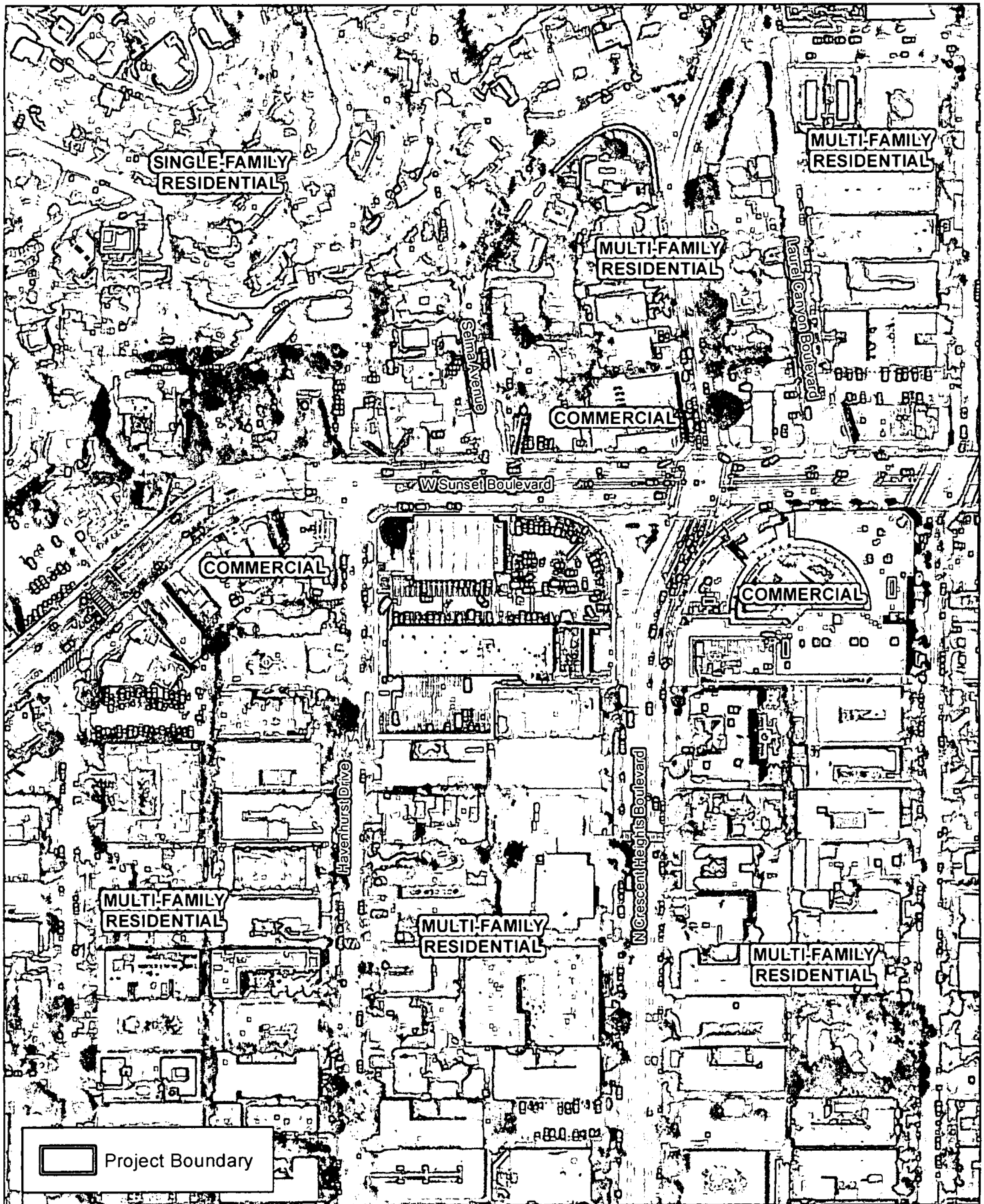
Enclosures: Regional Location Map
Aerial Photograph With Surrounding Uses
Proposed Site Plan
Radius Map
Scoping Meeting Location Map



Regional Location Map

FIGURE

8150 Sunset Boulevard Mixed-Use Project
 Source: ESRI Street Map, 2009; PCR Services Corporation, 2013.

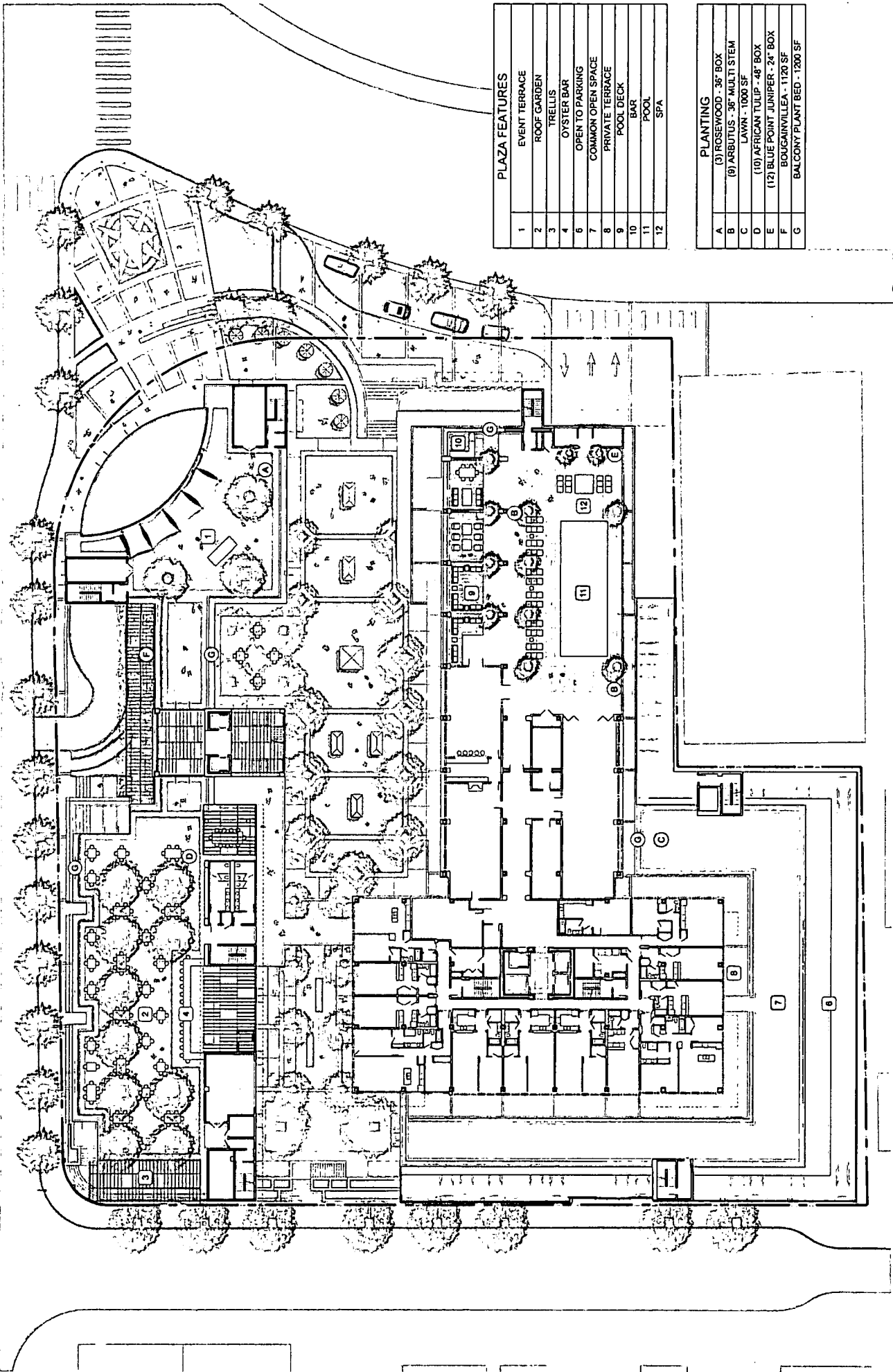


Aerial Photograph with Surrounding Land Uses

8150 Sunset Boulevard Mixed-Use Project
 Source: ESRI, 2010; PCR Services Corporation, 2013.

FIGURE

2



PLAZA FEATURES	
1	EVENT TERRACE
2	ROOF GARDEN
3	TRELLIS
4	OYSTER BAR
5	OPEN TO PARKING
6	COMMON OPEN SPACE
7	PRIVATE TERRACE
8	POOL DECK
9	BAR
10	POOL
11	SPA
12	

PLANTING	
A	(3) ROSEWOOD - 36" BOX
B	(9) ARBUTUS - 36" MULTI STEM
C	LAWN - 1000 SF
D	(10) AFRICAN TULIP - 48" BOX
E	(12) BLUE POINT JUNIPER - 24" BOX
F	BOUGAINVILLEA - 1120 SF
G	BALCONY PLANT BED - 1200 SF

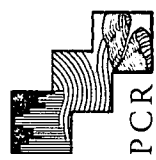
Proposed Site Plan

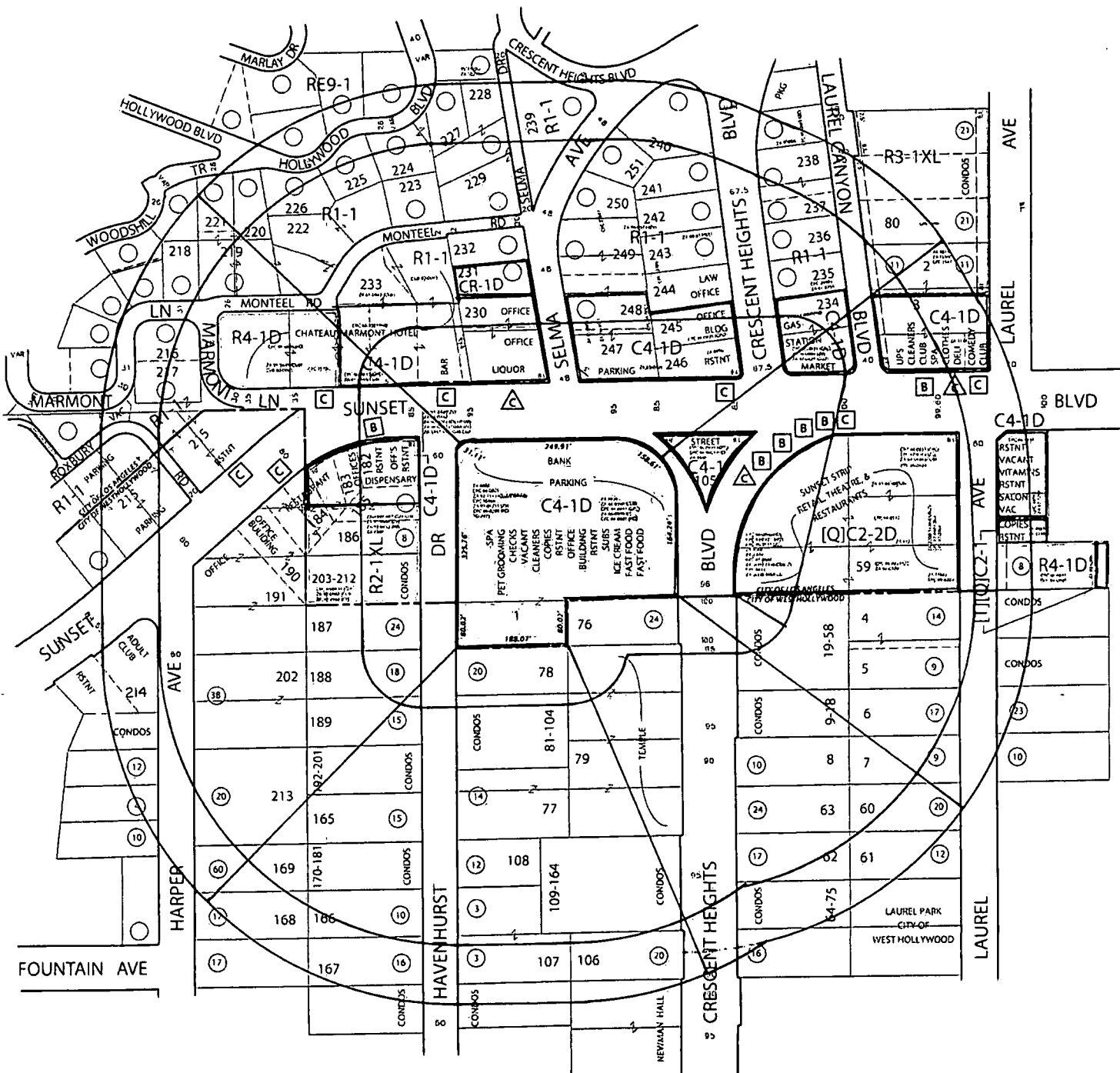
8150 Sunset Boulevard Mixed-Use Project
 Source: Hart | Howerton, 2013.



FIGURE

5





ALCOHOL LAND USE DATA SYMBOLS

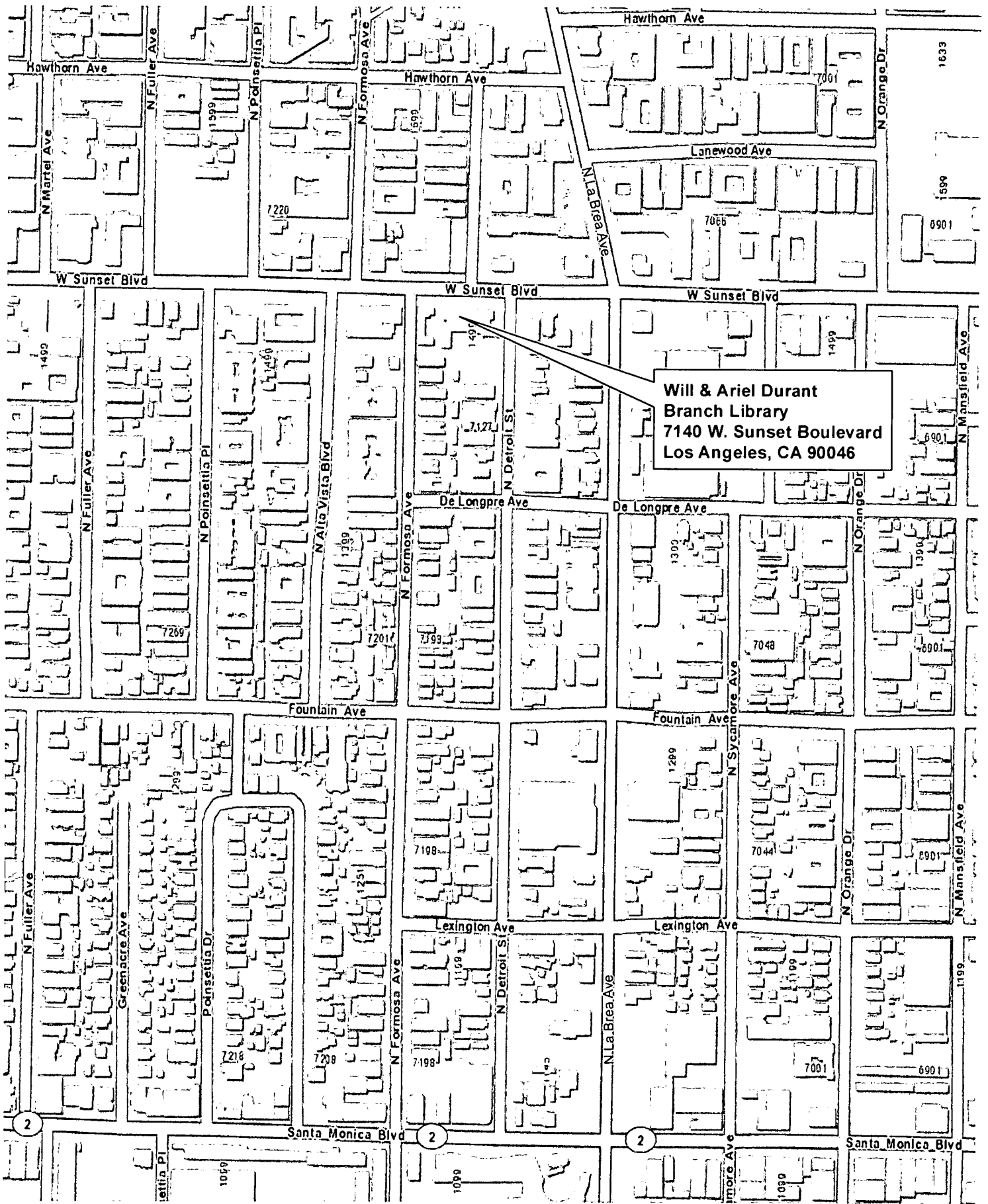
- C ON-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
- B ON-SITE CONSUMPTION OF BEER AND/OR WINE
- A OFF-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
- B OFF-SITE CONSUMPTION OF BEER AND / OR WINE



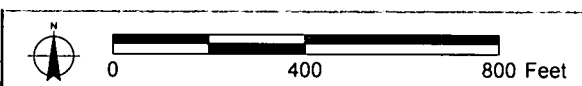
Radius Map

8150 Sunset Boulevard Mixed-Use Project
Source: Quality Mapping Service, 2013.

FIGURE
4



**Will & Ariel Durant
Branch Library**
7140 W. Sunset Boulevard
Los Angeles, CA 90046



Scoping Meeting Location Map

8150 Sunset Boulevard Mixed-Use Project
Source: ESRI Street Map, 2009; PCR Services Corporation, 2013.

FIGURE

5

Los Angeles County Registrar / Recorder
12400 Imperial Highway, Norwalk, CA
(800)201-8999

Business Filings

NORWALK

Cashier: B. EVANS



* 2 0 1 3 0 9 1 2 1 2 5 0 0 1 1 *

Thursday, September 12, 2013 1:41 PM.

Item(s)

<u>Fee</u>	<u>Qty</u>	<u>Total</u>
NoP - County Posting Fee 2013192070	1	\$75.00

Total **\$75.00**

Total Documents: 1

Customer payment(s):

Check \$75.00

Check List:
#42310 \$75.00

[42310]

PCR Account Number:

C0056D

42310

▼ PLEASE DETACH AND RETAIN FOR YOUR RECORDS ▼

INVOICE NUMBER	DATE		VOUCHER NO.	AMOUNT
CHKRQST090913 NOP Filing Fee Sunset & Crescent Heights	9/9/2013		17305	75.00
TOTAL:				75.00

DEPARTMENT OF
CITY PLANNING
N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
2 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

PLANNING COMMISSION
VACANT
PRESIDENT
VACANT
VICE-PRESIDENT
CAMILLA M. ENG
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VACANT
VACANT
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JAMES K. WILLIAMS
COMMISSION EXECUTIVE ASSISTANT II
(213) 978-1300

**CITY OF
LOS
ANGELES**
CALIFORNIA



ERIC GARCETTI
MAYOR

ORIGINAL FILED

SEP 12 2013

LOS ANGELES, COUNTY CLERK

EXECUTIVE OFFICES

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(213) 978-1271

ALAN BELL, AICP
DEPUTY DIRECTOR
(213) 978-1272

LISA M. WEBBER, AICP
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EVA YUAN-MCDANIEL
DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

INFORMATION
www.planning.lacity.org

September 12, 2013

**NOTICE OF PREPARATION OF AN
ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING
MEETING**

CASE NO.: ENV-20132552-EIR

PROJECT NAME: 8150 Sunset Boulevard Mixed-Use Project

PROJECT LOCATION/ADDRESS: 8150 Sunset Boulevard

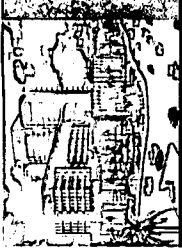
COMMUNITY PLANNING AREA: Hollywood Community Plan Area

COUNCIL DISTRICT: 4 – Tom LaBonge

DUE DATE FOR PUBLIC COMMENTS: October 15, 2013

The City of Los Angeles, Department of City Planning will be the Lead Agency and will require the preparation of an environmental impact report (“EIR”) for the project identified herein. The Department of City Planning requests your comments as to the scope and content of the Draft EIR. The Project description and potential environmental effects are included below. An initial study was prepared and is included in the environmental file. A copy of the environmental file is available for review, by appointment during office hours, at the Department of City Planning, 200 North Spring Street, Room 750, Los Angeles, CA 90012.

PROJECT DESCRIPTION: The Project Applicant proposes to redevelop the 2.56-acre property located at 8150 Sunset Boulevard with a mixed-use residential and retail project. The property is located within the Hollywood community of the City of Los Angeles (City), and currently contains two commercial structures and other improvements, all of which would be demolished and removed from the site. The proposed project would consist of two buildings over a single podium structure with various elements ranging in height from two stories to 16 stories in height (approximately 42 feet above the ground elevation at the intersection of Sunset and Crescent Heights Boulevards [the “North Building”], increasing to approximately 108 feet for the nine-story portion and approximately 191 feet for the 16-story portion of the building [the “South Building”]; the overall building height is approximately 216 feet as measured from the low point of the site along Havenhurst Drive to the top of the South Building). The North Building, which would be built along Sunset Boulevard, would include two levels with a rooftop terrace containing exclusively commercial uses. The South Building would contain commercial uses on the first two levels, residential uses on levels three through 15, and a rooftop restaurant/lounge on the top level. The project would include approximately 111,310 square feet of commercial retail and restaurant uses within three lower levels (one subterranean) and one



SCOPING MEETING

8150 SUNSET BOULEVARD MIXED-USE PROJECT



City of Los Angeles



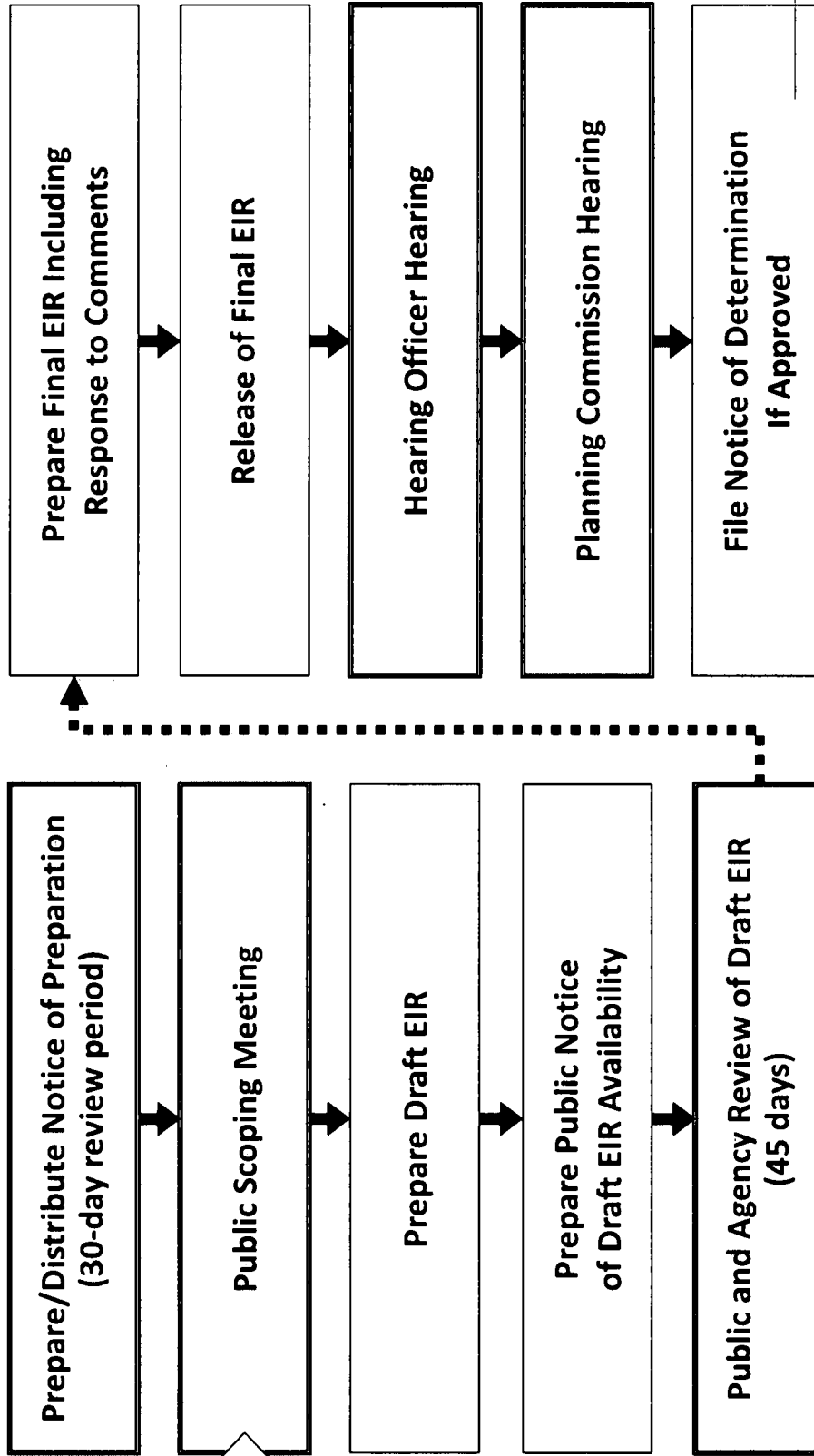
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- ▶ **Provide information about 8150 Sunset Boulevard Project**
- ▶ **Provide information on Environmental Impact Report (EIR) Process**
- ▶ **Identify environmental issues for analysis in EIR**
- ▶ **Solicit community input on environmental issues to be studied in EIR**

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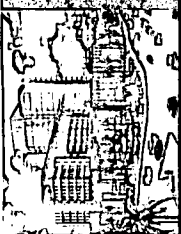
THE CEQA EIR PROCESS



We Are Here

= Opportunities for Public Input





PRELIMINARY EIR SCOPE: ENVIRONMENTAL TOPICS FOR ANALYSIS

- ▶ **Aesthetics**
- ▶ **Air Quality**
- ▶ **Climate Change/GHGs**
- ▶ **Cultural Resources (Historic, Archaeology, Paleontology)**
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- ▶ **Alternatives**
- ▶ **Mitigation Measures**



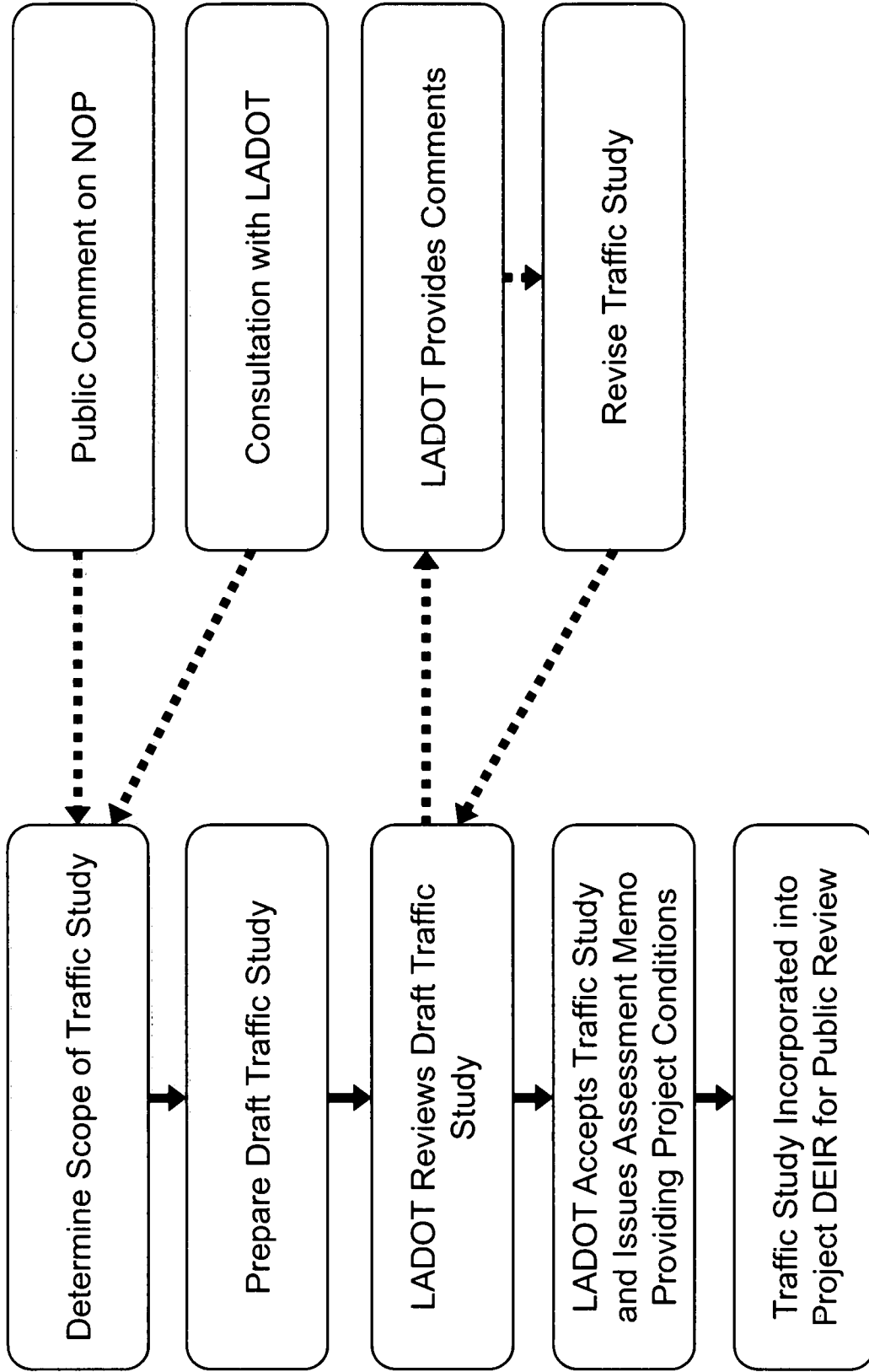


KEY DISCRETIONARY ACTIONS

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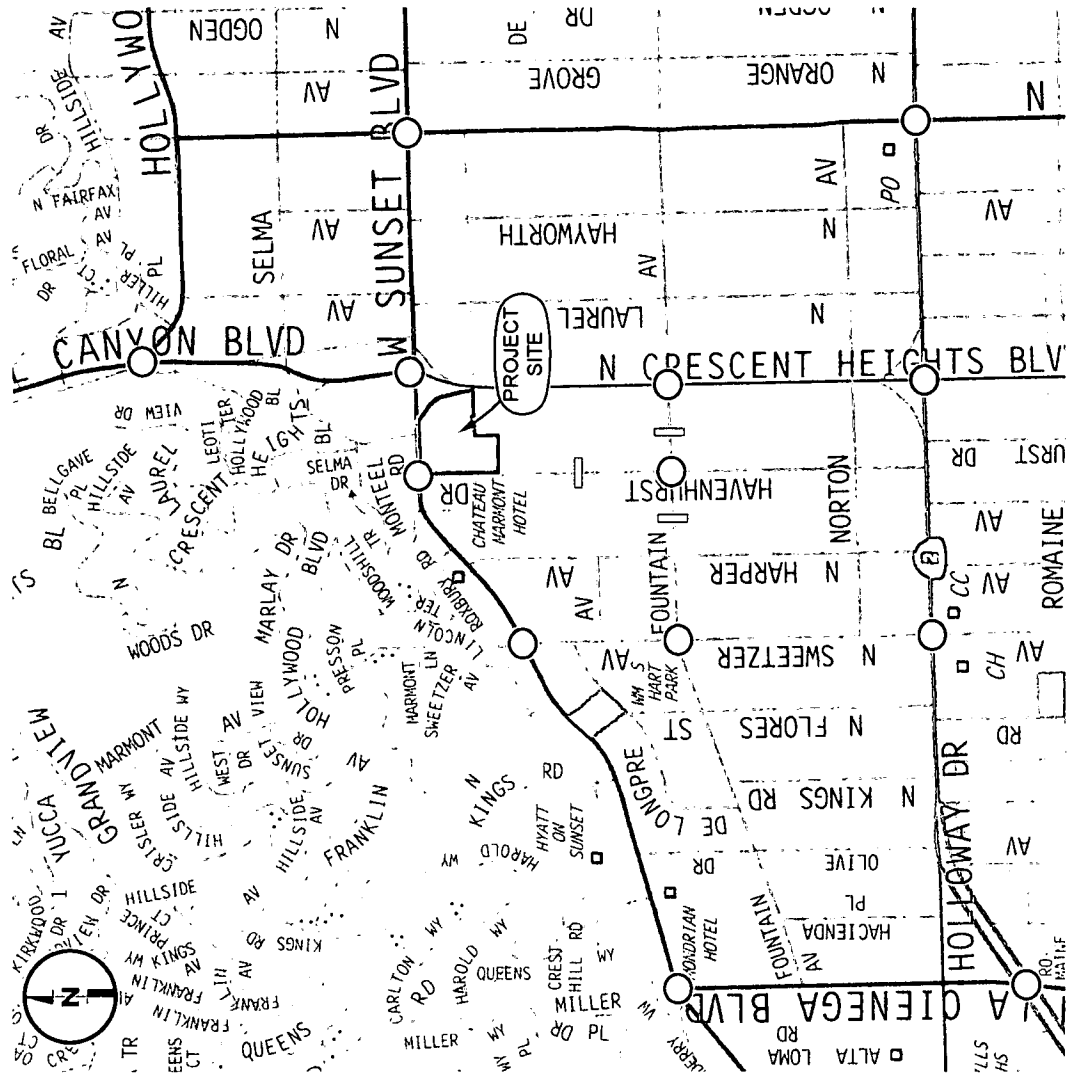
TRAFFIC STUDY REVIEW PROCESS



Source: PCR Services Corporation



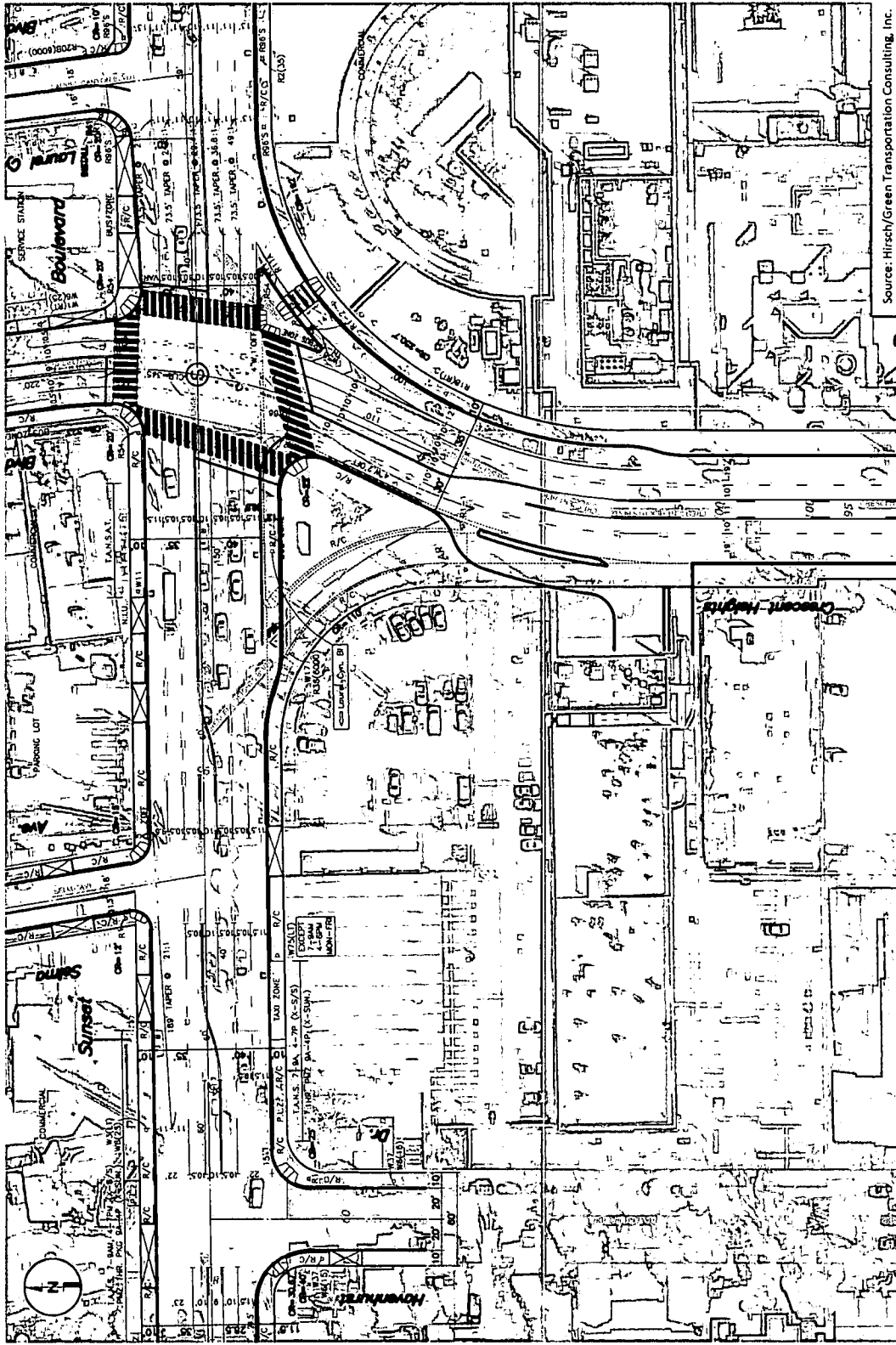
PROPOSED TRAFFIC STUDY AREA



Source: Hirsch/Green Transportation Consulting, Inc.



INTERSECTION IMPROVEMENTS



Source: Hirsch/Green Transportation Consulting, Inc.

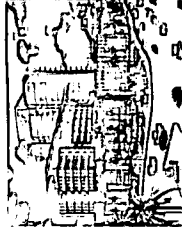




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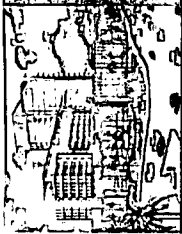
Srimal Hewawitharana

City of Los Angeles
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200 N. Spring Street, Room 750
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Email: srimal.hewawitharana@lacity.org

Fax: (213) 978-1343





SCOPING MEETING

8150 SUNSET BOULEVARD MIXED-USE

PROJECT





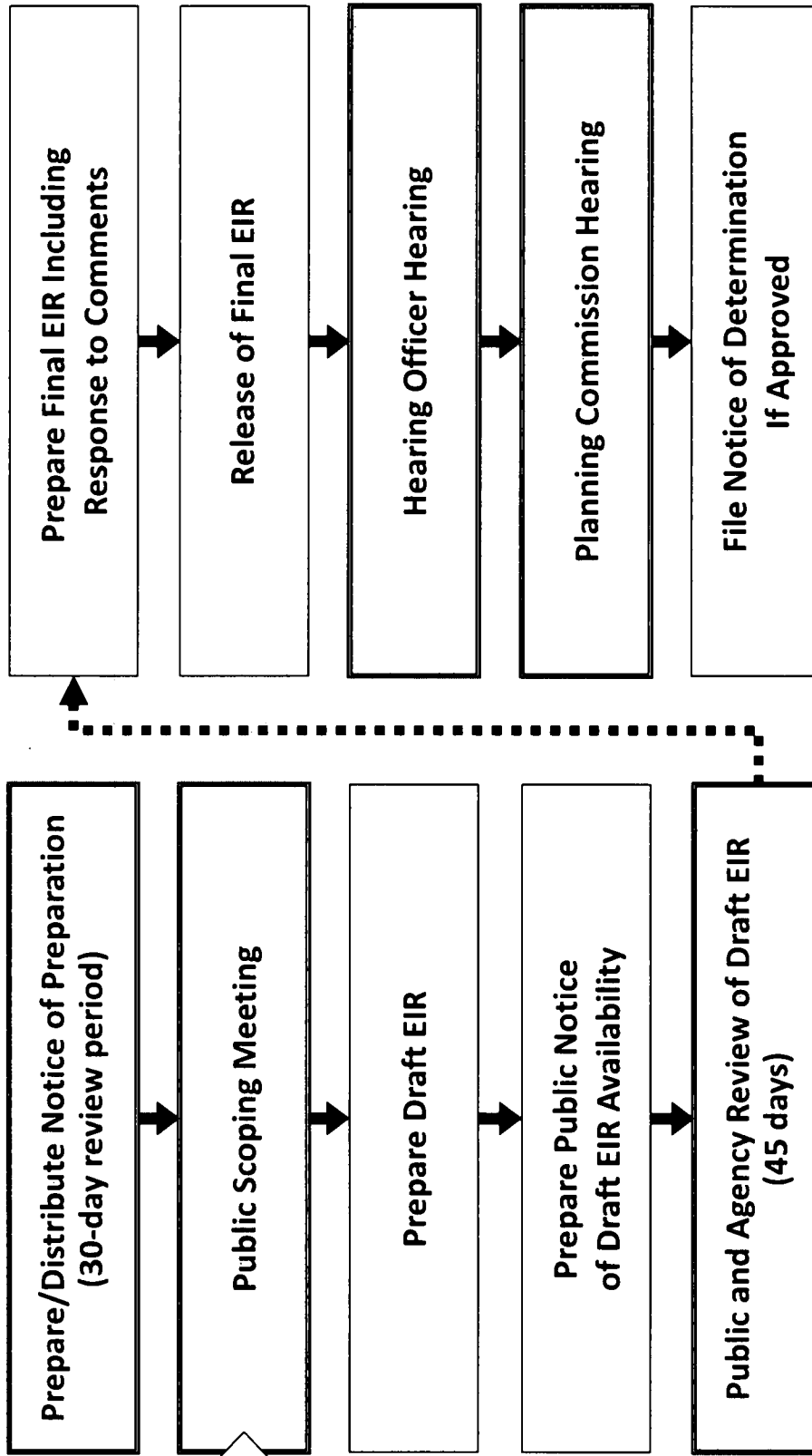
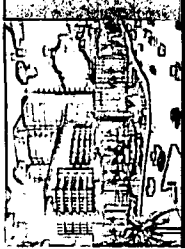
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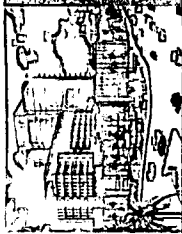
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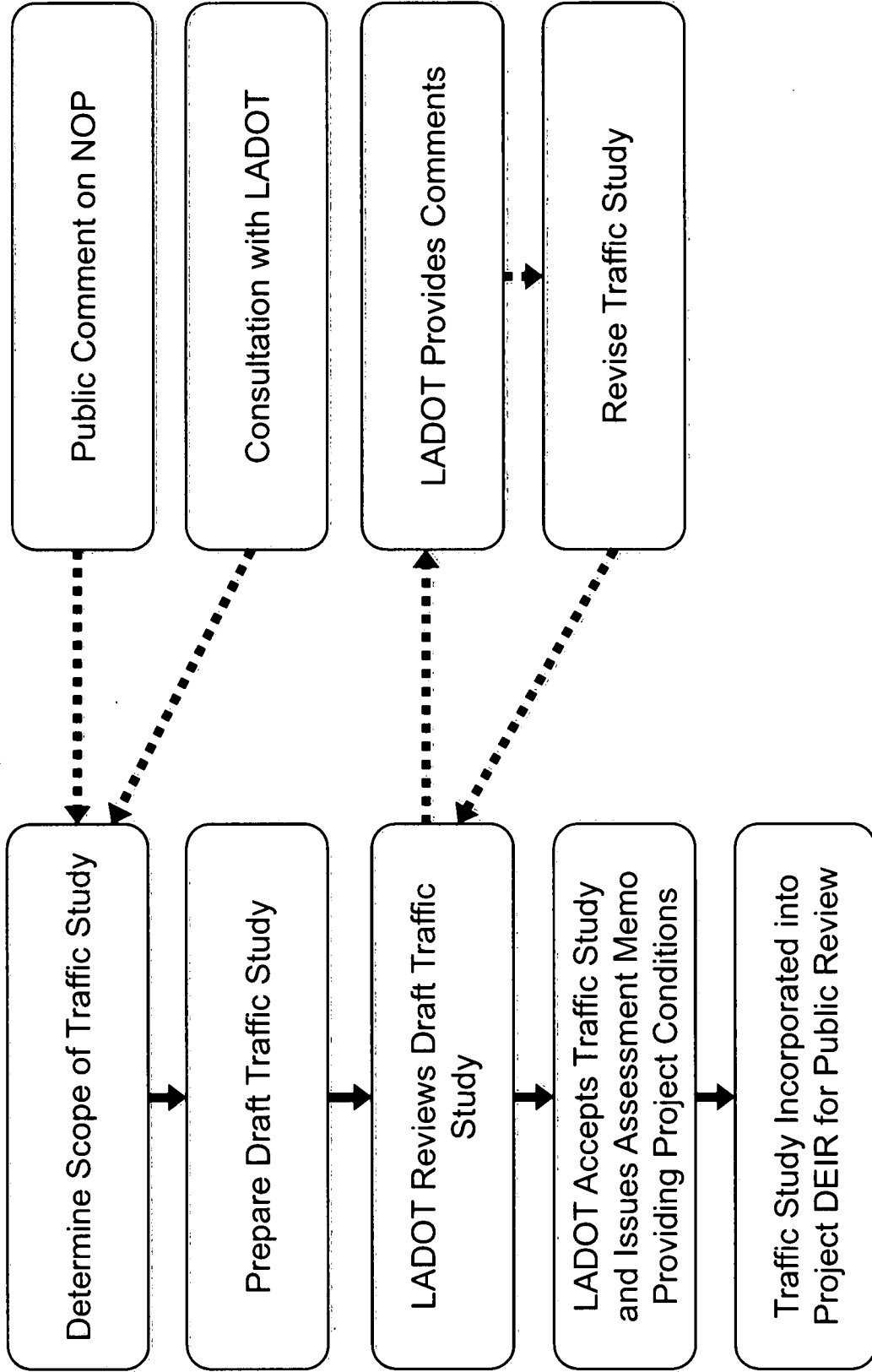


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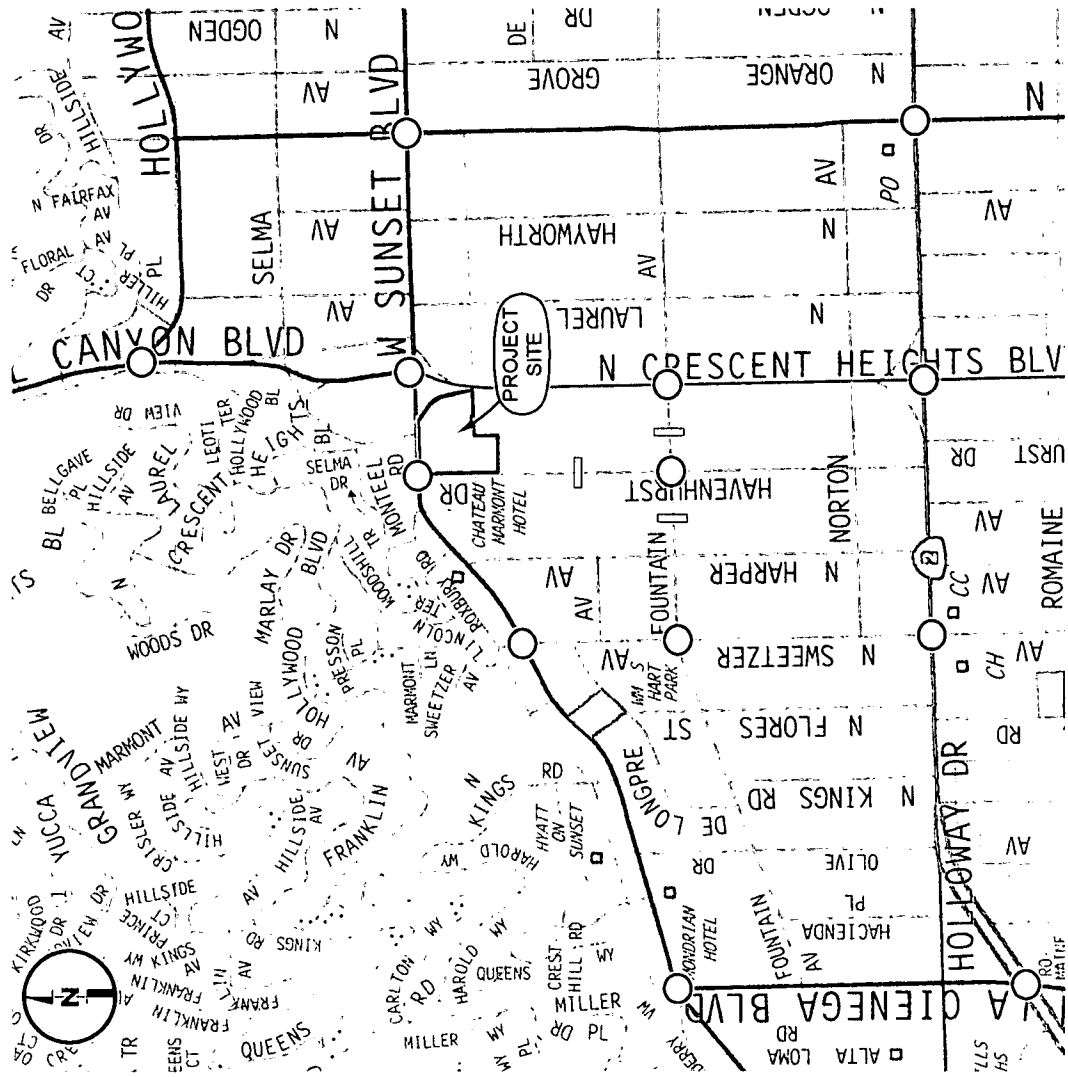
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Source: PCR Services Corporation



PROPOSED TRAFFIC STUDY AREA



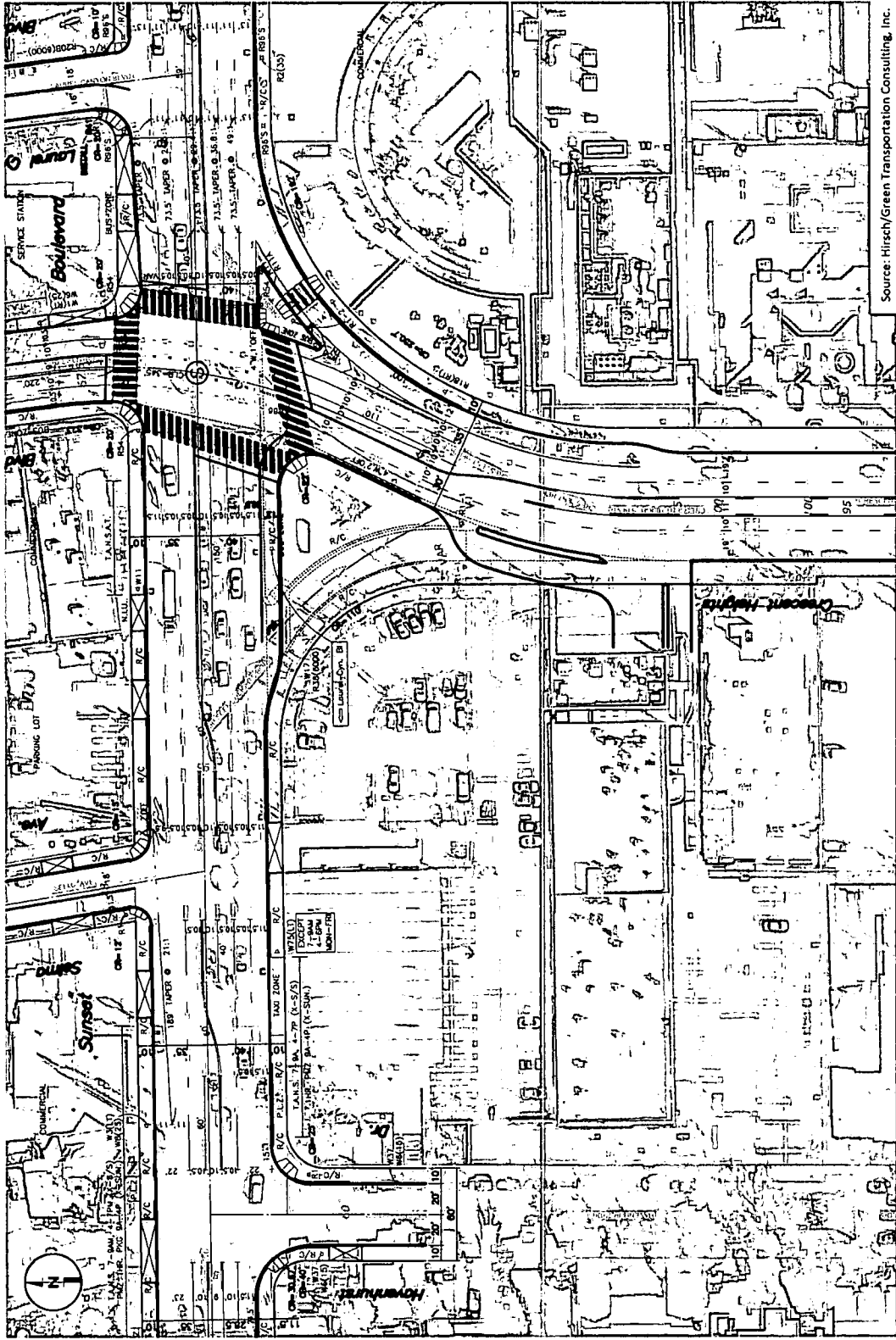
LEGEND

- (X) STUDY INTERSECTION
- ▭ STUDY STREET SEGMENT

Source: Hirsch/Green Transportation Consulting, Inc.



INTERSECTION IMPROVEMENTS



Source: Hirsch/Green Transportation Consulting, Inc.





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DEPARTMENT OF
CITY PLANNING
100 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
1262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

CITY PLANNING COMMISSION
VACANT
PRESIDENT
VACANT
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CAMILLA M. ENG
GEORGE HOVAGUIMIAN
ROBERT LESSIN
DANA M. PERLMAN
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JAMES K. WILLIAMS
COMMISSION EXECUTIVE ASSISTANT II
(213) 978-1300

CITY OF
LOS
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CALIFORNIA



ERIC GARCETTI
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EVA YUAN-MCDANIEL
DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

INFORMATION
www.planning.lacity.org

September 12, 2013

NOTICE OF PREPARATION OF AN
ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING
MEETING

CASE NO.: ENV-20132552-EIR

PROJECT NAME: 8150 Sunset Boulevard Mixed-Use Project

PROJECT LOCATION/ADDRESS: 8150 Sunset Boulevard

COMMUNITY PLANNING AREA: Hollywood Community Plan Area

COUNCIL DISTRICT: 4 – Tom LaBonge

DUE DATE FOR PUBLIC COMMENTS: October 15, 2013

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rooftop level, 249 apartment units, including 28 affordable housing units, within the twelve upper levels representing approximately 222,560 gross square feet of residential space. The project would also provide a new central public plaza, new public space at the northeast corner of the site, public rooftop deck/garden areas along Sunset Boulevard, a private pool and pool deck area for residents, as well as other resident-only amenities totaling approximately 6,900 square feet that would include a residential lobby, resident recreation room, fitness center, changing rooms, business center, and library. Parking for all proposed uses would be provided on-site via a seven-level (three subterranean and semi-subterranean levels) parking structure housed within the podium structure that includes 849 total parking spaces (295 for residential uses and 554 for commercial uses). The total development would include approximately 333,870 square feet of commercial and residential space with a maximum floor-area ratio (FAR) of approximately 3:1. The Project Applicant anticipates commencing construction in 2015 with occupancy occurring in 2017.

REQUESTED PERMITS/APPROVALS: The Project Applicant is requesting approvals for the proposed Project that would include, but may not be limited to, the following: Affordable Housing Incentives, including Parking Option 1 and Off-Menu Incentives; Site Plan Review; Master Conditional Use Permit for Alcohol (on- and off-site sales); Subdivision to create airspace lots and for condominium purposes; Variance for outdoor dining above the ground floor level and to allow a fitness studio, as not otherwise permitted in the C4 zone; demolition permits; construction permits, including building, grading, excavation, foundation, and associated permits; haul route permit, as may be required; street tree removal permit; and other approvals as needed.

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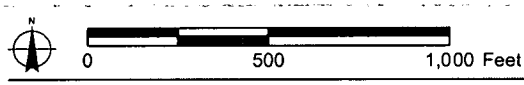
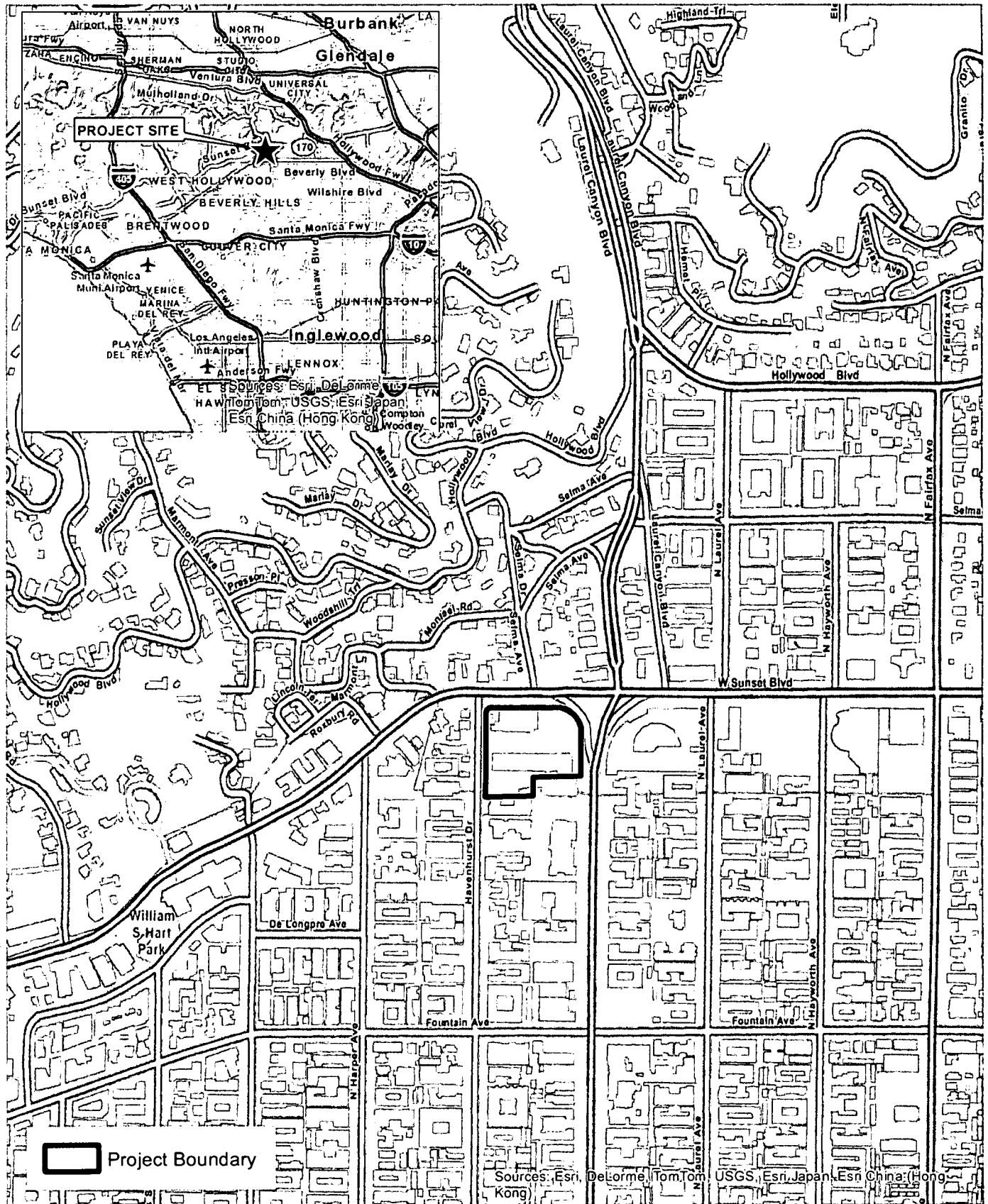
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Michael J. LoGrande
Director of Planning



Srimal Hewawitharana
Environmental Specialist II, Environmental Analysis Section

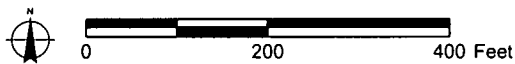
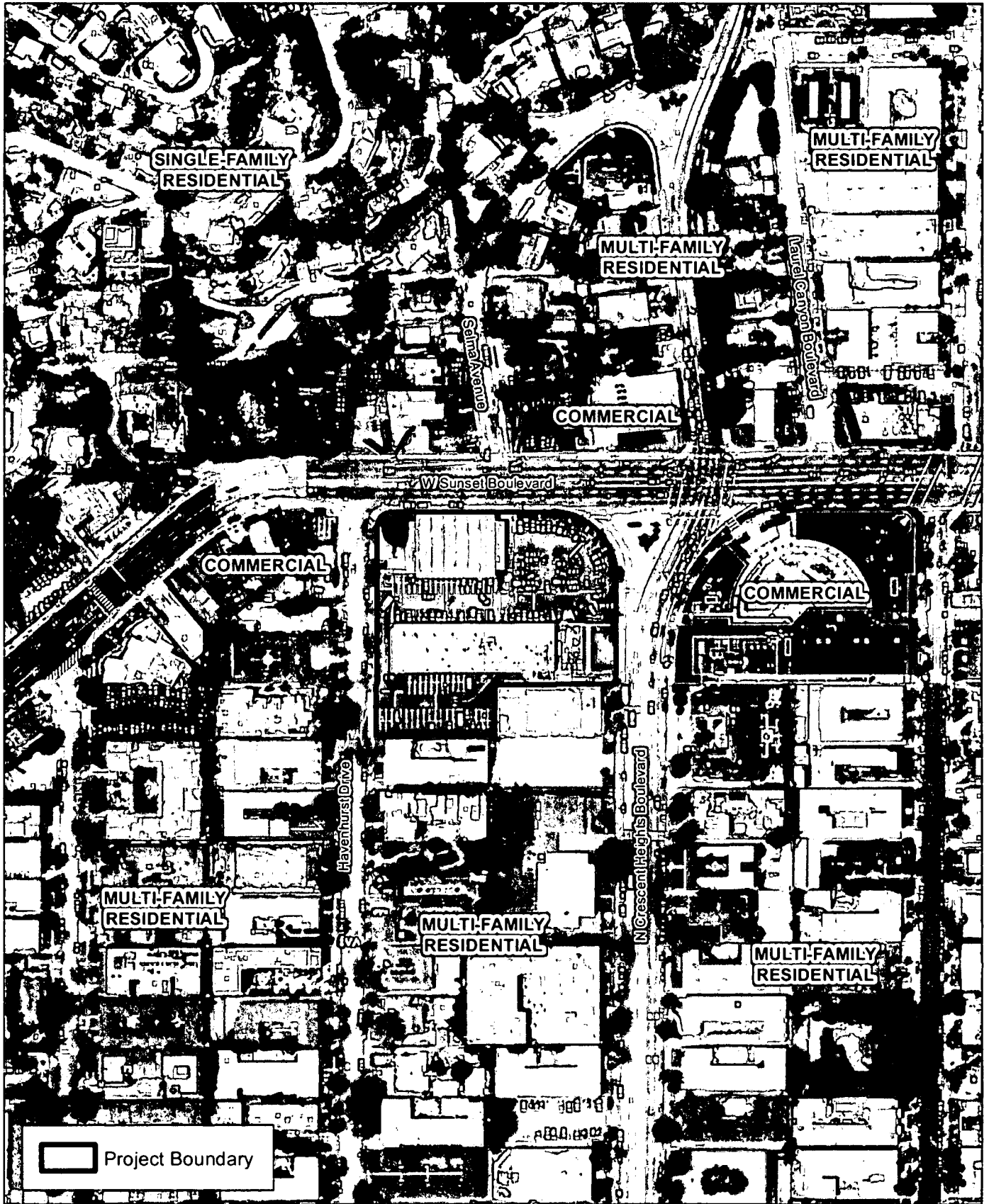
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Regional Location Map

FIGURE

8150 Sunset Boulevard Mixed-Use Project
 Source: ESRI Street Map, 2009; PCR Services Corporation, 2013.

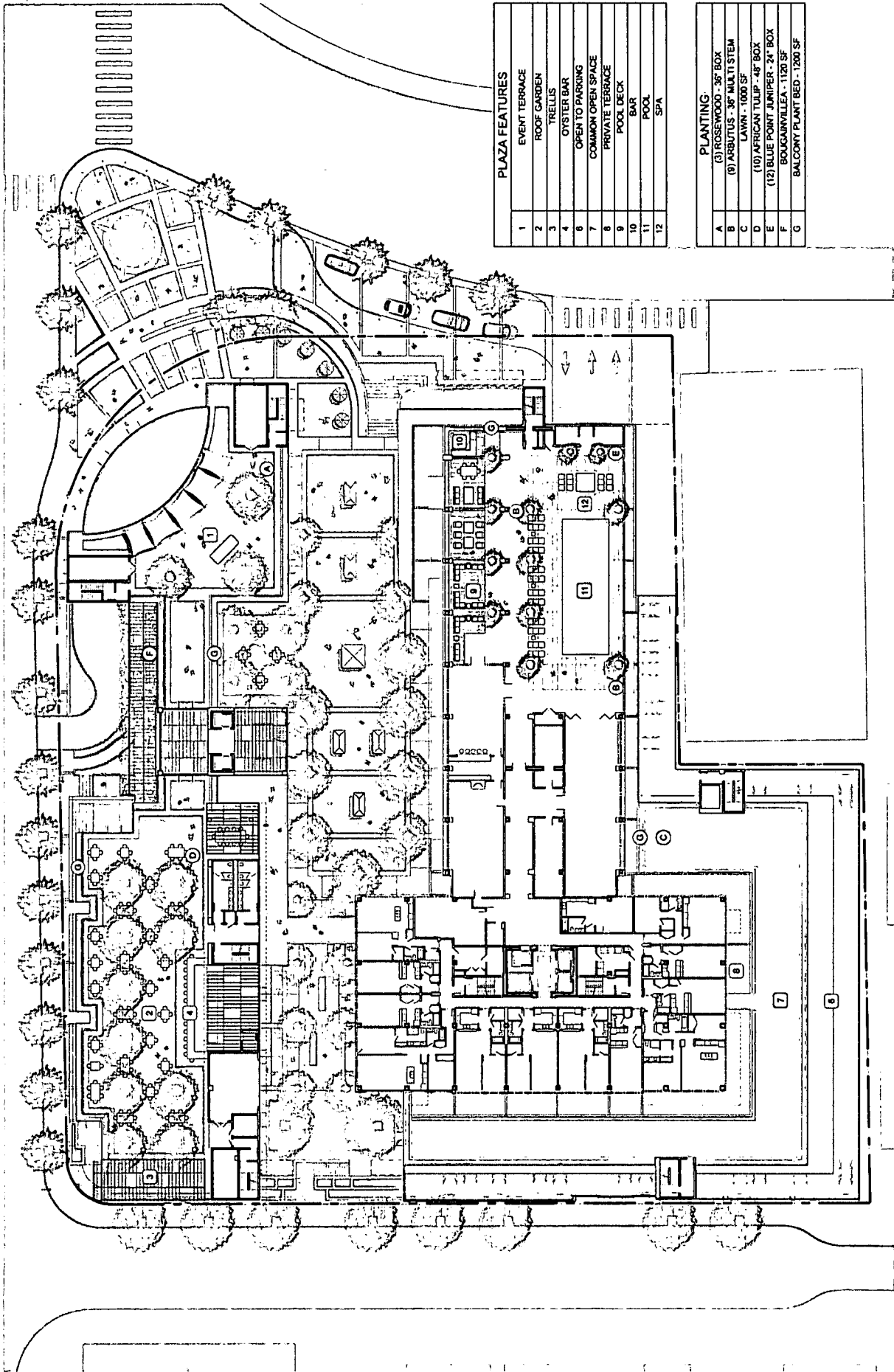


**Aerial Photograph with
Surrounding Land Uses**

8150 Sunset Boulevard Mixed-Use Project
Source: ESRI, 2010; PCR Services Corporation, 2013.

FIGURE

2

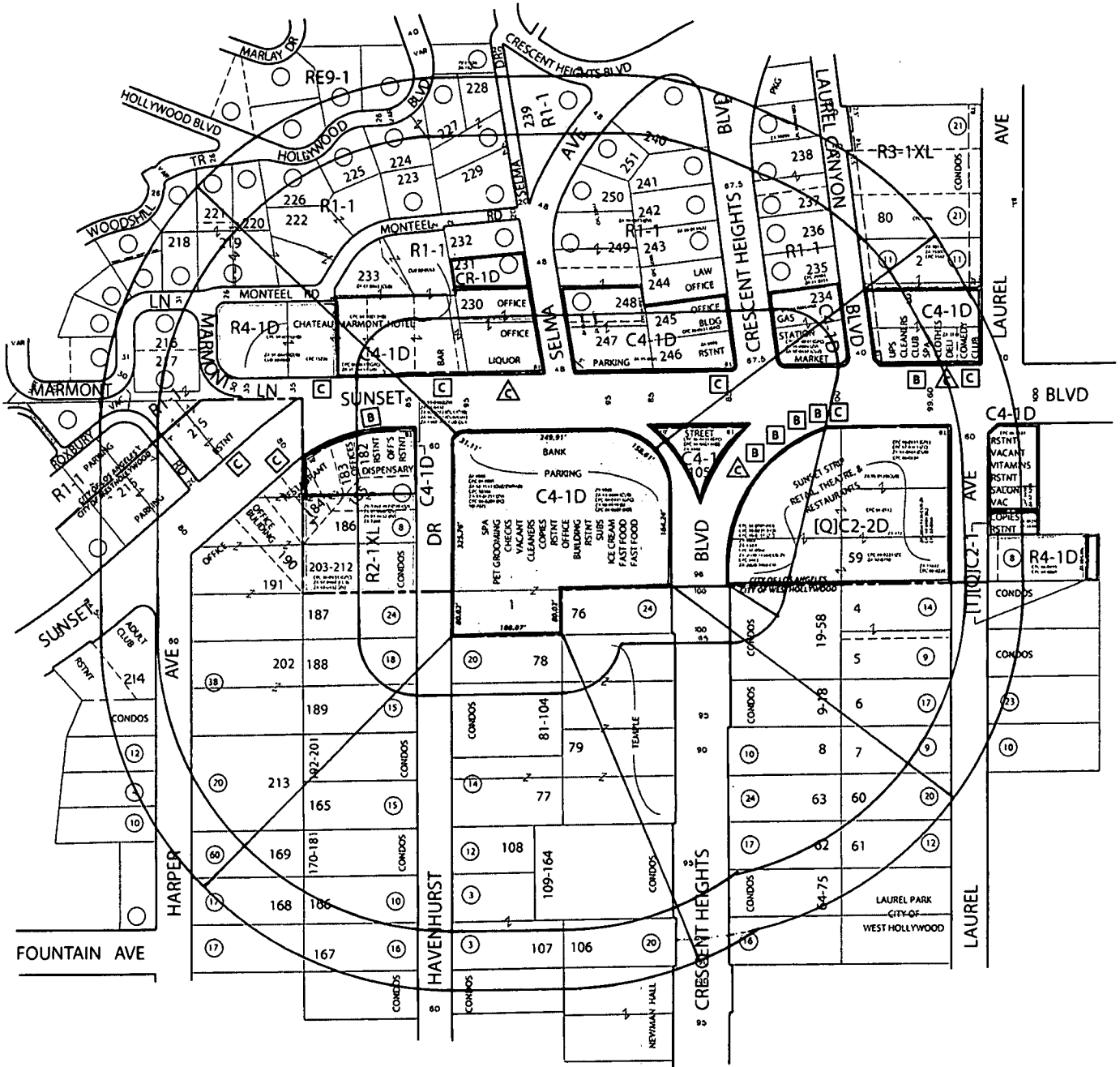


PLAZA FEATURES	
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4	OYSTER BAR
5	OPEN TO PARKING
6	COMMON OPEN SPACE
7	PRIVATE TERRACE
8	POOL DECK
9	BAR
10	POOL
11	SPA
12	

PLANTING	
A	(3) ROSEWOOD - 36" BOX
B	(9) ARBUTUS - 36" MULTI STEM
C	LAWN - 1000 SF
D	(10) AFRICAN TULIP - 46" BOX
E	(12) BLUE POINT JUMPER - 24" BOX
F	BOUGAINVILLEA - 1120 SF
G	BALCONY PLANT BED - 1200 SF




Proposed Site Plan
 8150 Sunset Boulevard Mixed-Use Project
 Source: Hart | Howerton, 2013.



ALCOHOL LAND USE DATA SYMBOLS

- C** ON-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
- B** ON-SITE CONSUMPTION OF BEER AND/OR WINE
- A** OFF-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
- B** OFF-SITE CONSUMPTION OF BEER AND / OR WINE

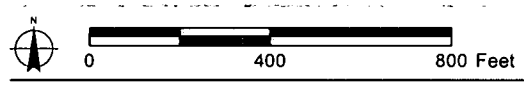
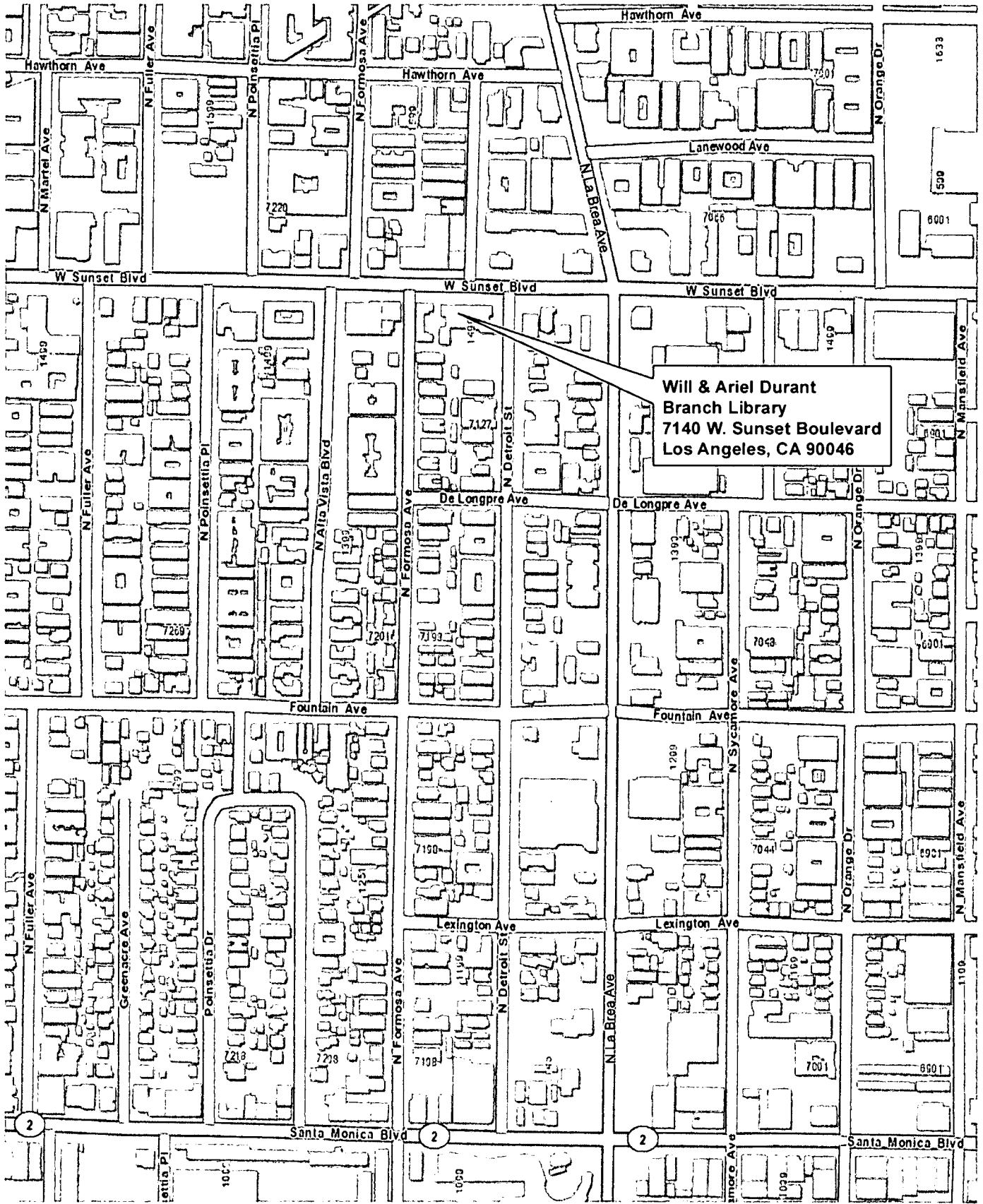




Radius Map

8150 Sunset Boulevard Mixed-Use Project
Source: Quality Mapping Service, 2013.

FIGURE
4



Scoping Meeting Location Map

FIGURE

8150 Sunset Boulevard Mixed-Use Project
 Source: ESRI Street Map, 2009; PCR Services Corporation, 2013.

**DEPARTMENT OF
CITY PLANNING**

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
3262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

CITY PLANNING COMMISSION
VACANT
PRESIDENT
VACANT
VICE-PRESIDENT

CAMILLA M. ENG
GEORGE HOVAGUIMIAN
ROBERT LESSIN
DANA M. PERLMAN
VACANT
VACANT
VACANT

JAMES K. WILLIAMS
COMMISSION EXECUTIVE ASSISTANT II
(213) 978-1300

**CITY OF
LOS
ANGELES
CALIFORNIA**



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

MICHAEL J. LOGRANDE
DIRECTOR
(213) 978-1271

ALAN BELL, AICP
DEPUTY DIRECTOR
(213) 978-1272

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

EVA YUAN-MCDANIEL
DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

INFORMATION
www.planning.lacity.org

September 12, 2013

**NOTICE OF PREPARATION OF AN
ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING
MEETING**

CASE NO.: ENV-20132552-EIR

PROJECT NAME: 8150 Sunset Boulevard Mixed-Use Project

PROJECT LOCATION/ADDRESS: 8150 Sunset Boulevard

COMMUNITY PLANNING AREA: Hollywood Community Plan Area

COUNCIL DISTRICT: 4 – Tom LaBonge

DUE DATE FOR PUBLIC COMMENTS: October 15, 2013

The City of Los Angeles, Department of City Planning will be the Lead Agency and will require the preparation of an environmental impact report (“EIR”) for the project identified herein. The Department of City Planning requests your comments as to the scope and content of the Draft EIR. The Project description and potential environmental effects are included below. An initial study was prepared and is included in the environmental file. A copy of the environmental file is available for review, by appointment during office hours, at the Department of City Planning, 200 North Spring Street, Room 750, Los Angeles, CA 90012.

PROJECT DESCRIPTION: The Project Applicant proposes to redevelop the 2.56-acre property located at 8150 Sunset Boulevard with a mixed-use residential and retail project. The property is located within the Hollywood community of the City of Los Angeles (City), and currently contains two commercial structures and other improvements, all of which would be demolished and removed from the site. The proposed project would consist of two buildings over a single podium structure with various elements ranging in height from two stories to 16 stories in height (approximately 42 feet above the ground elevation at the intersection of Sunset and Crescent Heights Boulevards [the “North Building”], increasing to approximately 108 feet for the nine-story portion and approximately 191 feet for the 16-story portion of the building [the “South Building”]; the overall building height is approximately 216 feet as measured from the low point of the site along Havenhurst Drive to the top of the South Building). The North Building, which would be built along Sunset Boulevard, would include two levels with a rooftop terrace containing exclusively commercial uses. The South Building would contain commercial uses on the first two levels, residential uses on levels three through 15, and a rooftop restaurant/lounge on the top level. The project would include approximately 111,310 square feet of commercial retail and restaurant uses within three lower levels (one subterranean) and one

rooftop level, 249 apartment units, including 28 affordable housing units, within the twelve upper levels representing approximately 222,560 gross square feet of residential space. The project would also provide a new central public plaza, new public space at the northeast corner of the site, public rooftop deck/garden areas along Sunset Boulevard, a private pool and pool deck area for residents, as well as other resident-only amenities totaling approximately 6,900 square feet that would include a residential lobby, resident recreation room, fitness center, changing rooms, business center, and library. Parking for all proposed uses would be provided on-site via a seven-level (three subterranean and semi-subterranean levels) parking structure housed within the podium structure that includes 849 total parking spaces (295 for residential uses and 554 for commercial uses). The total development would include approximately 333,870 square feet of commercial and residential space with a maximum floor-area ratio (FAR) of approximately 3:1. The Project Applicant anticipates commencing construction in 2015 with occupancy occurring in 2017.

REQUESTED PERMITS/APPROVALS: The Project Applicant is requesting approvals for the proposed Project that would include, but may not be limited to, the following: Affordable Housing Incentives, including Parking Option 1 and Off-Menu Incentives; Site Plan Review; Master Conditional Use Permit for Alcohol (on- and off-site sales); Subdivision to create airspace lots and for condominium purposes; Variance for outdoor dining above the ground floor level and to allow a fitness studio, as not otherwise permitted in the C4 zone; demolition permits; construction permits, including building, grading, excavation, foundation, and associated permits; haul route permit, as may be required; street tree removal permit; and other approvals as needed.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Aesthetics, Air Quality, Cultural Resources, Geology and Soils, Greenhouse Gases, Land Use and Planning, Noise, Population and Housing, Public Services (i.e., Police, Fire, Parks, and Libraries), Transportation/Traffic, and Utilities (water, wastewater, solid waste).

PUBLIC SCOPING MEETING: A public Scoping Meeting will be held in an open house format to receive public comment regarding the scope and content of the environmental analysis to be included in the Draft EIR. City staff, environmental consultants, and Project representatives will be available, but no formal presentation is scheduled. You may stop by at any time between 5:30 pm and 7:30 pm to view materials, ask questions, and provide comments. The Department of City Planning encourages all interested individuals and organizations to attend this meeting. The location, date and time of the public scoping meeting for this Project are as follows:

Date: October 2, 2013
Time: 5:30 to 7:30 p.m.
Location: Will & Ariel Durant Branch Library, 7140 W. Sunset Boulevard, Los Angeles, CA 90046

The enclosed materials reflect the scope of the project, which is located in an area of interest to you and/or the organization you represent. The Department of City Planning welcomes all comments regarding potential environmental impacts of the project. All comments will be considered in the preparation of the EIR. **Written comments** must be submitted to this office by **October 15, 2013**.

Please direct your responses to:

Mail: Srimal Hewawitharana
Environmental Analysis Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, California 90012
Fax: (213) 978-1343 (fax)
Email: srimal.hewawitharana@lacity.org (e-mail)

Michael J. LoGrande
Director of Planning



Srimal Hewawitharana
Environmental Specialist II, Environmental Analysis Section


Enclosures: Regional Location Map
Aerial Photograph With Surrounding Uses
Proposed Site Plan
Radius Map
Scoping Meeting Location Map

PROJECT LOCATION:

The project site is located at 8150 W. Sunset Boulevard in the Hollywood community of the City of Los Angeles, at the foot of the Hollywood Hills, approximately seven miles northwest of downtown. The site is well served by a network of regional transportation facilities. Various public transit stops operated by the Los Angeles County Metropolitan Transportation Authority (Metro) are located in close proximity to the project site, the Hollywood Freeway (State Route 101) is approximately two miles northeast of the site, Interstate 10 is approximately four miles south of the project site, and Interstate 405 is approximately six miles southwest of the site. The project site is located within the block bounded by Sunset Boulevard on the north, Havenhurst Drive on the west, Crescent Heights Boulevard on the east, and multi-family residential uses within the City of West Hollywood on the south. The project site is located at the western terminus of the Hollywood Community of the City of Los Angeles, and therefore the site functions as a part of the western gateway to the Sunset Strip. The project vicinity is highly urbanized and generally built-out. The project site, with frontage on Sunset Boulevard, lies in the more active regional center of Hollywood with its mixed-use blend of commercial, restaurant, bars, studio/production, office, entertainment, and high density residential uses.

For further discussion see Attachment A.

PLANNING DISTRICT Hollywood Community Plan		STATUS: <input type="checkbox"/> PRELIMINARY <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> ADOPTED
EXISTING ZONING C4-1D	MAX. DENSITY ZONING 1:1 FAR	<input checked="" type="checkbox"/> DOES CONFORM TO PLAN <input type="checkbox"/> DOES NOT CONFORM TO PLAN <input type="checkbox"/> NO DISTRICT PLAN
PLANNED LAND USE & ZONE Same as existing zoning	MAX. DENSITY PLAN 1.5:1	
SURROUNDING LAND USES See Attachment A, Project Description	PROJECT DENSITY 3:1	

 **DETERMINATION (To be completed by Lead Agency)**

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Simal P. Dewawitharana Environmental Specialist II

SIGNATURE

TITLE

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: 8150 Sunset Boulevard Mixed-Use Project

Lead Agency: City of Los Angeles Contact Person: Srimal Hewawitharana
 Mailing Address: Dept. of City Planning, 200 N. Spring Street, Room 750 Phone: (213) 978-1359
 City: Los Angeles Zip: 90012 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Los Angeles
 Cross Streets: Sunset Boulevard and Crescent Heights Boulevard Zip Code: 90029
 Longitude/Latitude (degrees, minutes and seconds): _____ " N / _____ " W Total Acres: 2.56
 Assessor's Parcel No.: 5508-017-007 Section: _____ Twp.: _____ Range: _____ Base: _____
 Within 2 Miles: State Hwy #: SR-101, SR-2 Waterways: N/A
 Airports: N/A Railways: Metro Red Line Schools: Several

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Variance

Development Type:

Residential: Units 249 Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 111,310 Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Greenhouse Gases

Present Land Use/Zoning/General Plan Designation:

C4-1D (Commercial)/Neighborhood Office Commercial

Project Description: *(please use a separate page if necessary)*

The Project Applicant proposes the demolition of existing uses and development of a two to 16-story mixed-use commercial/residential building on the 2.56-acre site, including approximately 111,310 square feet of commercial retail and restaurant uses within three lower levels (one subterranean) and one rooftop level, with 249 apartment units, including 28 affordable housing units, within twelve upper levels representing 222,560 gross square feet of residential space. Parking for proposed uses would be provided on-site via a seven-level (three subterranean and semi-subterranean) parking structure. The total development would include up to 333,870 square feet of commercial and residential space with a maximum floor-area ratio (FAR) of approximately 3:1. Construction would commence in 2015 with completion and occupancy estimated in 2017.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input checked="" type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Office of Public School Construction |
| <input checked="" type="checkbox"/> Caltrans District # <u>7</u> | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input checked="" type="checkbox"/> Regional WQCB # <u>4</u> |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Energy Commission | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input checked="" type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input checked="" type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Other: <u>South Coast AQMD</u> |
| <input checked="" type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Integrated Waste Management Board | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date September 13, 2013 Ending Date October 15, 2013

Lead Agency (Complete if applicable):

Consulting Firm: <u>PCR Services Corporation</u>	Applicant: <u>AG-SCH 8150 Sunset Boulevard Owner, L.P.</u>
Address: <u>233 Wilshire Boulevard, Suite 130</u>	Address: <u>8899 Beverly Boulevard, Suite 710</u>
City/State/Zip: <u>Santa Monica, CA 90401</u>	City/State/Zip: <u>West Hollywood, CA 90048</u>
Contact: <u>Jay Ziff, David Crook</u>	Phone: <u>310-285-7081</u>
Phone: <u>(310) 451-4488</u>	

Signature of Lead Agency Representative: *Simal P. Hewari, Karana* Date: 09/12/2013

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.



I hereby certify that the information contained herein is true and correct in accordance with the records in the City Clerk's and City Planning Department Offices.

I further hereby certify that to the best of my knowledge and under penalty of perjury the attached ownership list correctly shows the latest names and addresses on the City Clerk's records and the Los Angeles County Tax Assessor's Role as of:

September 9, 2013
Date

Furthermore, I hereby certify that the attached occupant list was attained by an actual physical inspection of the property and is correct to the best of my knowledge and ability.

 
Peter Elias (ak)

The following is a color-coded key for distribution of this material:

- GREEN CLIENT COPY
- BLUE BTC, INC
- PINK CITY OF LOS ANGELES, ORIGINAL
- RED ADJACENT LABELS (for Zoning Administration Cases only)
- GOLDEN COUNCIL DISTRICT COPIES (for 11 or 12 only)
- WHITE NEIGHBORHOOD COUNCIL COPY

Situs Address: 8150 Sunset Blvd Total Notification: 955

CAUTION: THIS MAP MUST BE FILED WITHIN (90) NINETY DAYS FROM THE DATE ON THE MAP.



OCCUPANT WAIVER

In certain instances, I was unable to verify ALL occupants, therefore the following indicates which occupants I was not able to identify. I understand that the Planning Department will determine if reasonable attempts were made to secure these addresses from the information provided below.

Ownership #	Reason unable to notify*	Attempts made to notify**
5,107,165,189	not marked well	
77,168	locked	

- *(1) Secured Building
- (2) Gated Yard
- (3) Refused Access
- (4) Other: Specify

- ** (1) Returned to building on 3 separate occasions
- (2) Efforts to Contact owner or manager without success
- (3) Contact made with owner or manager, who refused to provide the information
- (4) Other: Specify

September 9, 2013
Date

Peter Elias
Peter Elias

AK
(ak)

QMS #13-142A PAGE 1
OWNERSHIP LIST DATE SEPTEMBER 9, 2013

1)
AG-SCH 8150 SUNSET BOULEVARD O
PO BOX 10506
BEVERLY HILLS CA 90213-3506

2)
1519 LAUREL LLC
1519 N LAUREL AVE
LOS ANGELES CA 90046-2513

3)
8017 SUNSET BOULEVARD PROPERTY
COMPANY LLC
4911 GOLUSA DR
OCEANSIDE CA 92056-5465

4)
COLVIN RICHARD A & SHERREE L
11334 CHALON RD
LOS ANGELES CA 90049-1721

5)
LAUREL MANOR LLC
9760 CHARLEVILLE BLVD #B
BEVERLY HILLS CA 90212-1823

6)
MUZNIK MEWS LLC
5879 E KATHLEEN RD
SCOTTSDALE AZ 85254-1862

7)
RUBIN EMMA & TRUST
6254 DEL VALLE DR
WEST HOLLYWOOD CA 90048-5306

8)
PENNINO FRANK K & TRUST
8654 HOLLOWAY PLAZA DR
WEST HOLLYWOOD CA 90069-2308

9)
PETRASEK DANNY
1412 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD CA 90046-3805

10)
STEINMETZ HELEN & FAMILY
1412 N CRESCENT HEIGHTS BLVD #103
WEST HOLLYWOOD CA 90046-4584

11)
GANG JOHN & KARI
10119 GREENSWARD LINK
IJAMSVILLE MD 21754-9636

12)
ROVEN STEPHANIE H
9200 W SUNSET BLVD #10TH
WEST HOLLYWOOD CA 90069-3608

13)
FAREBERMAN THEA M
1412 N CRESCENT HEIGHTS BLVD #106
WEST HOLLYWOOD CA 90046-4584

14)
BOYD RYAN LIVING TRUST
1412 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD CA 90046-3805

15)
AGULNEK MICHAEL
1412 N CRESCENT HEIGHTS BLVD #202
WEST HOLLYWOOD CA 90046-4585

16)
LE MARE MICHAEL
1412 N CRESCENT HEIGHTS BLVD #203
WEST HOLLYWOOD CA 90046-4585

17)
MATTA PAUL
1412 N CRESCENT HEIGHTS BLVD #204
WEST HOLLYWOOD CA 90046-4585

18)
ZLATKIN BORIS & GALINA
1412 N CRESCENT HEIGHTS BLVD #206
WEST HOLLYWOOD CA 90046-4584

19)
KLEIN SHERRY D
5020 AMBROSE AVE
LOS ANGELES CA 90027-1762

20)
SWANSON DAVID R
1424 N CRESCENT HEIGHTS BLVD #18
WEST HOLLYWOOD CA 90046-3801

21)
KLUGER CHARLES E
1855 CORONADO AVE
SIGNAL HILL CA 90755-1245

22)
OSULLIVAN BARBARA
1424 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD CA 90046-3853

23)
PETRI SHIVA
1424 N CRESCENT HEIGHTS BLVD #20
WEST HOLLYWOOD CA 90046-3801

24)
GROMIS EDWIN & CECILE B
1424 N CRESCENT HEIGHTS BLVD #28
WEST HOLLYWOOD CA 90046-3801

25)
BRINKMANN R 2011 FAMILY TRUST
4421 GAINSBOROUGH AVE
LOS ANGELES CA 90027-1224

26)
WINSTON MORTON M
1424 N CRESCENT HEIGHTS BLVD #27
WEST HOLLYWOOD CA 90046-3801

27)
SELZNICK J K
1424 N CRESCENT HEIGHTS BLVD #29
WEST HOLLYWOOD CA 90046-3801

QMS #13-142A PAGE 2
OWNERSHIP LIST DATE SEPTEMBER 9, 2013

28)
LOBELL MICHAEL & AASE & TRUST
9477 LLOYDCREST DR
BEVERLY HILLS CA 90210-2556

29)
RAHR MARC
1424 N CRESCENT HEIGHTS BLVD #30
WEST HOLLYWOOD CA 90046-3801

30)
MERVIS M ANTONY
1108 S CITRUS AVE
LOS ANGELES CA 90019-1642

31)
CHAN PAUL Y
1424 N CRESCENT HEIGHTS BLVD #34
WEST HOLLYWOOD CA 90046-3801

32)
LUCIANO JOHN
1424 N CRESCENT HEIGHTS BLVD #37
WEST HOLLYWOOD CA 90046-3801

33)
BROOK DEVIN
1424 N CRESCENT HEIGHTS BLVD #39
WEST HOLLYWOOD CA 90046-3801

34)
PECK ROBERT M
200 E 32ND ST #18E
NEW YORK NY 10016-6522

35)
ELISEEV ANDREW
1 DANIEL BURNHAM CT #423
SAN FRANCISCO CA 94109-5457

36)
FINSTAD SUZANNE
1424 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD CA 90046-3853

37)
FORKNER BENJAMIN S
537 MONTANA AVE #B
SANTA MONICA CA 90403-1309

38)
LOCKHART DONALD A & JANE R & FAMILY
1424 N CRESCENT HEIGHTS BLVD #47
WEST HOLLYWOOD CA 90046-3802

39)
AVRAHAMI GIDEON
1424 N CRESCENT HEIGHTS BOULEVARD #
WHITTIER CA 90046

40)
LONG TIMOTHY E
1424 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD CA 90046-3853

41)
AL FAISAL KHALID F
1010 BASIL RD
MCLEAN VA 22101-1801

42)
FARAHANI KASRA
1424 N CRESCENT HEIGHTS BLVD #58
WEST HOLLYWOOD CA 90046-3802

43)
FLAX LARRY
16830 VENTURA BLVD #300
ENCINO CA 91436-1715

44)
OLIVER BRIAN
1424 N CRESCENT HEIGHTS BLVD #57
WEST HOLLYWOOD CA 90046-3802

45)
HATHERLEY JOHN E
11377 W OLYMPIC BLVD
LOS ANGELES CA 90064-1625

46)
IMPICCIATORE GABRIEL & SILVA
4 CHEMIN DE LA GATILLARDE
1295 TANNAY
SWITZERLAND

47)
DALAL YITZHAK
1424 N CRESCENT HEIGHTS BLVD #78
WEST HOLLYWOOD CA 90046-3802

48)
DHONDY MEHER TRUST
1424 N CRESCENT HEIGHTS BLVD #68
WEST HOLLYWOOD CA 90046-3802

49)
TOMIAK MATTHEW J
1424 N CRESCENT HEIGHTS BLVD #64
WEST HOLLYWOOD CA 90046-3802

50)
MIONIE LISA B
1424 N CRESCENT HEIGHTS BLVD #67
WEST HOLLYWOOD CA 90046-3802

51)
ZALIS RACHEL
1424 N CRESCENT HEIGHTS BLVD #69
WEST HOLLYWOOD CA 90046-3802

52)
GOLDBERG RONALD W TRUST
1424 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD CA 90046-3853

53)
TAVITIAN AVEDIS
801 S CHEVY CHASE DR #20
GLENDALE CA 91205-4437

54)
KHADAVI ALEX A
1424 N CRESCENT HEIGHTS BLVD #78
WEST HOLLYWOOD CA 90046-3802

QMS #13-142A PAGE 3
OWNERSHIP LIST DATE SEPTEMBER 9, 2013

55)
PRINCE COTTON LLC
528 W 21ST AVE #D
COVINGTON LA 70433-3014

56)
EUBANK WILLIAM
3350 CALLE BONITA
SANTA YNEZ CA 93460-9309

57)
RAWLINGS DAVID T
PO BOX 60007
NASHVILLE TN 37206-0007

58)
WALL SCOTTMAN D
1424 N CRESCENT HEIGHTS BLVD #71
WEST HOLLYWOOD CA 90046-3802

59)
WEINGARTEN NOSTAT INC
8000 W SUNSET BLVD
LOS ANGELES CA 90046-2439

60)
SONG GEI WO DU ER LLC
2582 WALLINGFORD DR
BEVERLY HILLS CA 90210-1073

61)
HOELSCHER VILLA D ESTE LLC
1355 N LAUREL AVE
WEST HOLLYWOOD CA 90046-4629

62)
FPM PARTNERS LLC IV
PO BOX 66035
LOS ANGELES CA 90066-0035

63)
S H E LLC
PO BOX 10061
BEVERLY HILLS CA 90213-3061

64)
BINDER DIANE B & FAMILY
PO BOX 292143
LOS ANGELES CA 90029-8643

65)
HERRIMAN DAMON C
1346 N CRESCENT HEIGHTS BLVD #2
WEST HOLLYWOOD CA 90046-4535

66)
SOASH BRITTANY M
1344 N CRESCENT HEIGHTS BOULEVARD #
WEST HOLLYWOOD CA 90069

67)
PILLER DEAN C & LAURA D & TRUST
4443 CALLADA PL
TARZANA CA 91356-5105

68)
LYNN KATHLEEN M
4229 SAINT CLAIR AVE
STUDIO CITY CA 91604-1610

69)
GOULD SHERRY B
1346 N CRESCENT HEIGHTS BLVD #2
WEST HOLLYWOOD CA 90046-4535

70)
NGUYEN CHRISTINE U
1342 N CRESCENT HEIGHTS BLVD #3
WEST HOLLYWOOD CA 90046-4533

71)
NITOWSKI MATT
1342 N CRESCENT HEIGHTS BLVD #4
WEST HOLLYWOOD CA 90046-4533

72)
DIAZ JOCELYN E
1344 N CRESCENT HEIGHTS BLVD #3
WEST HOLLYWOOD CA 90046-4505

73)
BOUSSELOUB BOUALEM & CALKIN /TR
1142 ARMADA DR
PASADENA CA 91103-2829

74)
STONE MELISSA B
8033 W SUNSET BLVD #631
WEST HOLLYWOOD CA 90046-2401

75)
HANSON CURTIS
2454 LOUELLA AVE
VENICE CA 90291-5007

76)
SUMMERS JULIE
1425 N CRESCENT HEIGHTS BLVD #307
WEST HOLLYWOOD CA 90046-4587

77)
GROSSMAN GARY M & TRUST
1412 3/4 HAVENHURST DR
WEST HOLLYWOOD CA 90046-3815

78)
BUSINESS INVESTORS GROUP
13245 RIVERSIDE DR #360
SHERMAN OAKS CA 91423-5607

79)
NICHIREN SHOSHU TEMPLE
1401 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD CA 90046-3812

80)
KLUBIS BELLA
705 WESTMOUNT DR #104
WEST HOLLYWOOD CA 90069-5131

81)
POLAKOFF CAROL L
1416 HAVENHURST DR #1C
WEST HOLLYWOOD CA 90046-3884

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82)
WILLIAMS RONALD P
10 MINT PLZ #5
SAN FRANCISCO CA 94103-1874

83)
COHEN MERYL S
1416 HAVENHURST DR #1B
WEST HOLLYWOOD CA 90046-3884

84)
HOWARD CYNTHIA D
1416 HAVENHURST DR #1D
WEST HOLLYWOOD CA 90046-3884

85)
BARISH RORY
1416 HAVENHURST DR #1E
WEST HOLLYWOOD CA 90046-3885

86)
SMALL COURTNEY C
1416 HAVENHURST DR #2C
WEST HOLLYWOOD CA 90046-3885

87)
ROELFS JAN
1416 HAVENHURST DR #2A
WEST HOLLYWOOD CA 90046-3885

88)
HAVENHURST DRIVE TRUST
155 W 13TH ST
NEW YORK NY 10011-7801

89)
BLACK MICHAEL R & TRUST
8383 WILSHIRE BLVD #500
BEVERLY HILLS CA 90211-2408

90)
ELIASON JOYCE
10390 SANTA MONICA BLVD #270
LOS ANGELES CA 90025-5091

91)
BUXTON SARAH G
1416 HAVENHURST DR #3C
WEST HOLLYWOOD CA 90046-3885

92)
MCMILLAN CHRISTOPHER
5900 WILSHIRE BLVD #2250
LOS ANGELES CA 90036-5025

93)
STEUER PHILIP
8033 W SUNSET BLVD #216
WEST HOLLYWOOD CA 90046-2401

94)
SIEGEL BARRY
850 OCEAN PARK BLVD #300
SANTA MONICA CA 90405

95)
GOLD DAVID L
8707 ST IVES DR
LOS ANGELES CA 90069-1232

96)
HASLINGDEN EDWARD D
1416 HAVENHURST DR #4B
WEST HOLLYWOOD CA 90046-3887

97)
SMALL KATHY
1416 HAVENHURST DR #5C
WEST HOLLYWOOD CA 90046-3887

98)
CURRIN WILLIAM L & BETTY J
148 VIA DE LA VALLE
SOLANA BEACH CA 92075-1952

99)
MARTIN JONATHON K
PO BOX 16056
BEVERLY HILLS CA 90209-2056

100)
ROWLEY CHRISTOPHER N & WILLIAM N
1416 HAVENHURST DR #6
WEST HOLLYWOOD CA 90046-3883

101)
SMALL COURTNEY C
1416 HAVENHURST DR #GF
WEST HOLLYWOOD CA 90046-3883

102)
1416 NORTH HAVENHURST DRIVE
21535 HAWTHORNE BLVD #530
TORRANCE CA 90503-6654

103)
SMALL COURTNEY C
1416 HAVENHURST DR #GF
WEST HOLLYWOOD CA 90046-3883

104)
1416 NORTH HAVENHURST DRIVE
1627 PONTIUS AVE #203
LOS ANGELES CA 90025-3332

105)
L A CITY
8116 W SUNSET BLVD
LOS ANGELES CA 90046

106)
PTASHKIN JERALD
PO BOX 46732
WEST HOLLYWOOD CA 90046-0732

107)
ALABASTUR EBON
1344 HAVENHURST DR
WEST HOLLYWOOD CA 90046-4511

108)
SNIJDER LEONARD D
1409 ELEVADO ST
LOS ANGELES CA 90026-1637

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109)
SOKOLSKY LEV
1351 N CRESCENT HEIGHTS BLVD #101
WEST HOLLYWOOD CA 90046-4576

110)
DJANDJOLIA TSISSANA
1351 N CRESCENT HEIGHTS BLVD #102
WEST HOLLYWOOD CA 90046-4576

111)
STREDICKE JANET M
1351 N CRESCENT HEIGHTS BLVD #103
WEST HOLLYWOOD CA 90046-4576

112)
HOOD PAUL T
1351 N CRESCENT HEIGHTS BLVD #104
WEST HOLLYWOOD CA 90046-4576

113)
LEDERKRAMER MARK
1351 N CRESCENT HEIGHTS BLVD #105
WEST HOLLYWOOD CA 90046-4576

114)
KENNEDY KAREN D
1351 N CRESCENT HEIGHTS BLVD #106
WEST HOLLYWOOD CA 90046-4576

115)
JASPER JAY R TRUST
1351 N CRESCENT HEIGHTS BLVD #108
WEST HOLLYWOOD CA 90046-4576

116)
SOHIGIAN LISA S & WILLIAM A
1756 N BEVERLY DR
BEVERLY HILLS CA 90210-1609

117)
TOUMAYAN SAMUEL E
1351 N CRESCENT HEIGHTS BLVD #110
WEST HOLLYWOOD CA 90046-4576

118)
UPSHAW NAIDRA
1351 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD CA 90046-4561

119)
MASON PATRICIA A
1351 N CRESCENT HEIGHTS BLVD #112
WEST HOLLYWOOD CA 90046-4576

120)
BREGMAN HAROLD & JUDITH BREGMAN
622 DAUPHINE AVE
NORTHBROOK IL 60062-2116

121)
MOTIWALA NAZNEEN S
5323 ALFONSO DR
AGOURA HILLS CA 91301-4063

122)
WELIRANG DEYNICA
7435 WOODROW WILSON DR
WEST HOLLYWOOD CA 90046-1322

123)
ORR JAMES
1351 N CRESCENT HEIGHTS BLVD #116
WEST HOLLYWOOD CA 90046-4577

124)
LANDIS ANDREW J
1351 N CRESCENT HEIGHTS BLVD #117
WEST HOLLYWOOD CA 90046-4577

125)
WANG PAUL T
1351 N CRESCENT HEIGHTS BLVD #118
WEST HOLLYWOOD CA 90046-4577

126)
HIDBER ERNEST
1351 N CRESCENT HEIGHTS BLVD #119
WEST HOLLYWOOD CA 90046-4577

127)
BAYE SULA
1351 N CRESCENT HEIGHTS BLVD #201
WEST HOLLYWOOD CA 90046-4577

128)
SHLIMAK VLADIMIR ANDTANYA
1351 N CRESCENT HEIGHTS BLVD #202
WEST HOLLYWOOD CA 90046-4577

129)
FREIBERG MOSHE I & FAMILY
1351 N CRESCENT HEIGHTS BLVD #203
WEST HOLLYWOOD CA 90046-4577

130)
SANDUKOV KENNY & SIMA
1351 N CRESCENT HEIGHTS BLVD #204
WEST HOLLYWOOD CA 90046-4577

131)
GRAY ANNABEL
1351 N CRESCENT HEIGHTS BLVD #205
WEST HOLLYWOOD CA 90046-4577

132)
SCHULZ HARLAND A
1351 N CRESCENT HEIGHTS BLVD #206
WEST HOLLYWOOD CA 90046-4577

133)
GRAY ANNABEL
1351 N CRESCENT HEIGHTS BLVD #207
WEST HOLLYWOOD CA 90046-4577

134)
GULANI AMAN R
1351 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD CA 90046-4561

135)
SHAPIRO JUDITH & MARNIE N
1351 N CRESCENT HEIGHTS BLVD #209
WEST HOLLYWOOD CA 90046-4578

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136)
VAYNER DAVID & FAMILY
8609 W WEST KNOLL DR #H
WEST HOLLYWOOD CA 90069-4191

137)
D ITRI CARLO
1351 N CRESCENT HEIGHTS BLVD #211
WEST HOLLYWOOD CA 90046-4578

138)
FOUNTAIN TRUST
1351 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD CA 90046-4561

139)
GUREVICH LEV & SHIPKOVA /TR
1351 N CRESCENT HEIGHTS BLVD #213
WEST HOLLYWOOD CA 90046-4578

140)
HYATT DAVID
1351 N CRESCENT HEIGHTS BLVD #214
WEST HOLLYWOOD CA 90046-4578

141)
PATACSIL JAMES
1351 N CRESCENT HEIGHTS BLVD #215
WEST HOLLYWOOD CA 90046-4578

142)
ANCEL RICHARD J TRUST & TERESA B TRUST
330 E 33RD ST #1K
NEW YORK NY 10016-9425

143)
KOLEGAYEV DMITRIY
1351 N CRESCENT HEIGHTS BLVD #217
WEST HOLLYWOOD CA 90046-4578

144)
BROWN EDWARD J
1351 N CRESCENT HEIGHTS BLVD #218
WEST HOLLYWOOD CA 90046-4578

145)
GOUPIL PASCAL
1351 N CRESCENT HEIGHTS BLVD #219
WEST HOLLYWOOD CA 90046-4578

146)
BEHAR SOLOMON & TRUST
1351 N CRESCENT HEIGHTS BLVD #301
WEST HOLLYWOOD CA 90046-4578

147)
ZHANG MIJIA & ZHIXANG
1351 N CRESCENT HEIGHTS BLVD #3
WEST HOLLYWOOD CA 90046-4561

148)
WOMBWELL GEORGE & ANDREW
1351 N CRESCENT HEIGHTS BLVD #303
WEST HOLLYWOOD CA 90046-4549

149)
LOMBE MUEMA
163 SAINT NICHOLAS AVE #4H
NEW YORK NY 10026-1216

150)
KARLI SEMA & SELIN
ADIM #25 D19 GOZTEPE
KADIKOY APT 25
ISTANBUL TURKEY 99999

151)
ASPDEN CRAIG
1351 N CRESCENT HEIGHTS BLVD #306
WEST HOLLYWOOD CA 90046-4549

152)
MOGHTADER KUMARS
1621 N LAUREL AVE
PHOENIX AZ 85007-1635

153)
ROSEN WILLIAM & BELLA
1351 N CRESCENT HEIGHTS BLVD #308
WEST HOLLYWOOD CA 90046-4549

154)
ONEILL MATTHEW E
1387 CAMINITO ARRIATA
LA JOLLA CA 92037-7186

155)
JARDIN ROBERT P
4499 WHITE EGRET LN
SARASOTA FL 34238-5640

156)
SAYAAN NICHOLAS & CARMELITA A
10 CORDOBA
IRVINE CA 92614-5389

157)
STEIN TODD J
1351 N CRESCENT HEIGHTS BLVD #312
WEST HOLLYWOOD CA 90046-4549

158)
FIORINA CHARLES & DORIS & FAMILY
1351 N CRESCENT HEIGHTS BLVD #313
WEST HOLLYWOOD CA 90046-4549

159)
COOK JOSHUA P
1351 B CRESCENT HTS #314
WEST HOLLYWOOD CA 90046

160)
BARNATHAN DAVID
1351 N CRESCENT HEIGHTS BLVD #315
WEST HOLLYWOOD CA 90046-4549

161)
STEPHENSON LARRY G
1351 N CRESCENT HEIGHTS BLVD #316
WEST HOLLYWOOD CA 90046-4579

162)
CONNORS DIANE E
1351 N CRESCENT HEIGHTS BLVD #317
WEST HOLLYWOOD CA 90046-4579

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163)
BARAK MELISSA G
1351 N CRESCENT HEIGHTS BLVD #318
WEST HOLLYWOOD CA 90046-4579

164)
SCHOOLSKY DIANE F
1351 N CRESCENT HEIGHTS BLVD #319
WEST HOLLYWOOD CA 90046-4579

165)
ALWAYS FULL LLC
210 MANTUA RD
PACIFIC-PALISADES-CA-90272-3349

166)
1345 HAVENHURST LLC
2443 FILLMORE ST
SAN FRANCISCO CA 94115-1814

167)
SHERRY DEAN
166 N WILLAMAN DR
BEVERLY HILLS CA 90211-2113

168)
CLG FAMILY FUND LLC
10600 SANTA MONICA BLVD
LOS ANGELES CA 90025-4808

169)
UPTOWN MANOR 1
PO BOX 1813
STUDIO CITY CA 91614-0813

170)
SMITH TIMOTHY G
1351 HAVENHURST DR #101
WEST HOLLYWOOD CA 90046-4589

171)
HUERTA NINA
1351 HAVENHURST DR #102
WEST HOLLYWOOD CA 90046-4589

172)
POLLEY MICHAEL K LIVING TRUST
1351 HAVENHURST DR #103
WEST HOLLYWOOD CA 90046-4589

173)
KAYE JONATHAN M & JEFFREY B
1351 HAVENHURST DR #201
WEST HOLLYWOOD CA 90046-4589

174)
LY T VI
1351 HAVENHURST DR #202
WEST HOLLYWOOD CA 90046-4589

175)
SHAHID SALESS CAMERON J
1351 HAVENHURST DR #203
WEST HOLLYWOOD CA 90046-4589

176)
JASMIN LUC
1269 N CLARK ST
LOS ANGELES CA 90069-2017

177)
LUDMIR JOSHUA
1351 HAVENHURST DR #302
WEST HOLLYWOOD CA 90046-4590

178)
WELLS GEORGE
1351 HAVENHURST DR #303
WEST HOLLYWOOD CA 90046-4590

179)
SZYMANSKI ROBERT M
1351 HAVENHURST DR #1
WEST HOLLYWOOD CA 90046-4588

180)
PONOMAREV DMITRI S
1351 HAVENHURST DR #2
WEST HOLLYWOOD CA 90046-4588

181)
RUSSELL-SHAPIRO W H TRUST 1987
100 1ST ST #1400
SAN FRANCISCO CA 94105-4631

182)
WARD PRODUCTIONS INC
1638 BABCOCK ST #F
COSTA MESA CA 92627-4378

183)
TORRES MINDY
1950 NW 93RD AVE
DORAL FL 33172-2925

184)
KERMANI DAVID
1154 N DOHENY DR
LOS ANGELES CA 90069-1750

185)
KALT PAUL M & TRUST
PO BOX 48702
LOS ANGELES CA 90048-0702

186)
MANNERS ZEKE & TRUST
1229 N OLIVE DR
LOS ANGELES CA 90069-2706

187)
HAVENHURST LIMITED PARTNERSHIP
8285 W SUNSET BLVD #3
WEST HOLLYWOOD CA 90046-2420

188)
SUNHAVEN APARTMENTS LLC
333 S BEVERLY DR #205
BEVERLY HILLS CA 90212-4304

189)
YODER STEPHEN J
1421 1/2 HAVENHURST DR
WEST HOLLYWOOD CA 90046-3814

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190)
8228 ASSOCIATES
11684 VENTURA BLVD #807
STUDIO CITY CA 91604-2699

191)
8240 SUNSET ASSOCIATES
11684 VENTURA BLVD #807
STUDIO CITY CA 91604-2699

192)
TARGUM HERBERT R & MICKIE
11222 CARMEL CREEK RD
SAN DIEGO CA 92130-2624

193)
FREEMAN MICHAEL E
424 N SKYEWIAY RD
LOS ANGELES CA 90049-2845

194)
REYES ROMEO A
97 WHIPSTICK RD
WILTON CT 06897-1229

195)
BRODIE WHITNEY A
1409 HAVENHURST DR #4
WEST HOLLYWOOD CA 90046-3881

196)
SCHMALZ WILLIAM J
1409 HAVENHURST DR #5
WEST HOLLYWOOD CA 90046-3881

197)
DIAZ ROBIN C & LISA N
1409 HAVENHURST DR #6
WEST HOLLYWOOD CA 90046-3882

198)
MAH JEAN
1409 HAVENHURST DR #7
WEST HOLLYWOOD CA 90046-3882

199)
TRAYNE JOHN & MARY J
1409 HAVENHURST DR #8
WEST HOLLYWOOD CA 90046-3882

200)
SOHIGIAN LISA S & WILLIAM A
1756 N BEVERLY DR
BEVERLY HILLS CA 90210-1609

201)
KISER MARY E
1409 HAVENHURST DR #10
WEST HOLLYWOOD CA 90046-3882

202)
HOELSCHER REGENCY LLC
2752 BAYSHORE DR
NEWPORT BEACH CA 92663-5611

203)
RADFORD MICHAEL
1640 5TH ST #205
SANTA MONICA CA 90401-3325

204)
VENEKLASEN GORDON
34 GRAMERCY PARK E #8BF
NEW YORK NY 10003-1731

205)
DAVID NATHANIEL E
1471 HAVENHURST DR #3
WEST HOLLYWOOD CA 90046-3814

206)
DAVID NATHANIEL E
1471 HAVENHURST DR #4
WEST HOLLYWOOD CA 90046-3814

207)
ARDEN LISA
149 N ORANGE DR
LOS ANGELES CA 90036-3014

208)
MCGUCKIAN MARY
5 RUE HENRI BIAIS VILLEFRANCHE
VILLEFRANCHE SUR MER
06230 FRANCE

209)
SCHMIT TIMOTHY B & JEAN & FAMILY
824 MORAGA DR
LOS ANGELES CA 90049-1632

210)
HOFER ROBERT J
1471 HAVENHURST DR #8
WEST HOLLYWOOD CA 90046-3814

211)
SCHWARTZMAN JASON F
16530 VENTURA BLVD #305
ENCINO CA 91436-4594

212)
WALKER JOSEPH A & J A
1475 1/4 HAVENHURST DR #10
WEST HOLLYWOOD CA 90046

213)
ISOLA BELLA INC
1404 N HARPER AVE
WEST HOLLYWOOD CA 90046

214)
ROFEH MASSOOD & FAMILY
17969 MEDLEY DR
ENCINO CA 91316-4377

215)
LEGG E T & ASSOCIATES
3837 HOLLYWOOD BLVD #B
HOLLYWOOD FL 33021-1243

216)
MELCHIOR IB J & MERLE C & FAMILY
8228 MARMONT LN
LOS ANGELES CA 90069-1624

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217)
BESSEMER TRUST COMPANY TRUS
10250 CONSTELLATION BLVD #2600
LOS ANGELES CA 90067-6240

218)
HERMAN RYAN
8235 MARMONT LN
LOS ANGELES CA 90069-1623

219)
LEVIN SAMUEL J
11661 SAN VICENTE BLVD #609
LOS ANGELES CA 90049-5114

220)
FURMAN JEROME & CLAIRE TRUST
8246 WOODSHILL TRL
LOS ANGELES CA 90069-1636

221)
SOREF RANDYE B
8250 WOODSHILL TRL
LOS ANGELES CA 90069-1636

222)
OVERSTREET DENNIS & CHRISTINE
1913 PONTIUS AVE
LOS ANGELES CA 90025-5611

223)
ANR TURTLE ROCK LLC
8213 MONTEEL RD
LOS ANGELES CA 90069-1625

224)
JCF INVESTMENTS LLC
44 SHOREHAVEN RD
NORWALK CT 06855-2807

225)
GRAHAM ANGELO P
8230 HOLLYWOOD BLVD
LOS ANGELES CA 90069-1612

226)
PENN KIM M
8238 HOLLYWOOD BLVD
LOS ANGELES CA 90069-1612

227)
SHIN THOMAS & JENNY M
1941 S MANGRUM CT
LA HABRA CA 90631-2078

228)
REED CHARLOTTE
1305 N FLORES ST
LOS ANGELES CA 90069-2614

229)
SCHNEIDER MARTIN
1531 SELMA DR
LOS ANGELES CA 90046-2411

230)
PITZ SELMA LLC
712 N ARDEN DR
BEVERLY HILLS CA 90210-3512

231)
HANLEY ANTHONY H
552 N NORMANDIE AVE
LOS ANGELES CA 90004-2010

232)
LOHR SCHMIDT BERNDT
PO BOX 3824
HOLLYWOOD CA 90028

233)
CHATEAU HOLDINGS LTD
8221 W SUNSET BLVD
WEST HOLLYWOOD CA 90046-2413

234)
CHEVRON U S A INC
PO BOX 1392
BAKERSFIELD CA 93302-1392

235)
KOUYOUMDJIAN ALEXANDRE S & LAURIE E
PO BOX 691158
LOS ANGELES CA 90069-9158

236)
KAHANA YORAM & MARGERY A
PO BOX 93368
LOS ANGELES CA 90093-0368

237)
PELAYO JAIME
1524 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD CA 90046-2406

238)
BOLTON PETER
1530 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD CA 90046-2406

239)
SELMA 8071 TRUST
PO BOX 4084
SANTA MONICA CA 90411-4084

240)
GLOBAL EYE INVESTMENTS LLC
1901 AVENUE OF THE STARS #700
LOS ANGELES CA 90067-6009

241)
SPIRER PETER S & KELLY B
1531 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD CA 90046-2405

242)
ST JOHN PAUL R & MELODY S
1525 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD CA 90046-2405

243)
INDRIATI ENDAH
1521 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD CA 90046-2405

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244)
BACHRACH DONALD & KAREN & FAMILY
20007 WELLS DR
WOODLAND HILLS CA-91364-4727

245)
FELDMAN JOEL B & CATHRYN H & FAMILY
11999 FOXBORO DR
LOS ANGELES CA-90049-4110

246)
OVERMAN KENNETH & TRUST
2121 TERRY AVE #1502
SEATTLE WA 98121-2719

247)
PALERMO GROUP
2121 TERRY AVE #1502
SEATTLE WA 98121-2719

248)
ALLEMAND DENIS & FAMILY
1220 S ARROYO BLVD
PASADENA CA 91105-2805

249)
CLARK CRAIG S LIVING TRUST
8082 SELMA AVE
LOS ANGELES CA 90046-2505

250)
HECK AARON M
8078 SELMA AVE
LOS ANGELES CA 90046-2505

251)
TELLMAN LUKAS F
27533 AVENUE HOPKINS
SANTA CLARITA CA 91355-3910

HOLLYWOOD HILLS WEST
NEIGHBORHOOD COUNCIL
7095 HOLLYWOOD BLVD #1004
HOLLYWOOD CA 90028

PLANNING DIVISION
CITY OF WEST HOLLYWOOD
8300 SANTA MONICA BLVD.
WEST HOLLYWOOD, CA 90069-4314

PLANNING DIVISION
CITY OF GLENDALE
633 E. BROADWAY, ROOM 103
GLENDALE, CA 91206-4386

DIRECTOR OF PLANNING
CITY OF BEVERLY HILLS
455 NO. REXFORD DR., #G40
BEVERLY HILLS, CA 90210

CITY OF BURBANK - PLANNING DIV.
COMMUNITY DEV. DEPARTMENT
275 E. OLIVE AVE.
BURBANK, CA 91502

PLANNING & PROGRAM DIV. DEPT.
ATTN: EXECUTIVE
1 GATEWAY PLAZA
LOS ANGELES, CA 90012

THE DEPARTMENT
OF REGIONAL PLANNING
320 W. TEMPLE ST., ROOM 1382
LOS ANGELES, CA 90012

L.A. UNIFIED SCHOOL DISTRICT
PLANNING & RESEARCH DIVISION
333 S. BEAUDRY AVE., 23RD FL.
LOS ANGELES, CA 90017-1466

CALTRANS - DISTRICT 7
DEPT. OF TRANSPORTATION
100 S MAIN STREET
LOS ANGELES, CA 90012

E. MICHAEL NYTZEN
PAUL HASTINGS JANOFFSKY & WALKER
515 S FLOWER ST 26TH FLR
LOS ANGELES CA 90071

13-142
QUALITY MAPPING SERVICE
14549 ARCHWOOD ST #301
VAN NUYS CA 91405

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OCCUPANT LIST DATE SEPTEMBER 9, 2013

1)
OCCUPANT
8150 W SUNSET BLVD
LOS ANGELES CA 90046

1)
OCCUPANT
8180 W SUNSET BLVD
LOS ANGELES CA 90046

1)
OCCUPANT
8182 W SUNSET BLVD #201
LOS ANGELES CA 90046

1)
OCCUPANT
8182 W SUNSET BLVD #202
LOS ANGELES CA 90046

1)
OCCUPANT
8166 W SUNSET BLVD #G
LOS ANGELES CA 90046

1)
OCCUPANT
8168 W SUNSET BLVD #F
LOS ANGELES CA 90046

1)
OCCUPANT
8170 W SUNSET BLVD #E
LOS ANGELES CA 90046

1)
OCCUPANT
8172 W SUNSET BLVD #D
LOS ANGELES CA 90046

1)
OCCUPANT
8174 W SUNSET BLVD #C
LOS ANGELES CA 90046

1)
OCCUPANT
8176 W SUNSET BLVD #B
LOS ANGELES CA 90046

1)
OCCUPANT
8178 W SUNSET BLVD #A
LOS ANGELES CA 90046

1)
OCCUPANT
8154 W SUNSET BLVD #N
LOS ANGELES CA 90046

1)
OCCUPANT
8156 W SUNSET BLVD #M
LOS ANGELES CA 90046

1)
OCCUPANT
8158 W SUNSET BLVD #L
LOS ANGELES CA 90046

1)
OCCUPANT
8160 W SUNSET BLVD #K
LOS ANGELES CA 90046

1)
OCCUPANT
8162 W SUNSET BLVD #J
LOS ANGELES CA 90046

1)
OCCUPANT
8142 W SUNSET BLVD
LOS ANGELES CA 90046

1)
OCCUPANT
8148 W SUNSET BLVD
LOS ANGELES CA 90046

2)
OCCUPANT
1519 N LAUREL AVE #1
LOS ANGELES CA 90046

2)
OCCUPANT
1519 N LAUREL AVE #2
LOS ANGELES CA 90046

2)
OCCUPANT
1519 N LAUREL AVE #3
LOS ANGELES CA 90046

2)
OCCUPANT
1519 N LAUREL AVE #4
LOS ANGELES CA 90046

2)
OCCUPANT
1519 N LAUREL AVE #5
LOS ANGELES CA 90046

2)
OCCUPANT
1519 N LAUREL AVE #6
LOS ANGELES CA 90046

2)
OCCUPANT
1519 N LAUREL AVE #7
LOS ANGELES CA 90046

2)
OCCUPANT
1519 N LAUREL AVE #8
LOS ANGELES CA 90046

2)
OCCUPANT
1519 N LAUREL AVE #9
LOS ANGELES CA 90046

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OCCUPANT LIST DATE SEPTEMBER 9, 2013

2)
OCCUPANT
1519 N LAUREL AVE #10
LOS ANGELES CA 90046

2)
OCCUPANT
1519 N LAUREL AVE #11
LOS ANGELES CA 90046

2)
OCCUPANT
1518 LAUREL CANYON BLVD #1
LOS ANGELES CA 90046

2)
OCCUPANT
1518 LAUREL CANYON BLVD #2
LOS ANGELES CA 90046

2)
OCCUPANT
1518 LAUREL CANYON BLVD #3
LOS ANGELES CA 90046

2)
OCCUPANT
1518 LAUREL CANYON BLVD #4
LOS ANGELES CA 90046

2)
OCCUPANT
1518 LAUREL CANYON BLVD #5
LOS ANGELES CA 90046

2)
OCCUPANT
1518 LAUREL CANYON BLVD #6
LOS ANGELES CA 90046

2)
OCCUPANT
1518 LAUREL CANYON BLVD #7
LOS ANGELES CA 90046

2)
OCCUPANT
1518 LAUREL CANYON BLVD #8
LOS ANGELES CA 90046

2)
OCCUPANT
1518 LAUREL CANYON BLVD #9
LOS ANGELES CA 90046

2)
OCCUPANT
1518 LAUREL CANYON BLVD #10
LOS ANGELES CA 90046

2)
OCCUPANT
1518 LAUREL CANYON BLVD #11
LOS ANGELES CA 90046

3)
OCCUPANT
1510 LAUREL CANYON BLVD
LOS ANGELES CA 90046

3)
OCCUPANT
8017 W SUNSET BLVD
LOS ANGELES CA 90046

3)
OCCUPANT
8025 W SUNSET BLVD
LOS ANGELES CA 90046

3)
OCCUPANT
8027 W SUNSET BLVD
LOS ANGELES CA 90046

3)
OCCUPANT
8029 W SUNSET BLVD
LOS ANGELES CA 90046

3)
OCCUPANT
8031 W SUNSET BLVD
LOS ANGELES CA 90046

3)
OCCUPANT
8033 W SUNSET BLVD
LOS ANGELES CA 90046

3)
OCCUPANT
8001 W SUNSET BLVD
LOS ANGELES CA 90046

4)
OCCUPANT
1427 N LAUREL AVE #1
WEST HOLLYWOOD CA 90046

4)
OCCUPANT
1427 N LAUREL AVE #2
WEST HOLLYWOOD CA 90046

4)
OCCUPANT
1427 N LAUREL AVE #3
WEST HOLLYWOOD CA 90046

4)
OCCUPANT
1427 N LAUREL AVE #4
WEST HOLLYWOOD CA 90046

4)
OCCUPANT
1427 N LAUREL AVE #5
WEST HOLLYWOOD CA 90046

4)
OCCUPANT
1427 N LAUREL AVE #6
WEST HOLLYWOOD CA 90046

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OCCUPANT LIST DATE SEPTEMBER 9, 2013

4)
OCCUPANT
1427 N LAUREL AVE #7
WEST HOLLYWOOD CA 90046

4)
OCCUPANT
1427 N LAUREL AVE #8
WEST HOLLYWOOD CA 90046

4)
OCCUPANT
1427 N LAUREL AVE #9
WEST HOLLYWOOD CA 90046

4)
OCCUPANT
1427 N LAUREL AVE #10
WEST HOLLYWOOD CA 90046

4)
OCCUPANT
1427 N LAUREL AVE #11
WEST HOLLYWOOD CA 90046

4)
OCCUPANT
1427 N LAUREL AVE #12
WEST HOLLYWOOD CA 90046

4)
OCCUPANT
1427 N LAUREL AVE #14
WEST HOLLYWOOD CA 90046

4)
OCCUPANT
1427 N LAUREL AVE #15
WEST HOLLYWOOD CA 90046

5)
OCCUPANT
1417 N LAUREL AVE
WEST HOLLYWOOD CA 90046

5)
OCCUPANT
1417 1/4 N LAUREL AVE
WEST HOLLYWOOD CA 90046

5)
OCCUPANT
1417 1/2 N LAUREL AVE
WEST HOLLYWOOD CA 90046

5)
OCCUPANT
1417 3/4 N LAUREL AVE
WEST HOLLYWOOD CA 90046

5)
OCCUPANT
1419 N LAUREL AVE
WEST HOLLYWOOD CA 90046

5)
OCCUPANT
1419 1/4 N LAUREL AVE
WEST HOLLYWOOD CA 90046

5)
OCCUPANT
1419 1/2 N LAUREL AVE
WEST HOLLYWOOD CA 90046

5)
OCCUPANT
1419 3/4 N LAUREL AVE
WEST HOLLYWOOD CA 90046

6)
OCCUPANT
1411 N LAUREL AVE #1
WEST HOLLYWOOD CA 90046

6)
OCCUPANT
1411 N LAUREL AVE #2
WEST HOLLYWOOD CA 90046

6)
OCCUPANT
1411 N LAUREL AVE #3
WEST HOLLYWOOD CA 90046

6)
OCCUPANT
1411 N LAUREL AVE #4
WEST HOLLYWOOD CA 90046

6)
OCCUPANT
1411 N LAUREL AVE #5
WEST HOLLYWOOD CA 90046

6)
OCCUPANT
1411 N LAUREL AVE #6
WEST HOLLYWOOD CA 90046

6)
OCCUPANT
1411 N LAUREL AVE #7
WEST HOLLYWOOD CA 90046

6)
OCCUPANT
1411 N LAUREL AVE #8
WEST HOLLYWOOD CA 90046

6)
OCCUPANT
1411 N LAUREL AVE #9
WEST HOLLYWOOD CA 90046

6)
OCCUPANT
1411 N LAUREL AVE #10
WEST HOLLYWOOD CA 90046

6)
OCCUPANT
1411 N LAUREL AVE #11
WEST HOLLYWOOD CA 90046

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OCCUPANT LIST DATE SEPTEMBER 9, 2013

5)
OCCUPANT
1411 N LAUREL AVE #12
WEST HOLLYWOOD CA 90046

6)
OCCUPANT
1411 N LAUREL AVE #14
WEST HOLLYWOOD CA 90046

6)
OCCUPANT
1411 N LAUREL AVE #15
WEST HOLLYWOOD CA 90046

6)
OCCUPANT
1411 N LAUREL AVE #16
WEST HOLLYWOOD CA 90046

6)
OCCUPANT
1411 N LAUREL AVE #17
WEST HOLLYWOOD CA 90046

6)
OCCUPANT
1411 N LAUREL AVE #18
WEST HOLLYWOOD CA 90046

7)
OCCUPANT
1401 N LAUREL AVE
WEST HOLLYWOOD CA 90046

7)
OCCUPANT
1403 N LAUREL AVE #A
WEST HOLLYWOOD CA 90046

7)
OCCUPANT
1403 N LAUREL AVE #B
WEST HOLLYWOOD CA 90046

7)
OCCUPANT
1403 N LAUREL AVE #C
WEST HOLLYWOOD CA 90046

7)
OCCUPANT
1403 N LAUREL AVE #D
WEST HOLLYWOOD CA 90046

7)
OCCUPANT
1403 N LAUREL AVE #E
WEST HOLLYWOOD CA 90046

7)
OCCUPANT
1403 N LAUREL AVE #F
WEST HOLLYWOOD CA 90046

7)
OCCUPANT
1405 N LAUREL AVE
WEST HOLLYWOOD CA 90046

7)
OCCUPANT
1407 N LAUREL AVE
WEST HOLLYWOOD CA 90046

8)
OCCUPANT
1400 N CRESCENT HEIGHTS BLVD #1
WEST HOLLYWOOD CA 90046

8)
OCCUPANT
1400 N CRESCENT HEIGHTS BLVD #2
WEST HOLLYWOOD CA 90046

8)
OCCUPANT
1400 N CRESCENT HEIGHTS BLVD #3
WEST HOLLYWOOD CA 90046

8)
OCCUPANT
1400 N CRESCENT HEIGHTS BLVD #4
WEST HOLLYWOOD CA 90046

8)
OCCUPANT
1400 N CRESCENT HEIGHTS BLVD #5
WEST HOLLYWOOD CA 90046

8)
OCCUPANT
1400 N CRESCENT HEIGHTS BLVD #6
WEST HOLLYWOOD CA 90046

8)
OCCUPANT
1400 N CRESCENT HEIGHTS BLVD #7
WEST HOLLYWOOD CA 90046

8)
OCCUPANT
1400 N CRESCENT HEIGHTS BLVD #8
WEST HOLLYWOOD CA 90046

8)
OCCUPANT
1400 N CRESCENT HEIGHTS BLVD #9
WEST HOLLYWOOD CA 90046

8)
OCCUPANT
1400 N CRESCENT HEIGHTS BLVD #10
WEST HOLLYWOOD CA 90046

9)
OCCUPANT
1412 N CRESCENT HEIGHTS BLVD #101
WEST HOLLYWOOD CA 90046

11)
OCCUPANT
1412 N CRESCENT HEIGHTS BLVD #104
WEST HOLLYWOOD CA 90046

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OCCUPANT LIST DATE SEPTEMBER 9, 2013

12)
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #105
WEST HOLLYWOOD CA 90046

14)
OCCUPANT
1412 N CRESCENT HEIGHTS BLVD #201
WEST HOLLYWOOD CA 90046

19)
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #10
WEST HOLLYWOOD CA 90046

21)
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #11
WEST HOLLYWOOD CA 90046

22)
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #19
WEST HOLLYWOOD CA 90046

25)
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #24
WEST HOLLYWOOD CA 90046

28)
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #21
WEST HOLLYWOOD CA 90046

30)
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #38
WEST HOLLYWOOD CA 90046

34)
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #31
WEST HOLLYWOOD CA 90046

35)
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #40
WEST HOLLYWOOD CA 90046

36)
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #48
WEST HOLLYWOOD CA 90046

37)
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #44
WEST HOLLYWOOD CA 90046

39)
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #49
WEST HOLLYWOOD CA 90046

40)
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #41
WEST HOLLYWOOD CA 90046

41)
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #50
WEST HOLLYWOOD CA 90046

43)
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #54
WEST HOLLYWOOD CA 90046

45)
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #59
WEST HOLLYWOOD CA 90046

46)
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #51
WEST HOLLYWOOD CA 90046

47)
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #60
WEST HOLLYWOOD CA 90046

52)
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #61
WEST HOLLYWOOD CA 90046

53)
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #70
WEST HOLLYWOOD CA 90046

55)
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #74
WEST HOLLYWOOD CA 90046

56)
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #77
WEST HOLLYWOOD CA 90046

57)
OCCUPANT
1424 N CRESCENT HEIGHTS BLVD #79
WEST HOLLYWOOD CA 90046

59)
CRUNCH
8000 W SUNSET BLVD
LOS ANGELES CA 90046

59)
SALON REPUBLIC
8000 W SUNSET BLVD
LOS ANGELES CA 90046

59)
SUNDANCE CINEMA
8000 W SUNSET BLVD
LOS ANGELES CA 90046

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59)
SUSHI DAN
8000 W SUNSET BLVD
LOS ANGELES CA 90046

59)
BODY FACTORY
8000 W SUNSET BLVD
LOS ANGELES CA 90046

59)
BURKE WILLIAMS
8000 W SUNSET BLVD
LOS ANGELES CA 90046

59)
CB2
8000 W SUNSET BLVD
LOS ANGELES CA 90046

59)
DNA CLOTHING
8000 W SUNSET BLVD
LOS ANGELES CA 90046

59)
MALIBU FISH GRILL
8000 W SUNSET BLVD
LOS ANGELES CA 90046

59)
PEI WEI ASIAN MARKET
8000 W SUNSET BLVD
LOS ANGELES CA 90046

59)
STARBUCKS CORPORATION
8000 W SUNSET BLVD
LOS ANGELES CA 90046

59)
THE VEGGIE GRILL
8000 W SUNSET BLVD
LOS ANGELES CA 90046

59)
TRADER JOES
8000 W SUNSET BLVD
LOS ANGELES CA 90046

59)
WEINGARTEN REALTY
8000 W SUNSET BLVD
LOS ANGELES CA 90046

60)
OCCUPANT
1361 N LAUREL AVE #1
WEST HOLLYWOOD CA 90046

60)
OCCUPANT
1361 N LAUREL AVE #2
WEST HOLLYWOOD CA 90046

60)
OCCUPANT
1361 N LAUREL AVE #3
WEST HOLLYWOOD CA 90046

60)
OCCUPANT
1361 N LAUREL AVE #4
WEST HOLLYWOOD CA 90046

60)
OCCUPANT
1361 N LAUREL AVE #5
WEST HOLLYWOOD CA 90046

60)
OCCUPANT
1361 N LAUREL AVE #6
WEST HOLLYWOOD CA 90046

60)
OCCUPANT
1361 N LAUREL AVE #7
WEST HOLLYWOOD CA 90046

60)
OCCUPANT
1361 N LAUREL AVE #8
WEST HOLLYWOOD CA 90046

60)
OCCUPANT
1361 N LAUREL AVE #9
WEST HOLLYWOOD CA 90046

60)
OCCUPANT
1361 N LAUREL AVE #10
WEST HOLLYWOOD CA 90046

60)
OCCUPANT
1361 N LAUREL AVE #11
WEST HOLLYWOOD CA 90046

60)
OCCUPANT
1361 N LAUREL AVE #12
WEST HOLLYWOOD CA 90046

60)
OCCUPANT
1361 N LAUREL AVE #14
WEST HOLLYWOOD CA 90046

60)
OCCUPANT
1361 N LAUREL AVE #15
WEST HOLLYWOOD CA 90046

60)
OCCUPANT
1361 N LAUREL AVE #16
WEST HOLLYWOOD CA 90046

60)
OCCUPANT
1361 N LAUREL AVE #17
WEST HOLLYWOOD CA 90046

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OCCUPANT LIST DATE SEPTEMBER 9, 2013

60)
OCCUPANT
1361 N LAUREL AVE #18
WEST HOLLYWOOD CA 90046

60)
OCCUPANT
1361 N LAUREL AVE #19
WEST HOLLYWOOD CA 90046

60)
OCCUPANT
1361 N LAUREL AVE #20
WEST HOLLYWOOD CA 90046

60)
OCCUPANT
1361 N LAUREL AVE #21
WEST HOLLYWOOD CA 90046

61)
OCCUPANT
1355 N LAUREL AVE #1
WEST HOLLYWOOD CA 90046

61)
OCCUPANT
1355 N LAUREL AVE #2
WEST HOLLYWOOD CA 90046

61)
OCCUPANT
1355 N LAUREL AVE #3
WEST HOLLYWOOD CA 90046

61)
OCCUPANT
1355 N LAUREL AVE #4
WEST HOLLYWOOD CA 90046

61)
OCCUPANT
1355 N LAUREL AVE #5
WEST HOLLYWOOD CA 90046

61)
OCCUPANT
1355 N LAUREL AVE #6
WEST HOLLYWOOD CA 90046

61)
OCCUPANT
1355 N LAUREL AVE #7
WEST HOLLYWOOD CA 90046

61)
OCCUPANT
1355 N LAUREL AVE #8
WEST HOLLYWOOD CA 90046

61)
OCCUPANT
1355 N LAUREL AVE #9
WEST HOLLYWOOD CA 90046

61)
OCCUPANT
1355 N LAUREL AVE #10
WEST HOLLYWOOD CA 90046

61)
OCCUPANT
1355 N LAUREL AVE #11
WEST HOLLYWOOD CA 90046

61)
OCCUPANT
1355 N LAUREL AVE #12
WEST HOLLYWOOD CA 90046

62)
OCCUPANT
1350 N CRESCENT HEIGHTS BLVD #1
WEST HOLLYWOOD CA 90046

62)
OCCUPANT
1350 N CRESCENT HEIGHTS BLVD #2
WEST HOLLYWOOD CA 90046

62)
OCCUPANT
1350 N CRESCENT HEIGHTS BLVD #3
WEST HOLLYWOOD CA 90046

62) VTT #72370
OCCUPANT
1350 N CRESCENT HEIGHTS BLVD #4
WEST HOLLYWOOD CA 90046

62)
OCCUPANT
1350 N CRESCENT HEIGHTS BLVD #5
WEST HOLLYWOOD CA 90046

62)
OCCUPANT
1350 N CRESCENT HEIGHTS BLVD #6
WEST HOLLYWOOD CA 90046

62)
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1350 N CRESCENT HEIGHTS BLVD #7
WEST HOLLYWOOD CA 90046

62)
OCCUPANT
1350 N CRESCENT HEIGHTS BLVD #8
WEST HOLLYWOOD CA 90046

62)
OCCUPANT
1350 N CRESCENT HEIGHTS BLVD #9
WEST HOLLYWOOD CA 90046

62)
OCCUPANT
1350 N CRESCENT HEIGHTS BLVD #10
WEST HOLLYWOOD CA 90046

62)
OCCUPANT
1350 N CRESCENT HEIGHTS BLVD #11
WEST HOLLYWOOD CA 90046

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OCCUPANT LIST DATE SEPTEMBER 9, 2013

62)
OCCUPANT
1350 N CRESCENT HEIGHTS BLVD #12
WEST HOLLYWOOD CA 90046

62)
OCCUPANT
1350 N CRESCENT HEIGHTS BLVD #14
WEST HOLLYWOOD CA 90046

62)
OCCUPANT
1350 N CRESCENT HEIGHTS BLVD #15
WEST HOLLYWOOD CA 90046

62)
OCCUPANT
1350 N CRESCENT HEIGHTS BLVD #16
WEST HOLLYWOOD CA 90046

62)
OCCUPANT
1350 N CRESCENT HEIGHTS BLVD #17
WEST HOLLYWOOD CA 90046

62)
OCCUPANT
1350 N CRESCENT HEIGHTS BLVD #18
WEST HOLLYWOOD CA 90046

62)
OCCUPANT
1350 N CRESCENT HEIGHTS BLVD #19
WEST HOLLYWOOD CA 90046

62)
OCCUPANT
1350 N CRESCENT HEIGHTS BLVD #20
WEST HOLLYWOOD CA 90046

62)
OCCUPANT
1350 N CRESCENT HEIGHTS BLVD #21
WEST HOLLYWOOD CA 90046

63)
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #100
WEST HOLLYWOOD CA 90046

63)
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #101
WEST HOLLYWOOD CA 90046

63)
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #102
WEST HOLLYWOOD CA 90046

63)
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #103
WEST HOLLYWOOD CA 90046

63)
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #104
WEST HOLLYWOOD CA 90046

63)
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #105
WEST HOLLYWOOD CA 90046

63)
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #106
WEST HOLLYWOOD CA 90046

63)
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #107
WEST HOLLYWOOD CA 90046

63)
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #108
WEST HOLLYWOOD CA 90046

63)
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #109
WEST HOLLYWOOD CA 90046

63)
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #110
WEST HOLLYWOOD CA 90046

63)
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #111
WEST HOLLYWOOD CA 90046

63)
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #112
WEST HOLLYWOOD CA 90046

63)
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #113
WEST HOLLYWOOD CA 90046

63)
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #114
WEST HOLLYWOOD CA 90046

63)
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #115
WEST HOLLYWOOD CA 90046

63)
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #116
WEST HOLLYWOOD CA 90046

63)
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #117
WEST HOLLYWOOD CA 90046

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OCCUPANT LIST DATE SEPTEMBER 9, 2013

63)
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #118
WEST HOLLYWOOD CA 90046

63)
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #119
WEST HOLLYWOOD CA 90046

63)
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #120
WEST HOLLYWOOD CA 90046

63)
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #121
WEST HOLLYWOOD CA 90046

63)
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #122
WEST HOLLYWOOD CA 90046

63)
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #123
WEST HOLLYWOOD CA 90046

63)
OCCUPANT
1360 N CRESCENT HEIGHTS BLVD #124
WEST HOLLYWOOD CA 90046

64)
OCCUPANT
1342 N CRESCENT HEIGHTS BLVD #1
WEST HOLLYWOOD CA 90046

65)
OCCUPANT
1342 N CRESCENT HEIGHTS BLVD #2
WEST HOLLYWOOD CA 90046

66)
OCCUPANT
1344 N CRESCENT HEIGHTS BLVD #1
WEST HOLLYWOOD CA 90046

67)
OCCUPANT
1344 N CRESCENT HEIGHTS BLVD #2
WEST HOLLYWOOD CA 90046

68)
OCCUPANT
1346 N CRESCENT HEIGHTS BLVD #1
WEST HOLLYWOOD CA 90046

73)
OCCUPANT
1344 N CRESCENT HEIGHTS BLVD #4
WEST HOLLYWOOD CA 90046

74)
OCCUPANT
1346 N CRESCENT HEIGHTS BLVD #3
WEST HOLLYWOOD CA 90046

75)
OCCUPANT
1346 N CRESCENT HEIGHTS BLVD #4
WEST HOLLYWOOD CA 90046

76)
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #101
WEST HOLLYWOOD CA 90046

76)
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #102
WEST HOLLYWOOD CA 90046

76)
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #103
WEST HOLLYWOOD CA 90046

76)
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #104
WEST HOLLYWOOD CA 90046

76)
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #105
WEST HOLLYWOOD CA 90046

76)
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #106
WEST HOLLYWOOD CA 90046

76)
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #107
WEST HOLLYWOOD CA 90046

76)
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #108
WEST HOLLYWOOD CA 90046

76)
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #201
WEST HOLLYWOOD CA 90046

76)
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #202
WEST HOLLYWOOD CA 90046

76)
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #203
WEST HOLLYWOOD CA 90046

76)
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #204
WEST HOLLYWOOD CA 90046

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76)
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #205
WEST HOLLYWOOD CA 90046

76)
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #206
WEST HOLLYWOOD CA 90046

76)
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #207
WEST HOLLYWOOD CA 90046

76)
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #208
WEST HOLLYWOOD CA 90046

76)
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #301
WEST HOLLYWOOD CA 90046

76)
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #302
WEST HOLLYWOOD CA 90046

76)
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #303
WEST HOLLYWOOD CA 90046

76)
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #304
WEST HOLLYWOOD CA 90046

76)
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #305
WEST HOLLYWOOD CA 90046

76)
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #306
WEST HOLLYWOOD CA 90046

76)
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #307
WEST HOLLYWOOD CA 90046

76)
OCCUPANT
1425 N CRESCENT HEIGHTS BLVD #308
WEST HOLLYWOOD CA 90046

77)
OCCUPANT
1400 HAVENHURST DR
WEST HOLLYWOOD CA 90046

77)
OCCUPANT
1400 1/4 HAVENHURST DR
WEST HOLLYWOOD CA 90046

77)
OCCUPANT
1400 1/2 HAVENHURST DR
WEST HOLLYWOOD CA 90046

77)
OCCUPANT
1400 3/4 HAVENHURST DR
WEST HOLLYWOOD CA 90046

77)
OCCUPANT
1414 HAVENHURST DR
WEST HOLLYWOOD CA 90046

77)
OCCUPANT
1414 1/4 HAVENHURST DR
WEST HOLLYWOOD CA 90046

77)
OCCUPANT
1414 1/2 HAVENHURST DR
WEST HOLLYWOOD CA 90046

77)
OCCUPANT
1414 3/4 HAVENHURST DR
WEST HOLLYWOOD CA 90046

77)
OCCUPANT
1412 HAVENHURST DR
WEST HOLLYWOOD CA 90046

77)
OCCUPANT
1412 1/4 HAVENHURST DR
WEST HOLLYWOOD CA 90046

77)
OCCUPANT
1412 1/2 HAVENHURST DR
WEST HOLLYWOOD CA 90046

77)
OCCUPANT
1412 3/4 HAVENHURST DR
WEST HOLLYWOOD CA 90046

78)
OCCUPANT
1428 HAVENHURST DR #1
WEST HOLLYWOOD CA 90046

78)
OCCUPANT
1428 HAVENHURST DR #2
WEST HOLLYWOOD CA 90046

78)
OCCUPANT
1428 HAVENHURST DR #3
WEST HOLLYWOOD CA 90046

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78)
OCCUPANT
1428 HAVENHURST DR #4
WEST HOLLYWOOD CA 90046

78)
OCCUPANT
1428 HAVENHURST DR #5
WEST HOLLYWOOD CA 90046

78)
OCCUPANT
1428 HAVENHURST DR #6
WEST HOLLYWOOD CA 90046

78)
OCCUPANT
1428 HAVENHURST DR #7
WEST HOLLYWOOD CA 90046

78)
OCCUPANT
1428 HAVENHURST DR #8
WEST HOLLYWOOD CA 90046

78)
OCCUPANT
1428 HAVENHURST DR #9
WEST HOLLYWOOD CA 90046

78)
OCCUPANT
1428 HAVENHURST DR #10
WEST HOLLYWOOD CA 90046

78) VTT #72370
OCCUPANT
1428 HAVENHURST DR #11
WEST HOLLYWOOD CA 90046

78)
OCCUPANT
1428 HAVENHURST DR #12
WEST HOLLYWOOD CA 90046

78)
OCCUPANT
1428 HAVENHURST DR #13
WEST HOLLYWOOD CA 90046

78)
OCCUPANT
1428 HAVENHURST DR #14
WEST HOLLYWOOD CA 90046

78)
OCCUPANT
1428 HAVENHURST DR #15
WEST HOLLYWOOD CA 90046

78)
OCCUPANT
1428 HAVENHURST DR #16
WEST HOLLYWOOD CA 90046

78)
OCCUPANT
1428 HAVENHURST DR #17
WEST HOLLYWOOD CA 90046

78)
OCCUPANT
1428 HAVENHURST DR #18
WEST HOLLYWOOD CA 90046

78)
OCCUPANT
1428 HAVENHURST DR #19
WEST HOLLYWOOD CA 90046

78)
OCCUPANT
1428 HAVENHURST DR #20
WEST HOLLYWOOD CA 90046

80)
OCCUPANT
1537 N LAUREL AVE #101
LOS ANGELES CA 90046

80)
OCCUPANT
1537 N LAUREL AVE #102
LOS ANGELES CA 90046

80)
OCCUPANT
1537 N LAUREL AVE #103
LOS ANGELES CA 90046

80)
OCCUPANT
1537 N LAUREL AVE #104
LOS ANGELES CA 90046

80)
OCCUPANT
1537 N LAUREL AVE #105
LOS ANGELES CA 90046

80)
OCCUPANT
1537 N LAUREL AVE #106
LOS ANGELES CA 90046

80)
OCCUPANT
1537 N LAUREL AVE #107
LOS ANGELES CA 90046

80)
OCCUPANT
1537 N LAUREL AVE #108
LOS ANGELES CA 90046

80)
OCCUPANT
1537 N LAUREL AVE #109
LOS ANGELES CA 90046

80)
OCCUPANT
1537 N LAUREL AVE #110
LOS ANGELES CA 90046

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80)
OCCUPANT
1537 N LAUREL AVE #111
LOS ANGELES CA 90046

80)
OCCUPANT
1537 N LAUREL AVE #201
LOS ANGELES CA 90046

80)
OCCUPANT
1537 N LAUREL AVE #202
LOS ANGELES CA 90046

80)
OCCUPANT
1537 N LAUREL AVE #203
LOS ANGELES CA 90046

80)
OCCUPANT
1537 N LAUREL AVE #204
LOS ANGELES CA 90046

80)
OCCUPANT
1537 N LAUREL AVE #205
LOS ANGELES CA 90046

80)
OCCUPANT
1537 N LAUREL AVE #206
LOS ANGELES CA 90046

80)
OCCUPANT
1537 N LAUREL AVE #207
LOS ANGELES CA 90046

80)
OCCUPANT
1537 N LAUREL AVE #208
LOS ANGELES CA 90046

80)
OCCUPANT
1537 N LAUREL AVE #209
LOS ANGELES CA 90046

80)
OCCUPANT
1537 N LAUREL AVE #210
LOS ANGELES CA 90046

82)
OCCUPANT
1416 HAVENHURST DR #1A
WEST HOLLYWOOD CA 90046

88)
OCCUPANT
1416 HAVENHURST DR #2B
WEST HOLLYWOOD CA 90046

89)
OCCUPANT
1416 HAVENHURST DR #2D
WEST HOLLYWOOD CA 90046

90)
OCCUPANT
1416 HAVENHURST DR #2E
WEST HOLLYWOOD CA 90046

92)
OCCUPANT
1416 HAVENHURST DR #3A
WEST HOLLYWOOD CA 90046

93)
OCCUPANT
1416 HAVENHURST DR #3B
WEST HOLLYWOOD CA 90046

94)
OCCUPANT
1416 HAVENHURST DR #4C
WEST HOLLYWOOD CA 90046

95)
OCCUPANT
1416 HAVENHURST DR #4A
WEST HOLLYWOOD CA 90046

98)
OCCUPANT
1416 HAVENHURST DR #5A
WEST HOLLYWOOD CA 90046

99)
OCCUPANT
1416 HAVENHURST DR #6C
WEST HOLLYWOOD CA 90046

100)
OCCUPANT
1416 HAVENHURST DR #6A
WEST HOLLYWOOD CA 90046

102)
OCCUPANT
1416 HAVENHURST DR #22
WEST HOLLYWOOD CA 90046

104)
OCCUPANT
1416 HAVENHURST DR #23
WEST HOLLYWOOD CA 90046

104)
OCCUPANT
1416 HAVENHURST DR #24
WEST HOLLYWOOD CA 90046

106)
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #101
WEST HOLLYWOOD CA 90046

106)
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #102
WEST HOLLYWOOD CA 90046

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106)
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #103
WEST HOLLYWOOD CA 90046

106)
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #104
WEST HOLLYWOOD CA 90046

106)
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #105
WEST HOLLYWOOD CA 90046

106)
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #106
WEST HOLLYWOOD CA 90046

106)
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #107
WEST HOLLYWOOD CA 90046

106)
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #108
WEST HOLLYWOOD CA 90046

106)
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #109
WEST HOLLYWOOD CA 90046

106)
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #110
WEST HOLLYWOOD CA 90046

106)
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #201
WEST HOLLYWOOD CA 90046

106)
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #202
WEST HOLLYWOOD CA 90046

106)
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #203
WEST HOLLYWOOD CA 90046

106)
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #204
WEST HOLLYWOOD CA 90046

106)
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #205
WEST HOLLYWOOD CA 90046

106)
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #206
WEST HOLLYWOOD CA 90046

106)
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #207
WEST HOLLYWOOD CA 90046

106)
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #208
WEST HOLLYWOOD CA 90046

106)
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #209
WEST HOLLYWOOD CA 90046

106)
OCCUPANT
1341 N CRESCENT HEIGHTS BLVD #210
WEST HOLLYWOOD CA 90046

107)
OCCUPANT
1332 HAVENHURST DR
WEST HOLLYWOOD CA 90046

107)
OCCUPANT
1336 HAVENHURST DR
WEST HOLLYWOOD CA 90046

107)
OCCUPANT
1340 HAVENHURST DR
WEST HOLLYWOOD CA 90046

107)
OCCUPANT
1342 HAVENHURST DR
WEST HOLLYWOOD CA 90046

107)
OCCUPANT
1344 HAVENHURST DR
WEST HOLLYWOOD CA 90046

108)
OCCUPANT
1350 HAVENHURST DR #1
WEST HOLLYWOOD CA 90046

108)
OCCUPANT
1350 HAVENHURST DR #2
WEST HOLLYWOOD CA 90046

108)
OCCUPANT
1350 HAVENHURST DR #3
WEST HOLLYWOOD CA 90046

108)
OCCUPANT
1350 HAVENHURST DR #4
WEST HOLLYWOOD CA 90046

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108)
OCCUPANT
1352 HAVENHURST DR #5
WEST HOLLYWOOD CA 90046

108)
OCCUPANT
1352 HAVENHURST DR #6
WEST HOLLYWOOD CA 90046

108)
OCCUPANT
1352 HAVENHURST DR #7
WEST HOLLYWOOD CA 90046

108)
OCCUPANT
1352 HAVENHURST DR #8
WEST HOLLYWOOD CA 90046

108)
OCCUPANT
1354 HAVENHURST DR #9
WEST HOLLYWOOD CA 90046

108)
OCCUPANT
1354 HAVENHURST DR #10
WEST HOLLYWOOD CA 90046

108)
OCCUPANT
1354 HAVENHURST DR #11
WEST HOLLYWOOD CA 90046

108)
OCCUPANT
1354 HAVENHURST DR #12
WEST HOLLYWOOD CA 90046

116)
OCCUPANT
1351 N CRESCENT HEIGHTS BLVD #109
WEST HOLLYWOOD CA 90046

118)
OCCUPANT
1351 N CRESCENT HEIGHTS BLVD #111
WEST HOLLYWOOD CA 90046

120)
OCCUPANT
1351 N CRESCENT HEIGHTS BLVD #113
WEST HOLLYWOOD CA 90046

121)
OCCUPANT
1351 N CRESCENT HEIGHTS BLVD #114
WEST HOLLYWOOD CA 90046

122)
OCCUPANT
1351 N CRESCENT HEIGHTS BLVD #115
WEST HOLLYWOOD CA 90046

134)
OCCUPANT
1351 N CRESCENT HEIGHTS BLVD #208
WEST HOLLYWOOD CA 90046

136)
OCCUPANT
1351 N CRESCENT HEIGHTS BLVD #210
WEST HOLLYWOOD CA 90046

138)
OCCUPANT
1351 N CRESCENT HEIGHTS BLVD #212
WEST HOLLYWOOD CA 90046

142)
OCCUPANT
1351 N CRESCENT HEIGHTS BLVD #216
WEST HOLLYWOOD CA 90046

147)
OCCUPANT
1351 N CRESCENT HEIGHTS BLVD #302
WEST HOLLYWOOD CA 90046

149)
OCCUPANT
1351 N CRESCENT HEIGHTS BLVD #304
WEST HOLLYWOOD CA 90046

150)
OCCUPANT
1351 N CRESCENT HEIGHTS BLVD #305
WEST HOLLYWOOD CA 90046

152)
OCCUPANT
1351 N CRESCENT HEIGHTS BLVD #307
WEST HOLLYWOOD CA 90046

154)
OCCUPANT
1351 N CRESCENT HEIGHTS BLVD #309
WEST HOLLYWOOD CA 90046

155)
OCCUPANT
1351 N CRESCENT HEIGHTS BLVD #310
WEST HOLLYWOOD CA 90046

156)
OCCUPANT
1351 N CRESCENT HEIGHTS BLVD #311
WEST HOLLYWOOD CA 90046

165)
OCCUPANT
1401 HAVENHURST DR #1
WEST HOOLLYWOOD CA 90046

165)
OCCUPANT
1401 HAVENHURST DR #2
WEST HOOLLYWOOD CA 90046

165)
OCCUPANT
1401 HAVENHURST DR #3
WEST HOOLLYWOOD CA 90046

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165)
OCCUPANT
1401 HAVENHURST DR #4
WEST HOLLYWOOD CA 90046

165)
OCCUPANT
1401 HAVENHURST DR #5
WEST HOLLYWOOD CA 90046

165)
OCCUPANT
1401 HAVENHURST DR #6
WEST HOLLYWOOD CA 90046

165)
OCCUPANT
1401 HAVENHURST DR #7
WEST HOLLYWOOD CA 90046

165)
OCCUPANT
1401 HAVENHURST DR #8
WEST HOLLYWOOD CA 90046

165)
OCCUPANT
1401 HAVENHURST DR #9
WEST HOLLYWOOD CA 90046

165)
OCCUPANT
1401 HAVENHURST DR #10
WEST HOLLYWOOD CA 90046

165)
OCCUPANT
1401 HAVENHURST DR #11
WEST HOLLYWOOD CA 90046

165)
OCCUPANT
1401 HAVENHURST DR #12
WEST HOLLYWOOD CA 90046

165)
OCCUPANT
1401 HAVENHURST DR #13
WEST HOLLYWOOD CA 90046

165)
OCCUPANT
1401 HAVENHURST DR #14
WEST HOLLYWOOD CA 90046

165)
OCCUPANT
1401 HAVENHURST DR #15
WEST HOLLYWOOD CA 90046

166)
OCCUPANT
1345 HAVENHURST DR #1
WEST HOLLYWOOD CA 90046

166)
OCCUPANT
1345 HAVENHURST DR #2
WEST HOLLYWOOD CA 90046

166)
OCCUPANT
1345 HAVENHURST DR #3
WEST HOLLYWOOD CA 90046

166)
OCCUPANT
1345 HAVENHURST DR #4
WEST HOLLYWOOD CA 90046

166)
OCCUPANT
1345 HAVENHURST DR #5
WEST HOLLYWOOD CA 90046

166)
OCCUPANT
1345 HAVENHURST DR #6
WEST HOLLYWOOD CA 90046

166)
OCCUPANT
1345 HAVENHURST DR #7
WEST HOLLYWOOD CA 90046

166)
OCCUPANT
1345 HAVENHURST DR #8
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166)
OCCUPANT
1345 HAVENHURST DR #9
WEST HOLLYWOOD CA 90046

166)
OCCUPANT
1345 HAVENHURST DR #10
WEST HOLLYWOOD CA 90046

167)
OCCUPANT
1331 HAVENHURST DR #101
WEST HOLLYWOOD CA 90046

167)
OCCUPANT
1331 HAVENHURST DR #102
WEST HOLLYWOOD CA 90046

167)
OCCUPANT
1331 HAVENHURST DR #103
WEST HOLLYWOOD CA 90046

167)
OCCUPANT
1331 HAVENHURST DR #104
WEST HOLLYWOOD CA 90046

167)
OCCUPANT
1331 HAVENHURST DR #105
WEST HOLLYWOOD CA 90046

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167)
OCCUPANT
1331 HAVENHURST DR #106
WEST HOLLYWOOD CA 90046

167)
OCCUPANT
1331 HAVENHURST DR #107
WEST HOLLYWOOD CA 90046

167)
OCCUPANT
1331 HAVENHURST DR #108
WEST HOLLYWOOD CA 90046

167)
OCCUPANT
1331 HAVENHURST DR #201
WEST HOLLYWOOD CA 90046

167)
OCCUPANT
1331 HAVENHURST DR #202
WEST HOLLYWOOD CA 90046

167)
OCCUPANT
1331 HAVENHURST DR #203
WEST HOLLYWOOD CA 90046

167)
OCCUPANT
1331 HAVENHURST DR #204
WEST HOLLYWOOD CA 90046

167)
OCCUPANT
1331 HAVENHURST DR #205
WEST HOLLYWOOD CA 90046

167)
OCCUPANT
1331 HAVENHURST DR #206
WEST HOLLYWOOD CA 90046

167)
OCCUPANT
1331 HAVENHURST DR #207
WEST HOLLYWOOD CA 90046

167)
OCCUPANT
1331 HAVENHURST DR #208
WEST HOLLYWOOD CA 90046

168)
OCCUPANT
1338 N HARPER AVE
WEST HOLLYWOOD CA 90046

168)
OCCUPANT
1340 N HARPER AVE
WEST HOLLYWOOD CA 90046

168)
OCCUPANT
1342 N HARPER AVE
WEST HOLLYWOOD CA 90046

168)
OCCUPANT
1344 N HARPER AVE
WEST HOLLYWOOD CA 90046

168)
OCCUPANT
1346 N HARPER AVE
WEST HOLLYWOOD CA 90046

168)
OCCUPANT
1348 N HARPER AVE
WEST HOLLYWOOD CA 90046

168)
OCCUPANT
1350 N HARPER AVE
WEST HOLLYWOOD CA 90046

168)
OCCUPANT
1352 N HARPER AVE
WEST HOLLYWOOD CA 90046

169)
OCCUPANT
1354 N HARPER AVE #101
WEST HOLLYWOOD CA 90046

169)
OCCUPANT
1354 N HARPER AVE #102
WEST HOLLYWOOD CA 90046

169)
OCCUPANT
1354 N HARPER AVE #103
WEST HOLLYWOOD CA 90046

169)
OCCUPANT
1354 N HARPER AVE #104
WEST HOLLYWOOD CA 90046

169)
OCCUPANT
1354 N HARPER AVE #105
WEST HOLLYWOOD CA 90046

169)
OCCUPANT
1354 N HARPER AVE #106
WEST HOLLYWOOD CA 90046

169)
OCCUPANT
1354 N HARPER AVE #107
WEST HOLLYWOOD CA 90046

169)
OCCUPANT
1354 N HARPER AVE #108
WEST HOLLYWOOD CA 90046

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169)
OCCUPANT
1354 N HARPER AVE #109
WEST HOLLYWOOD CA 90046

169)
OCCUPANT
1354 N HARPER AVE #110
WEST HOLLYWOOD CA 90046

169)
OCCUPANT
1354 N HARPER AVE #112
WEST HOLLYWOOD CA 90046

169)
OCCUPANT
1354 N HARPER AVE #112
WEST HOLLYWOOD CA 90046

169)
OCCUPANT
1354 N HARPER AVE #114
WEST HOLLYWOOD CA 90046

169)
OCCUPANT
1354 N HARPER AVE #115
WEST HOLLYWOOD CA 90046

169)
OCCUPANT
1354 N HARPER AVE #116
WEST HOLLYWOOD CA 90046

169)
OCCUPANT
1354 N HARPER AVE #201
WEST HOLLYWOOD CA 90046

169)
OCCUPANT
1354 N HARPER AVE #202
WEST HOLLYWOOD CA 90046

169)
OCCUPANT
1354 N HARPER AVE #203
WEST HOLLYWOOD CA 90046

169)
OCCUPANT
1354 N HARPER AVE #204
WEST HOLLYWOOD CA 90046

169)
OCCUPANT
1354 N HARPER AVE #205
WEST HOLLYWOOD CA 90046

169)
OCCUPANT
1354 N HARPER AVE #206
WEST HOLLYWOOD CA 90046

169)
OCCUPANT
1354 N HARPER AVE #207
WEST HOLLYWOOD CA 90046

169)
OCCUPANT
1354 N HARPER AVE #208
WEST HOLLYWOOD CA 90046

169)
OCCUPANT
1354 N HARPER AVE #209
WEST HOLLYWOOD CA 90046

169)
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1354 N HARPER AVE #210
WEST HOLLYWOOD CA 90046

169)
OCCUPANT
1354 N HARPER AVE #212
WEST HOLLYWOOD CA 90046

169)
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1354 N HARPER AVE #212
WEST HOLLYWOOD CA 90046

169)
OCCUPANT
1354 N HARPER AVE #214
WEST HOLLYWOOD CA 90046

169)
OCCUPANT
1354 N HARPER AVE #215
WEST HOLLYWOOD CA 90046

169)
OCCUPANT
1354 N HARPER AVE #216
WEST HOLLYWOOD CA 90046

169)
OCCUPANT
1354 N HARPER AVE #301
WEST HOLLYWOOD CA 90046

169)
OCCUPANT
1354 N HARPER AVE #302
WEST HOLLYWOOD CA 90046

169)
OCCUPANT
1354 N HARPER AVE #303
WEST HOLLYWOOD CA 90046

169)
OCCUPANT
1354 N HARPER AVE #304
WEST HOLLYWOOD CA 90046

169)
OCCUPANT
1354 N HARPER AVE #305
WEST HOLLYWOOD CA 90046

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OCCUPANT LIST DATE SEPTEMBER 9, 2013

169)
OCCUPANT
1354 N HARPER AVE #306
WEST HOLLYWOOD CA 90046

169)
OCCUPANT
1354 N HARPER AVE #307
WEST HOLLYWOOD CA 90046

169)
OCCUPANT
1354 N HARPER AVE #308
WEST HOLLYWOOD CA 90046

169)
OCCUPANT
1354 N HARPER AVE #309
WEST HOLLYWOOD CA 90046

169)
OCCUPANT
1354 N HARPER AVE #310
WEST HOLLYWOOD CA 90046

169)
OCCUPANT
1354 N HARPER AVE #312
WEST HOLLYWOOD CA 90046

169)
OCCUPANT
1354 N HARPER AVE #312
WEST HOLLYWOOD CA 90046

169)
OCCUPANT
1354 N HARPER AVE #314
WEST HOLLYWOOD CA 90046

169)
OCCUPANT
1354 N HARPER AVE #315
WEST HOLLYWOOD CA 90046

169)
OCCUPANT
1354 N HARPER AVE #316
WEST HOLLYWOOD CA 90046

169)
OCCUPANT
1354 N HARPER AVE #401
WEST HOLLYWOOD CA 90046

169)
OCCUPANT
1354 N HARPER AVE #402
WEST HOLLYWOOD CA 90046

169)
OCCUPANT
1354 N HARPER AVE #403
WEST HOLLYWOOD CA 90046

169)
OCCUPANT
1354 N HARPER AVE #404
WEST HOLLYWOOD CA 90046

169)
OCCUPANT
1354 N HARPER AVE #405
WEST HOLLYWOOD CA 90046

169)
OCCUPANT
1354 N HARPER AVE #406
WEST HOLLYWOOD CA 90046

169)
OCCUPANT
1354 N HARPER AVE #407
WEST HOLLYWOOD CA 90046

169)
OCCUPANT
1354 N HARPER AVE #408
WEST HOLLYWOOD CA 90046

169)
OCCUPANT
1354 N HARPER AVE #409
WEST HOLLYWOOD CA 90046

169)
OCCUPANT
1354 N HARPER AVE #410
WEST HOLLYWOOD CA 90046

169)
OCCUPANT
1354 N HARPER AVE #412
WEST HOLLYWOOD CA 90046

169)
OCCUPANT
1354 N HARPER AVE #412
WEST HOLLYWOOD CA 90046

169)
OCCUPANT
1354 N HARPER AVE #414
WEST HOLLYWOOD CA 90046

169)
OCCUPANT
1354 N HARPER AVE #415
WEST HOLLYWOOD CA 90046

169)
OCCUPANT
1354 N HARPER AVE #416
WEST HOLLYWOOD CA 90046

176)
OCCUPANT
1351 HAVENHURST DR #301
WEST HOLLYWOOD CA 90046

179)
OCCUPANT
1351 HAVENHURST DR #PH1
WEST HOLLYWOOD CA 90046

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180)
OCCUPANT
1351 HAVENHURST DR #PH2
WEST HOLLYWOOD CA 90046

181)
OCCUPANT
1351 HAVENHURST DR #PH3
WEST HOLLYWOOD CA 90046

182)
OCCUPANT
1483 HAVENHURST DR
WEST HOLLYWOOD CA 90046

182)
OCCUPANT
8200 SUNSET BLVD
WEST HOLLYWOOD CA 90046

182)
OCCUPANT
8210 SUNSET BLVD
WEST HOLLYWOOD CA 90046

182)
OCCUPANT
8212 SUNSET BLVD
WEST HOLLYWOOD CA 90046

183)
THE S AGENCY
8210 W SUNSET BLVD
WEST HOLLYWOOD CA 90046

183)
JOHN-MARK'S MUSIC BOX
8210 W SUNSET BLVD
WEST HOLLYWOOD CA 90046

183)
DS VOCOLOGY
8210 W SUNSET BLVD
WEST HOLLYWOOD CA 90046

183)
INGRID VOCAL STUDIO
8210 W SUNSET BLVD
WEST HOLLYWOOD CA 90046

184)
OCCUPANT
8218 W SUNSET BLVD
WEST HOLLYWOOD CA 90046

184)
OCCUPANT
8224 W SUNSET BLVD
WEST HOLLYWOOD CA 90046

184)
OCCUPANT
8226 W SUNSET BLVD
WEST HOLLYWOOD CA 90046

184)
OCCUPANT
8222 W SUNSET BLVD
WEST HOLLYWOOD CA 90046

185)
OCCUPANT
1481 HAVENHURST DR
WEST HOLLYWOOD CA 90046

186)
OCCUPANT
1477 HAVENHURST DR #1
WEST HOLLYWOOD CA 90046

186)
OCCUPANT
1477 HAVENHURST DR #2
WEST HOLLYWOOD CA 90046

186)
OCCUPANT
1477 HAVENHURST DR #3
WEST HOLLYWOOD CA 90046

186)
OCCUPANT
1477 HAVENHURST DR #4
WEST HOLLYWOOD CA 90046

186)
OCCUPANT
1479 HAVENHURST DR #1
WEST HOLLYWOOD CA 90046

186)
OCCUPANT
1479 HAVENHURST DR #2
WEST HOLLYWOOD CA 90046

186)
OCCUPANT
1479 HAVENHURST DR #3
WEST HOLLYWOOD CA 90046

186)
OCCUPANT
1479 HAVENHURST DR #4
WEST HOLLYWOOD CA 90046

187)
OCCUPANT
1435 HAVENHURST DR #101
WEST HOLLYWOOD CA 90046

187)
OCCUPANT
1435 HAVENHURST DR #102
WEST HOLLYWOOD CA 90046

187)
OCCUPANT
1435 HAVENHURST DR #103
WEST HOLLYWOOD CA 90046

187)
OCCUPANT
1435 HAVENHURST DR #104
WEST HOLLYWOOD CA 90046

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187)
OCCUPANT
1435 HAVENHURST DR #105
WEST HOLLYWOOD CA 90046

187)
OCCUPANT
1435 HAVENHURST DR #106
WEST HOLLYWOOD CA 90046

187)
OCCUPANT
1435 HAVENHURST DR #107
WEST HOLLYWOOD CA 90046

187)
OCCUPANT
1435 HAVENHURST DR #201
WEST HOLLYWOOD CA 90046

187)
OCCUPANT
1435 HAVENHURST DR #202
WEST HOLLYWOOD CA 90046

187)
OCCUPANT
1435 HAVENHURST DR #203
WEST HOLLYWOOD CA 90046

187)
OCCUPANT
1435 HAVENHURST DR #204
WEST HOLLYWOOD CA 90046

187)
OCCUPANT
1435 HAVENHURST DR #205
WEST HOLLYWOOD CA 90046

187)
OCCUPANT
1435 HAVENHURST DR #206
WEST HOLLYWOOD CA 90046

187)
OCCUPANT
1435 HAVENHURST DR #207
WEST HOLLYWOOD CA 90046

187)
OCCUPANT
1435 HAVENHURST DR #208
WEST HOLLYWOOD CA 90046

187)
OCCUPANT
1435 HAVENHURST DR #209
WEST HOLLYWOOD CA 90046

187)
OCCUPANT
1435 HAVENHURST DR #301
WEST HOLLYWOOD CA 90046

187)
OCCUPANT
1435 HAVENHURST DR #302
WEST HOLLYWOOD CA 90046

187)
OCCUPANT
1435 HAVENHURST DR #303
WEST HOLLYWOOD CA 90046

187)
OCCUPANT
1435 HAVENHURST DR #304
WEST HOLLYWOOD CA 90046

187)
OCCUPANT
1435 HAVENHURST DR #305
WEST HOLLYWOOD CA 90046

187)
OCCUPANT
1435 HAVENHURST DR #306
WEST HOLLYWOOD CA 90046

187)
OCCUPANT
1435 HAVENHURST DR #307
WEST HOLLYWOOD CA 90046

187)
OCCUPANT
1435 HAVENHURST DR #308
WEST HOLLYWOOD CA 90046

188)
OCCUPANT
1429 HAVENHURST DR #1
WEST HOLLYWOOD CA 90046

188)
OCCUPANT
1429 HAVENHURST DR #2
WEST HOLLYWOOD CA 90046

188)
OCCUPANT
1429 HAVENHURST DR #3
WEST HOLLYWOOD CA 90046

188)
OCCUPANT
1429 HAVENHURST DR #4
WEST HOLLYWOOD CA 90046

188)
OCCUPANT
1429 HAVENHURST DR #5
WEST HOLLYWOOD CA 90046

188)
OCCUPANT
1429 HAVENHURST DR #6
WEST HOLLYWOOD CA 90046

188)
OCCUPANT
1429 HAVENHURST DR #7
WEST HOLLYWOOD CA 90046

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188)
OCCUPANT
1429 HAVENHURST DR #8
WEST HOLLYWOOD CA 90046

188)
OCCUPANT
1429 HAVENHURST DR #9
WEST HOLLYWOOD CA 90046

188)
OCCUPANT
1429 HAVENHURST DR #21
WEST HOLLYWOOD CA 90046

188)
OCCUPANT
1429 HAVENHURST DR #22
WEST HOLLYWOOD CA 90046

188)
OCCUPANT
1429 HAVENHURST DR #23
WEST HOLLYWOOD CA 90046

188)
OCCUPANT
1429 HAVENHURST DR #24
WEST HOLLYWOOD CA 90046

188)
OCCUPANT
1429 HAVENHURST DR #25
WEST HOLLYWOOD CA 90046

188)
OCCUPANT
1429 HAVENHURST DR #26
WEST HOLLYWOOD CA 90046

188)
OCCUPANT
1429 HAVENHURST DR #27
WEST HOLLYWOOD CA 90046

188)
OCCUPANT
1429 HAVENHURST DR #28
WEST HOLLYWOOD CA 90046

188)
OCCUPANT
1429 HAVENHURST DR #29
WEST HOLLYWOOD CA 90046

189)
OCCUPANT
1417 HAVENHURST DR
WEST HOLLYWOOD CA 90046

189)
OCCUPANT
1417 HAVENHURST DR #1
WEST HOLLYWOOD CA 90046

189)
OCCUPANT
1417 HAVENHURST DR #2
WEST HOLLYWOOD CA 90046

189)
OCCUPANT
1417 HAVENHURST DR #3
WEST HOLLYWOOD CA 90046

189)
OCCUPANT
1417 HAVENHURST DR #4
WEST HOLLYWOOD CA 90046

189)
OCCUPANT
1415 HAVENHURST DR
WEST HOLLYWOOD CA 90046

189)
OCCUPANT
1421 HAVENHURST DR #1
WEST HOLLYWOOD CA 90046

189)
OCCUPANT
1421 HAVENHURST DR #2
WEST HOLLYWOOD CA 90046

189)
OCCUPANT
1421 HAVENHURST DR #3
WEST HOLLYWOOD CA 90046

189)
OCCUPANT
1421 HAVENHURST DR #4
WEST HOLLYWOOD CA 90046

189)
OCCUPANT
1421 1/2 HAVENHURST DR
WEST HOLLYWOOD CA 90046

189)
OCCUPANT
1419 HAVENHURST DR #1
WEST HOLLYWOOD CA 90046

189)
OCCUPANT
1419 HAVENHURST DR #2
WEST HOLLYWOOD CA 90046

189)
OCCUPANT
1419 HAVENHURST DR #3
WEST HOLLYWOOD CA 90046

189)
OCCUPANT
1419 HAVENHURST DR #4
WEST HOLLYWOOD CA 90046

190)
OCCUPANT
8228 W SUNSET BLVD #100
WEST HOLLYWOOD CA 90046

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189)
OCCUPANT
1419 HAVENHURST DR #102
WEST HOLLYWOOD CA 90046

189)
OCCUPANT
1419 HAVENHURST DR #103
WEST HOLLYWOOD CA 90046

189)
OCCUPANT
1419 HAVENHURST DR #105
WEST HOLLYWOOD CA 90046

189)
OCCUPANT
1419 HAVENHURST DR #106
WEST HOLLYWOOD CA 90046

189)
OCCUPANT
1419 HAVENHURST DR #109
WEST HOLLYWOOD CA 90046

189)
OCCUPANT
1419 HAVENHURST DR #200
WEST HOLLYWOOD CA 90046

189)
OCCUPANT
1419 HAVENHURST DR #201
WEST HOLLYWOOD CA 90046

189)
OCCUPANT
1419 HAVENHURST DR #202
WEST HOLLYWOOD CA 90046

189)
OCCUPANT
1419 HAVENHURST DR #203
WEST HOLLYWOOD CA 90046

189)
OCCUPANT
1419 HAVENHURST DR #204
WEST HOLLYWOOD CA 90046

189)
OCCUPANT
1419 HAVENHURST DR #208
WEST HOLLYWOOD CA 90046

189)
OCCUPANT
1419 HAVENHURST DR #209
WEST HOLLYWOOD CA 90046

189)
OCCUPANT
1419 HAVENHURST DR #210
WEST HOLLYWOOD CA 90046

189)
OCCUPANT
1419 HAVENHURST DR #211
WEST HOLLYWOOD CA 90046

189)
OCCUPANT
1419 HAVENHURST DR #300
WEST HOLLYWOOD CA 90046

189)
OCCUPANT
1419 HAVENHURST DR #304
WEST HOLLYWOOD CA 90046

189)
OCCUPANT
1419 HAVENHURST DR #307
WEST HOLLYWOOD CA 90046

189)
OCCUPANT
1419 HAVENHURST DR #311
WEST HOLLYWOOD CA 90046

189)
OCCUPANT
1419 HAVENHURST DR #312
WEST HOLLYWOOD CA 90046

189)
OCCUPANT
1419 HAVENHURST DR #313
WEST HOLLYWOOD CA 90046

189)
OCCUPANT
1419 HAVENHURST DR #315
WEST HOLLYWOOD CA 90046

191)
OCCUPANT
8240 W SUNSET BLVD
WEST HOLLYWOOD CA 90046

192)
OCCUPANT
1409 HAVENHURST DR #1
WEST HOLLYWOOD CA 90046

193)
OCCUPANT
1409 HAVENHURST DR #2
WEST HOLLYWOOD CA 90046

194)
OCCUPANT
1409 HAVENHURST DR #3
WEST HOLLYWOOD CA 90046

200)
OCCUPANT
1409 HAVENHURST DR #9
WEST HOLLYWOOD CA 90046

202)
OCCUPANT
1430 N HARPER AVE #101
WEST HOLLYWOOD CA 90046

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OCCUPANT LIST DATE SEPTEMBER 9, 2013

202)
OCCUPANT
1430 N HARPER AVE #102
WEST HOLLYWOOD -CA- 90046

202)
OCCUPANT
1430 N HARPER AVE #103
WEST HOLLYWOOD CA 90046

202)
OCCUPANT
1430 N HARPER AVE #104
WEST HOLLYWOOD CA 90046

202)
OCCUPANT
1430 N HARPER AVE #105
WEST HOLLYWOOD CA 90046

202)
OCCUPANT
1430 N HARPER AVE #201
WEST HOLLYWOOD CA 90046

202)
OCCUPANT
1430 N HARPER AVE #202
WEST HOLLYWOOD CA 90046

202)
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1430 N HARPER AVE #203
WEST HOLLYWOOD CA 90046

202)
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1430 N HARPER AVE #204
WEST HOLLYWOOD CA 90046

202)
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1430 N HARPER AVE #205
WEST HOLLYWOOD CA 90046

202)
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1430 N HARPER AVE #206
WEST HOLLYWOOD CA 90046

202)
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1430 N HARPER AVE #207
WEST HOLLYWOOD CA 90046

202)
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1430 N HARPER AVE #208
WEST HOLLYWOOD CA 90046

202)
OCCUPANT
1430 N HARPER AVE #209
WEST HOLLYWOOD CA 90046

202)
OCCUPANT
1430 N HARPER AVE #210
WEST HOLLYWOOD CA 90046

202)
OCCUPANT
1430 N HARPER AVE #211
WEST HOLLYWOOD CA 90046

202)
OCCUPANT
1430 N HARPER AVE #212
WEST HOLLYWOOD CA 90046

202)
OCCUPANT
1430 N HARPER AVE #214
WEST HOLLYWOOD CA 90046

202)
OCCUPANT
1430 N HARPER AVE #301
WEST HOLLYWOOD CA 90046

202)
OCCUPANT
1430 N HARPER AVE #302
WEST HOLLYWOOD CA 90046

202)
OCCUPANT
1430 N HARPER AVE #303
WEST HOLLYWOOD CA 90046

202)
OCCUPANT
1430 N HARPER AVE #304
WEST HOLLYWOOD CA 90046

202)
OCCUPANT
1430 N HARPER AVE #305
WEST HOLLYWOOD CA 90046

202)
OCCUPANT
1430 N HARPER AVE #306
WEST HOLLYWOOD CA 90046

202)
OCCUPANT
1430 N HARPER AVE #307
WEST HOLLYWOOD CA 90046

202)
OCCUPANT
1430 N HARPER AVE #308
WEST HOLLYWOOD CA 90046

202)
OCCUPANT
1430 N HARPER AVE #309
WEST HOLLYWOOD CA 90046

202)
OCCUPANT
1430 N HARPER AVE #310
WEST HOLLYWOOD CA 90046

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OCCUPANT LIST DATE SEPTEMBER 9, 2013

202)
OCCUPANT
1430 N HARPER AVE #311
WEST HOLLYWOOD CA 90046

202)
OCCUPANT
1430 N HARPER AVE #312
WEST HOLLYWOOD CA 90046

202)
OCCUPANT
1430 N HARPER AVE #314
WEST HOLLYWOOD CA 90046

202)
OCCUPANT
1430 N HARPER AVE #401
WEST HOLLYWOOD CA 90046

202)
OCCUPANT
1430 N HARPER AVE #402
WEST HOLLYWOOD CA 90046

202)
OCCUPANT
1430 N HARPER AVE #403
WEST HOLLYWOOD CA 90046

202)
OCCUPANT
1430 N HARPER AVE #404
WEST HOLLYWOOD CA 90046

202)
OCCUPANT
1430 N HARPER AVE #405
WEST HOLLYWOOD CA 90046

202)
OCCUPANT
1430 N HARPER AVE #406
WEST HOLLYWOOD CA 90046

202)
OCCUPANT
1430 N HARPER AVE #407
WEST HOLLYWOOD CA 90046

203)
OCCUPANT
1471 HAVENHURST DR #1
WEST HOLLYWOOD CA 90046

204)
OCCUPANT
1471 HAVENHURST DR #2
WEST HOLLYWOOD CA 90046

207)
OCCUPANT
1471 HAVENHURST DR #5
WEST HOLLYWOOD CA 90046

208)
OCCUPANT
1471 HAVENHURST DR #6
WEST HOLLYWOOD CA 90046

209)
OCCUPANT
1471 HAVENHURST DR #7
WEST HOLLYWOOD CA 90046

211)
OCCUPANT
1471 HAVENHURST DR #9
WEST HOLLYWOOD CA 90046

212)
OCCUPANT
1475 HAVENHURST DR
WEST HOLLYWOOD CA 90046

213)
OCCUPANT
1414 N HARPER AVE #1
WEST HOLLYWOOD CA 90046

213)
OCCUPANT
1414 N HARPER AVE #2
WEST HOLLYWOOD CA 90046

213)
OCCUPANT
1414 N HARPER AVE #3
WEST HOLLYWOOD CA 90046

213)
OCCUPANT
1414 N HARPER AVE #4
WEST HOLLYWOOD CA 90046

213)
OCCUPANT
1414 N HARPER AVE #5
WEST HOLLYWOOD CA 90046

213)
OCCUPANT
1414 N HARPER AVE #6
WEST HOLLYWOOD CA 90046

213)
OCCUPANT
1414 N HARPER AVE #7
WEST HOLLYWOOD CA 90046

213)
OCCUPANT
1414 N HARPER AVE #8
WEST HOLLYWOOD CA 90046

213)
OCCUPANT
1414 N HARPER AVE #9
WEST HOLLYWOOD CA 90046

213)
OCCUPANT
1414 N HARPER AVE #10
WEST HOLLYWOOD CA 90046

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213)
OCCUPANT
1414 N HARPER AVE #11
WEST HOLLYWOOD CA 90046

213)
OCCUPANT
1414 N HARPER AVE #12
WEST HOLLYWOOD CA 90046

213)
OCCUPANT
1414 N HARPER AVE #13
WEST HOLLYWOOD CA 90046

213)
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1414 N HARPER AVE #14
WEST HOLLYWOOD CA 90046

213)
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1414 N HARPER AVE #15
WEST HOLLYWOOD CA 90046

213)
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1414 N HARPER AVE #16
WEST HOLLYWOOD CA 90046

213)
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1414 N HARPER AVE #17
WEST HOLLYWOOD CA 90046

213)
OCCUPANT
1414 N HARPER AVE #18
WEST HOLLYWOOD CA 90046

213)
OCCUPANT
1414 N HARPER AVE #19
WEST HOLLYWOOD CA 90046

213)
OCCUPANT
1414 N HARPER AVE #20
WEST HOLLYWOOD CA 90046

213)
OCCUPANT
1414 N HARPER AVE #21
WEST HOLLYWOOD CA 90046

214)
OCCUPANT
8254 W SUNSET BLVD
WEST HOLLYWOOD CA 90046

215)
OCCUPANT
8225 W SUNSET BLVD
WEST HOLLYWOOD CA 90046

217)
OCCUPANT
8222 MARMONT LN
LOS ANGELES CA 90069

219)
OCCUPANT
8235 MONTEEL RD
LOS ANGELES CA 90069

219) VTT #72370
OCCUPANT
8231 MARMONT LN
LOS ANGELES CA 90069

222)
OCCUPANT
8221 MONTEEL RD
LOS ANGELES CA 90069

224)
OCCUPANT
8222 HOLLYWOOD BLVD
LOS ANGELES CA 90069

227)
OCCUPANT
8218 HOLLYWOOD BLVD
LOS ANGELES CA 90069

228)
OCCUPANT
1545 SELMA DR
LOS ANGELES CA 90046

228)
OCCUPANT
1541 SELMA DR
LOS ANGELES CA 90046

230)
OCCUPANT
8157 W SUNSET BLVD
LOS ANGELES CA 90046

230)
OCCUPANT
8161 W SUNSET BLVD
LOS ANGELES CA 90046

230)
OCCUPANT
8091 SELMA AVE
LOS ANGELES CA 90046

231)
OCCUPANT
8085 SELMA AVE
LOS ANGELES CA 90046

232)
OCCUPANT
8079 SELMA AVE
LOS ANGELES CA 90046

233)
OCCUPANT
8171 W SUNSET BLVD
LOS ANGELES CA 90046

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OCCUPANT LIST DATE SEPTEMBER 9, 2013

234)
OCCUPANT
8101 W SUNSET BLVD
LOS ANGELES CA 90046

235)
OCCUPANT
1514 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD CA 90046

236)
OCCUPANT
1520 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD CA 90046

238)
OCCUPANT
1535 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD CA 90046

239)
OCCUPANT
8071 SELMA AVE
LOS ANGELES CA 90046

240)
OCCUPANT
8050 SELMA AVE
LOS ANGELES CA 90046

244)
OCCUPANT
1515 N CRESCENT HEIGHTS BLVD
WEST HOLLYWOOD CA 90046

245)
OCCUPANT
1509 N CRESCENT HEIGHTS BLVD #1
WEST HOLLYWOOD CA 90046

245)
OCCUPANT
1509 N CRESCENT HEIGHTS BLVD #2
WEST HOLLYWOOD CA 90046

245)
OCCUPANT
1509 N CRESCENT HEIGHTS BLVD #3
WEST HOLLYWOOD CA 90046

245)
OCCUPANT
1509 N CRESCENT HEIGHTS BLVD #4
WEST HOLLYWOOD CA 90046

245)
OCCUPANT
1509 N CRESCENT HEIGHTS BLVD #5
WEST HOLLYWOOD CA 90046

245)
OCCUPANT
1509 N CRESCENT HEIGHTS BLVD #6
WEST HOLLYWOOD CA 90046

245)
OCCUPANT
1509 N CRESCENT HEIGHTS BLVD #7
WEST HOLLYWOOD CA 90046

245)
OCCUPANT
1509 N CRESCENT HEIGHTS BLVD #8
WEST HOLLYWOOD CA 90046

246)
OCCUPANT
8117 W SUNSET BLVD
LOS ANGELES CA 90046

248)
OCCUPANT
8090 SELMA AVE
LOS ANGELES CA 90046

251)
OCCUPANT
8070 SELMA AVE
LOS ANGELES CA 90046



8150 SUNSET BOULEVARD

PROJECT DIRECTORY SHEET INDEX

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 Beverly Hills, CA 90213
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 310.285.7061

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 San Francisco, CA 94111
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 Hart Howerton
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 San Francisco, CA 94111
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 Seattle, WA 98101
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 415 437 7330 Main
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 Paomas
 555 South Flower Street, Suite 4300
 Los Angeles, CA 90071
 509.455.4448 Main
 509.455.7492 Fax
 www.paomas.com
 Contact: David Martin

TRAFFIC ENGINEER
 Hirsch/Green Transportation Consulting
 13333 Ventura Blvd., Suite 204
 Sherman Oaks, CA 91423
 818 325 0530 Main
 818 325 0534 Fax
 www.hgtraffic.com
 Contact: Ron Hirsch

FIRE PROTECTION ENGINEER
 Aon Fire Protection Engineering
 707 Wilshire Blvd., 2800
 Los Angeles, CA 90017
 213.630.2020 Main
 213.630.2096 Fax
 www.AonFPE.com
 Contact: Vidar Lande
 vidar.lande@aon.com

GENERAL
 G001 COVER SHEET
 G002 EXISTING SITE PHOTOS

LANDSCAPE
 L101 HARDSCAPE PLAN PLAZA
 L102 HARDSCAPE PLAN LEVEL 03

ARCHITECTURE
 A001 PLOT PLAN
 A002 EXISTING SITE PLAN
 A003 OPEN SPACE PLAN
 A101 FLOOR PLAN B02
 A102 FLOOR PLAN B01
 A103 FLOOR PLAN B01M
 A104 FLOOR PLAN 01
 A104.5 FLOOR PLAN 01.5
 A105 FLOOR PLAN 02
 A106 FLOOR PLAN 03
 A107 FLOOR PLAN 04
 A108 FLOOR PLAN 05-06
 A109 FLOOR PLAN 06
 A110 FLOOR PLAN 10-11
 A111 FLOOR PLAN 12-15
 A112 FLOOR PLAN 16
 A114 ROOF PLAN
 A201 EAST ELEVATION
 A202 NORTH ELEVATION

Initial Submission 7.12.2013

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ARCHITECTURE CONT.
 A203 WEST ELEVATION
 A204 SOUTH ELEVATION
 A301 SECTION LOOKING WEST
 A302 SECTION LOOKING EAST
 A303 SECTION LOOKING NORTH
 A401 RENDERING - SUNSET AND CRESCENT

CIVIL
 C00 COVER SHEET
 C1.0 EXISTING SITE SURVEY
 C2.0 SITE DEMOLITION PLAN
 C3.0 TEMP. SEDIMENT & EROSION CONTROL
 C4.0 SITE CONCEPTUAL GRADING PLAN
 C5.0 PRELIMINARY UTILITY PLAN
 C6.0 NOTES

Initial Submission 7.12.2013

X

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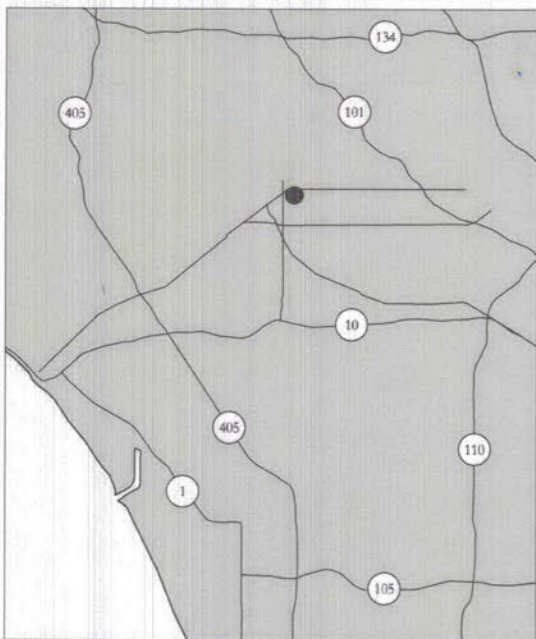
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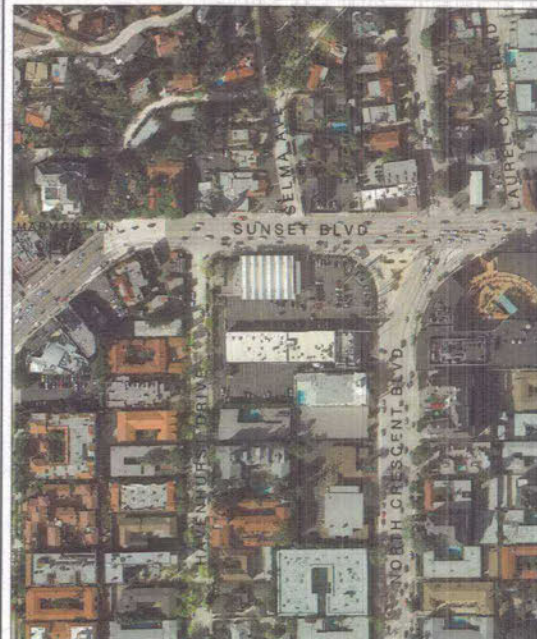
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LOCATION MAP



VICINITY MAP



R:\3012\12-005 8150 Sunset 4.0 CAD\Sheets\Planning\0001 CoverSheet.dwg - Page Setup - .HTF.rvt, Plot Scale: 1/8"=1'-0", Adobe PDF

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 Los Angeles, California

COVER SHEET | G001
 AUGUST 2, 2013



SUNSET AND NORTH CRESCENT LOOKING SOUTH



CHASE BANK, SUNSET AND HAVENHURST



VIEW TOWARDS HAVENHURST



NORTH CRESCENT GARAGE ENTRANCE



CORNER OF SUNSET AND NORTH CRESCENT, LOOKING WEST



EXISTING RETAIL



SUNSET AND NORTH CRESCENT, LOOKING NORTH

\\J01121\2-03-P159-Sunset\01-CAD\SitePlan\Planning\0108-Existing-Photos.rvt, Page Setup: P101 FULL SIZE, 11/16/13, Plot Scale: 1:1, A000.rvt

HART HOWERTON

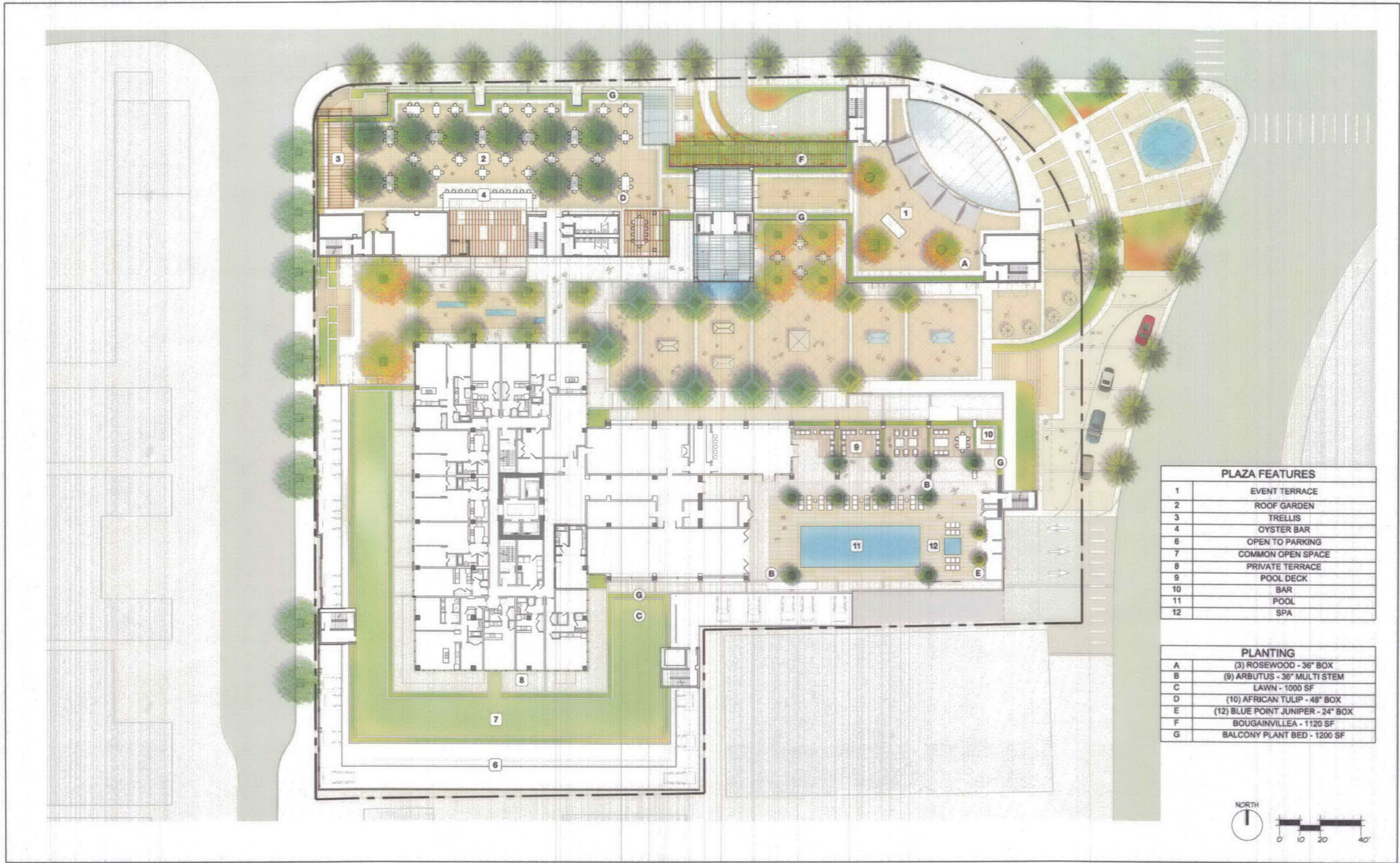
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Los Angeles, California

EXISTING PHOTOS | G002

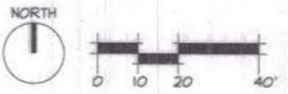
AUGUST 2, 2013

H:\D10131604 P109 Sunset\40 CAD\SitePlan\Planting\L102 Roof Plaza Plan 03.dwg, Page Setup: PDF FULL SIZE, 111 Lxh, Plot Scale: 1:1, Adobe PDF



PLAZA FEATURES	
1	EVENT TERRACE
2	ROOF GARDEN
3	TRELLIS
4	OYSTER BAR
6	OPEN TO PARKING
7	COMMON OPEN SPACE
8	PRIVATE TERRACE
9	POOL DECK
10	BAR
11	POOL
12	SPA

PLANTING	
A	(3) ROSEWOOD - 36" BOX
B	(9) ARBUTUS - 36" MULTI STEM
C	LAWN - 1000 SF
D	(10) AFRICAN TULIP - 48" BOX
E	(12) BLUE POINT JUNIPER - 24" BOX
F	BOUGAINVILLEA - 1120 SF
G	BALCONY PLANT BED - 1200 SF

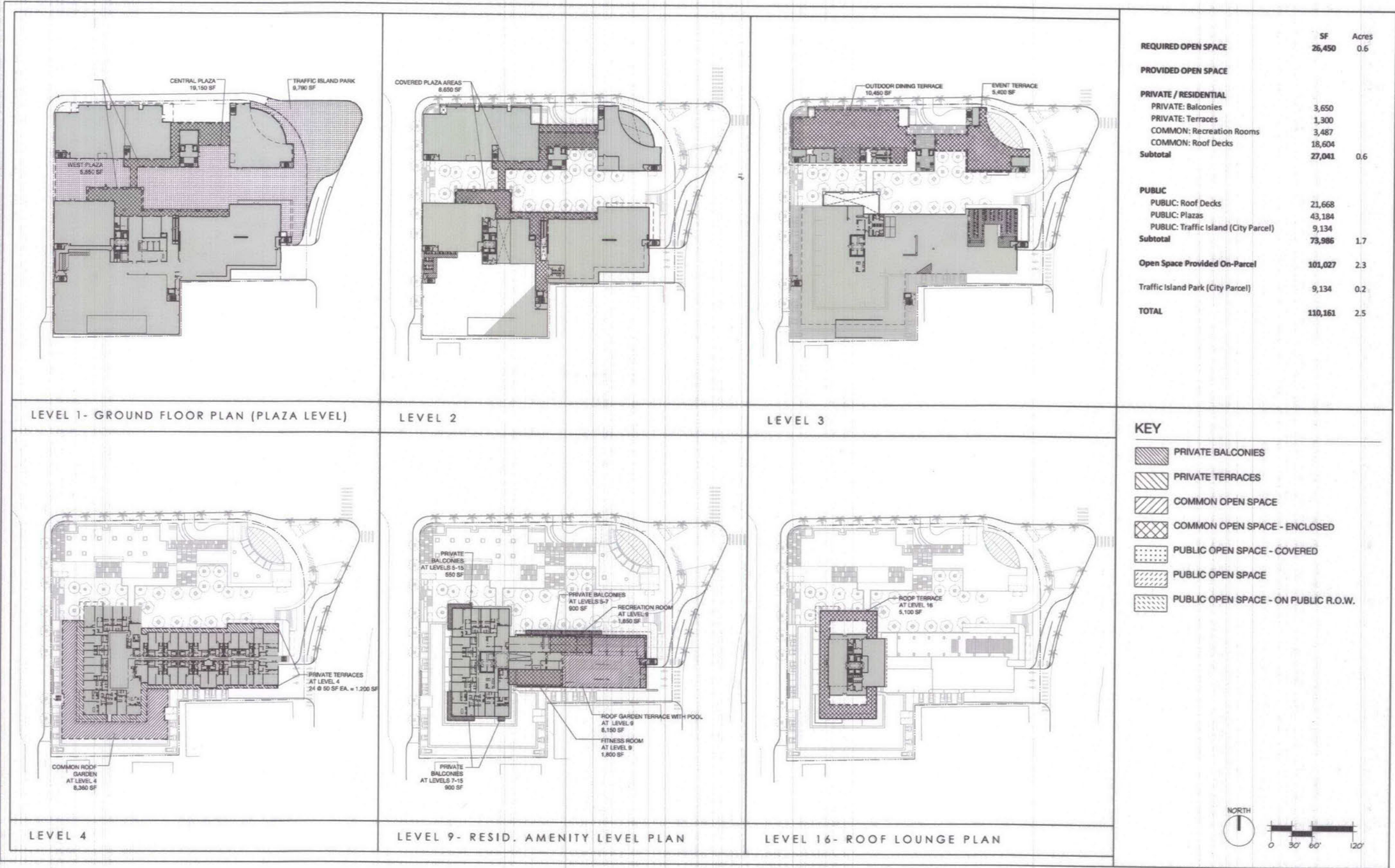


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 Los Angeles, California

OVERALL PLAN | L102
 AUGUST 2, 2013



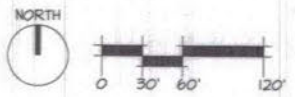
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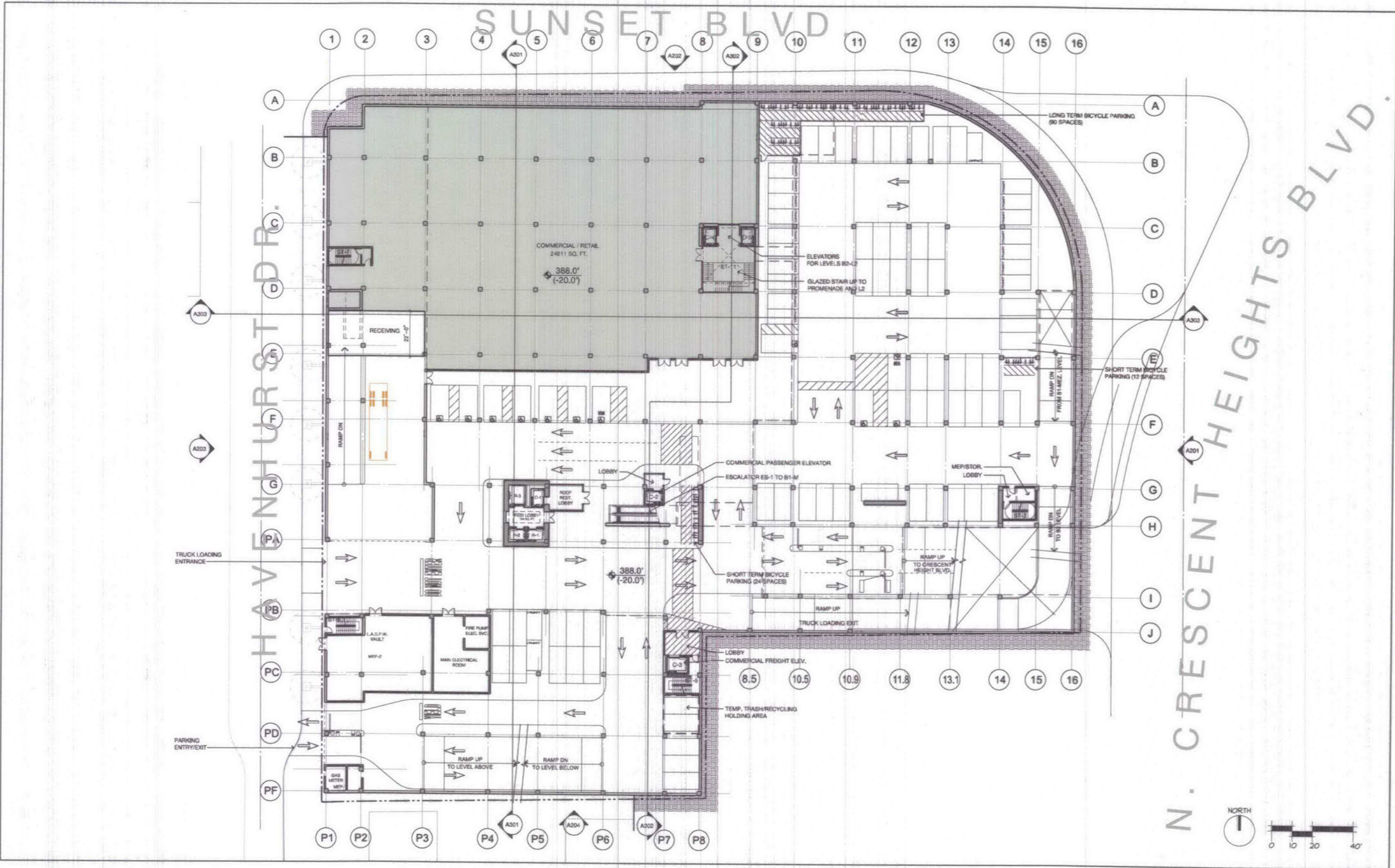
8150 SUNSET BOULEVARD OPEN SPACE DIAGRAM | A003

Los Angeles, California



AUGUST 2, 2013

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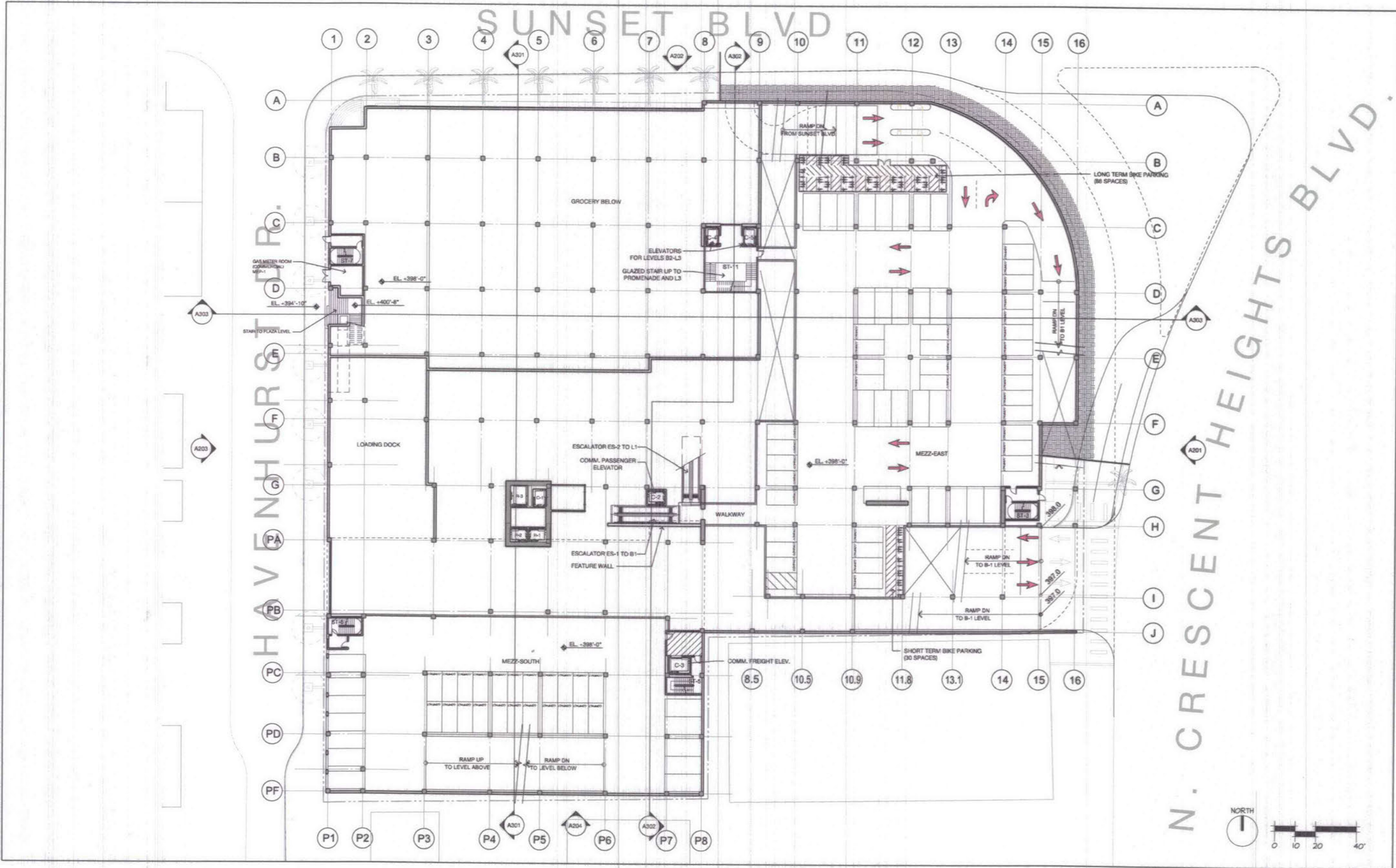
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Los Angeles, California

01 BASEMENT PLAN | A102
AUGUST 2, 2013

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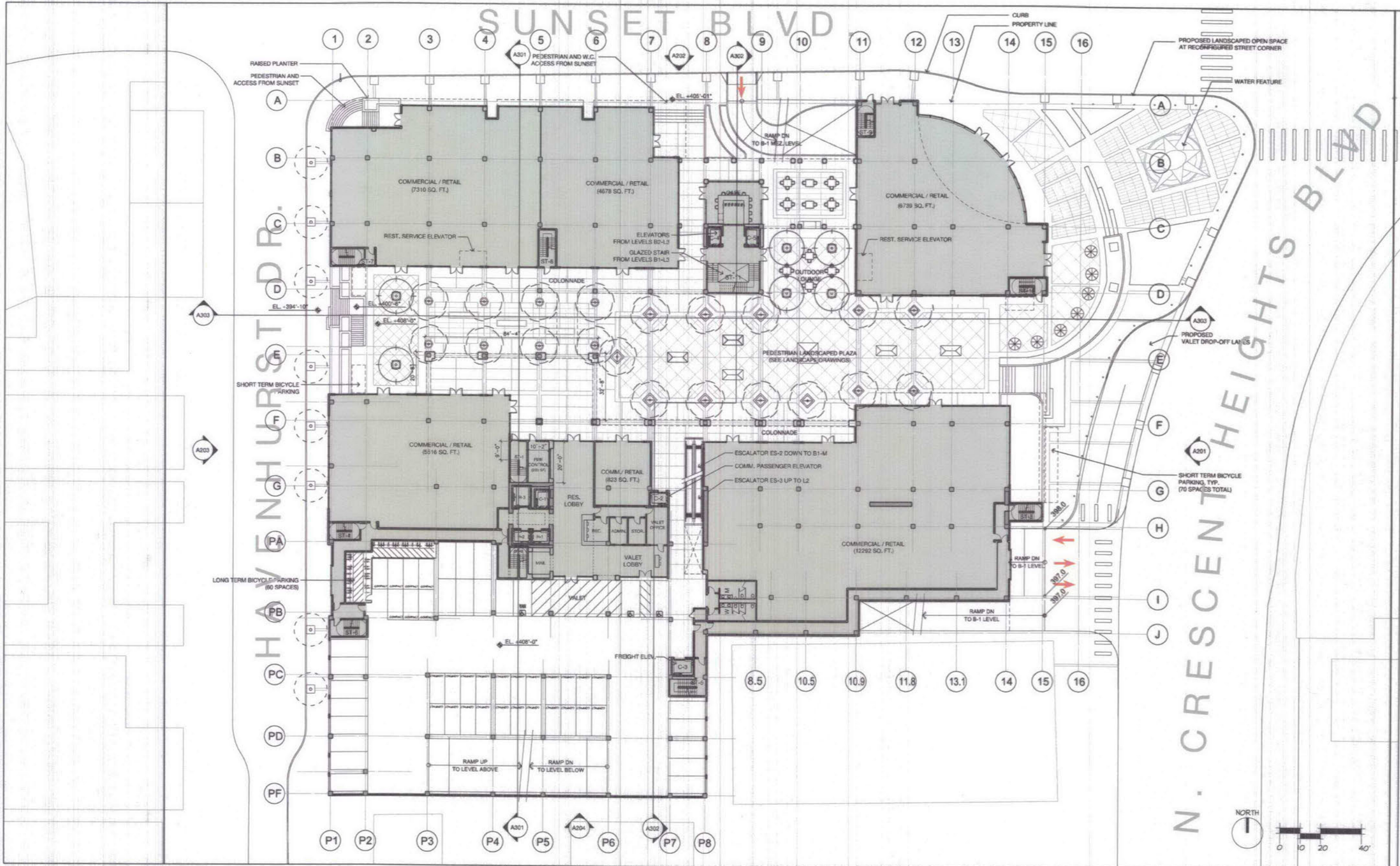


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Los Angeles, California

01M BASEMENT PLAN | A103
AUGUST 2, 2013



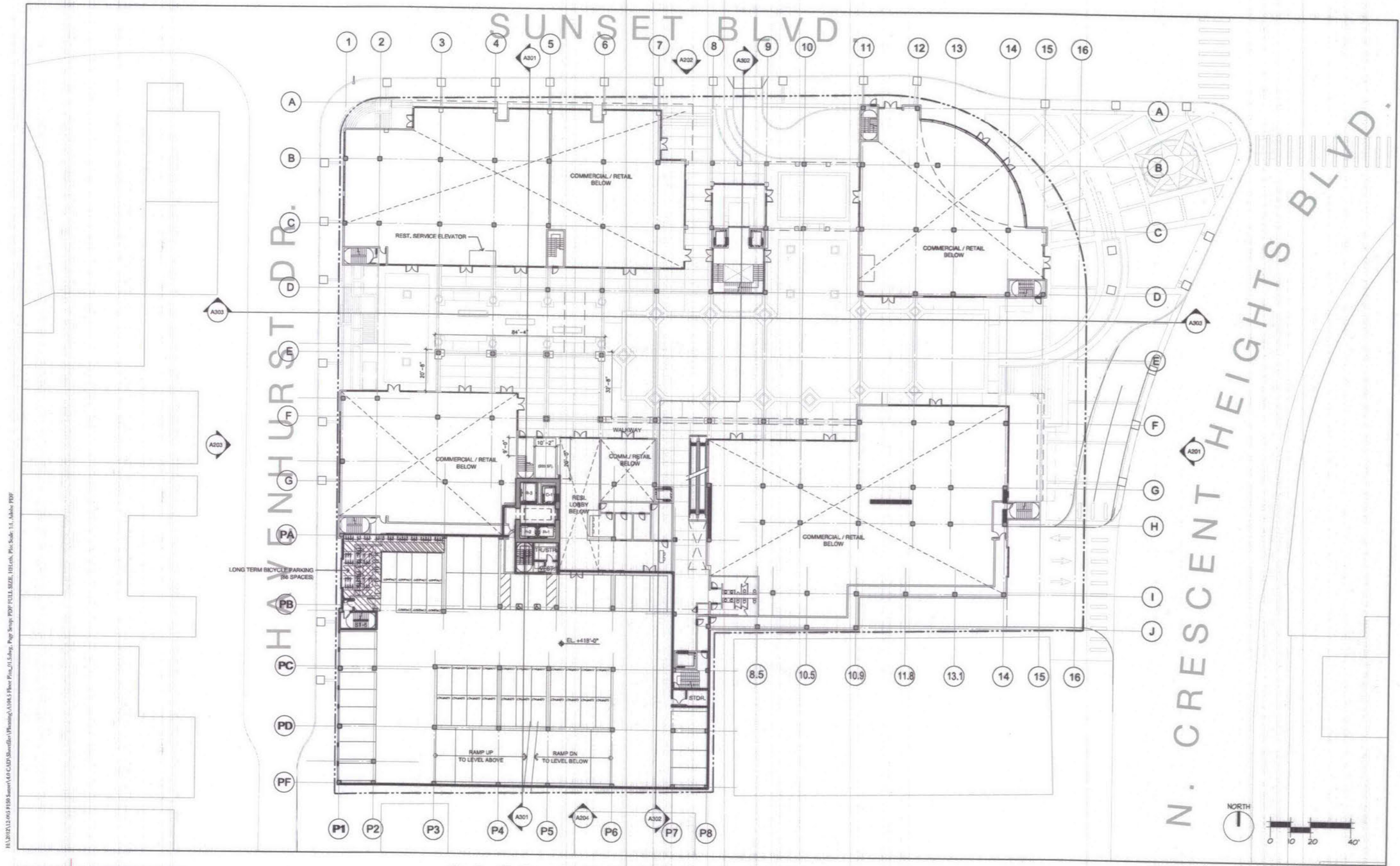
H:\31212\11-01\1150 Sunset\01 Floor Plan\01.dwg, Prop. Scp. PDF FULL SIZE, JH\csh, Plot Scale: 1:1, Adobe PDF

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01 FLOOR PLAN | A104
 AUGUST 2, 2013



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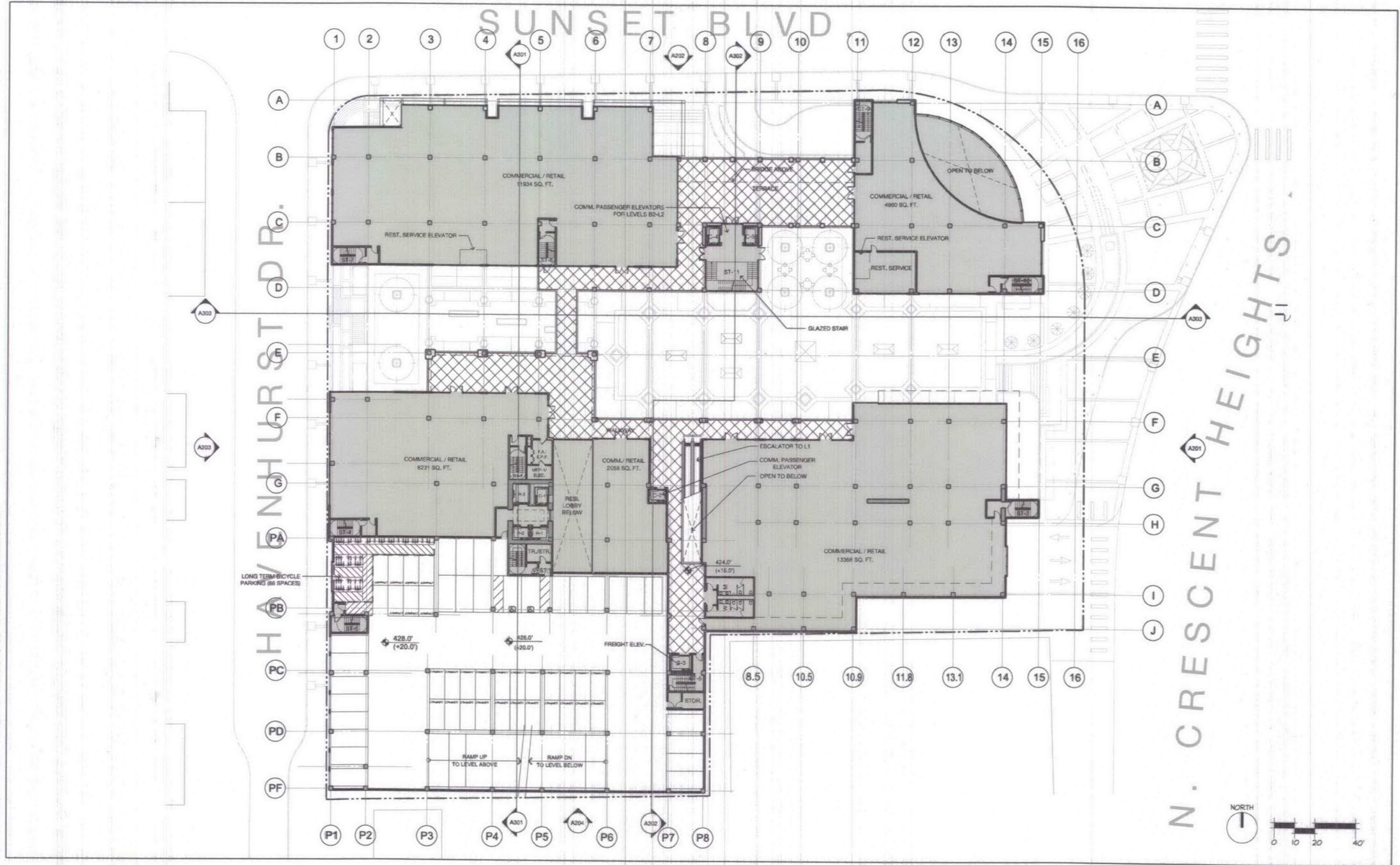
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 Los Angeles, California

01.5 FLOOR PLAN | A104.5
 AUGUST 2, 2013

HA21212-03 8150 Sunset A105 CAD (Rev. 08/13) Floor Plan - A105.dwg, Page Setup: PDF FULL SIZE, H11x17, Plot Scale: 1/1, Adobe PDF



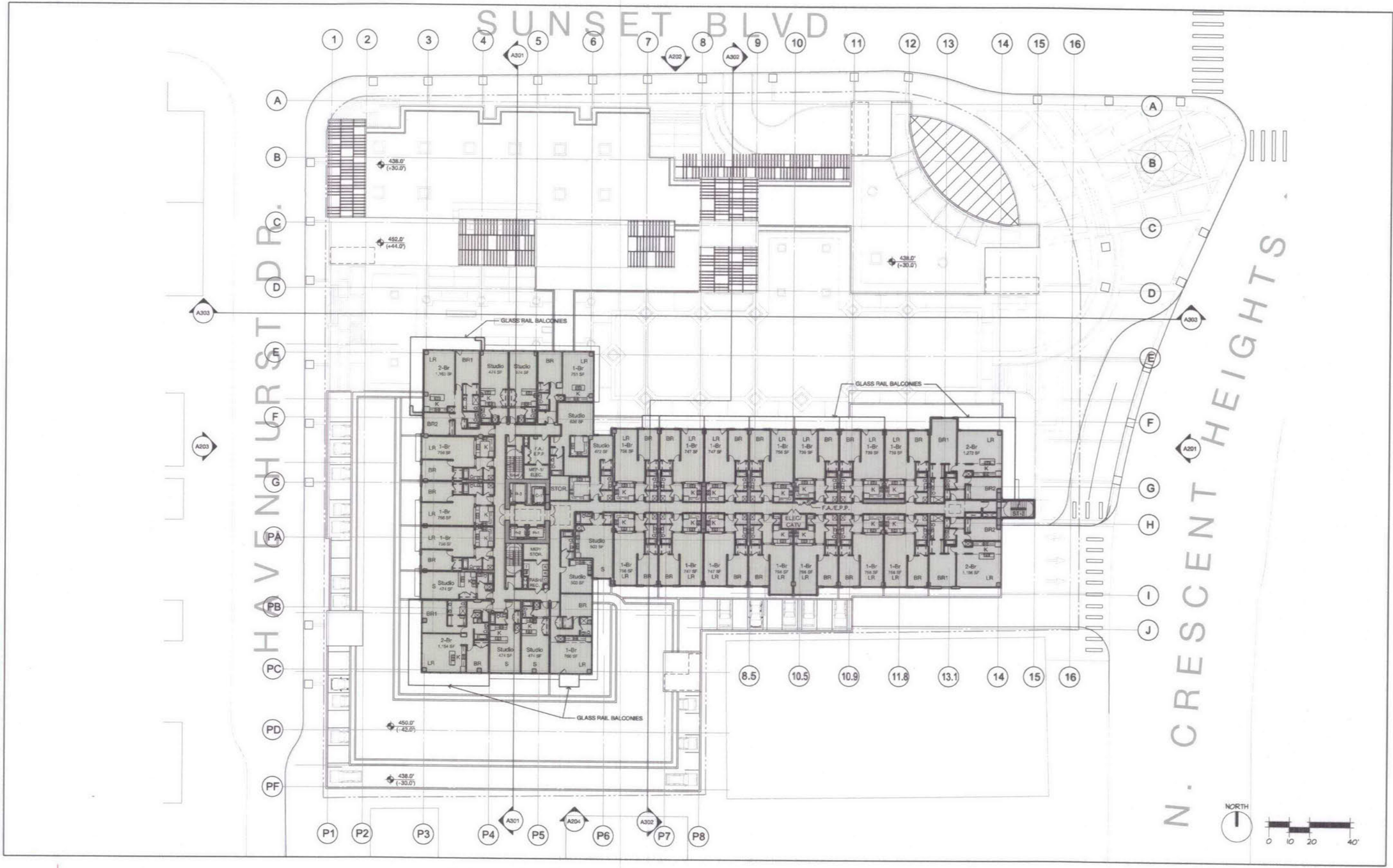
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Los Angeles, California

02 FLOOR PLAN | A105
AUGUST 2, 2013

H:\2012\12-03 8150 Sunset\6161 CAD\Sheet\05-08 Aug. Page Setup PDF F113 SIZE: 110x84 Plot Scale: 1/16" = 1'-0" Adobe PDF



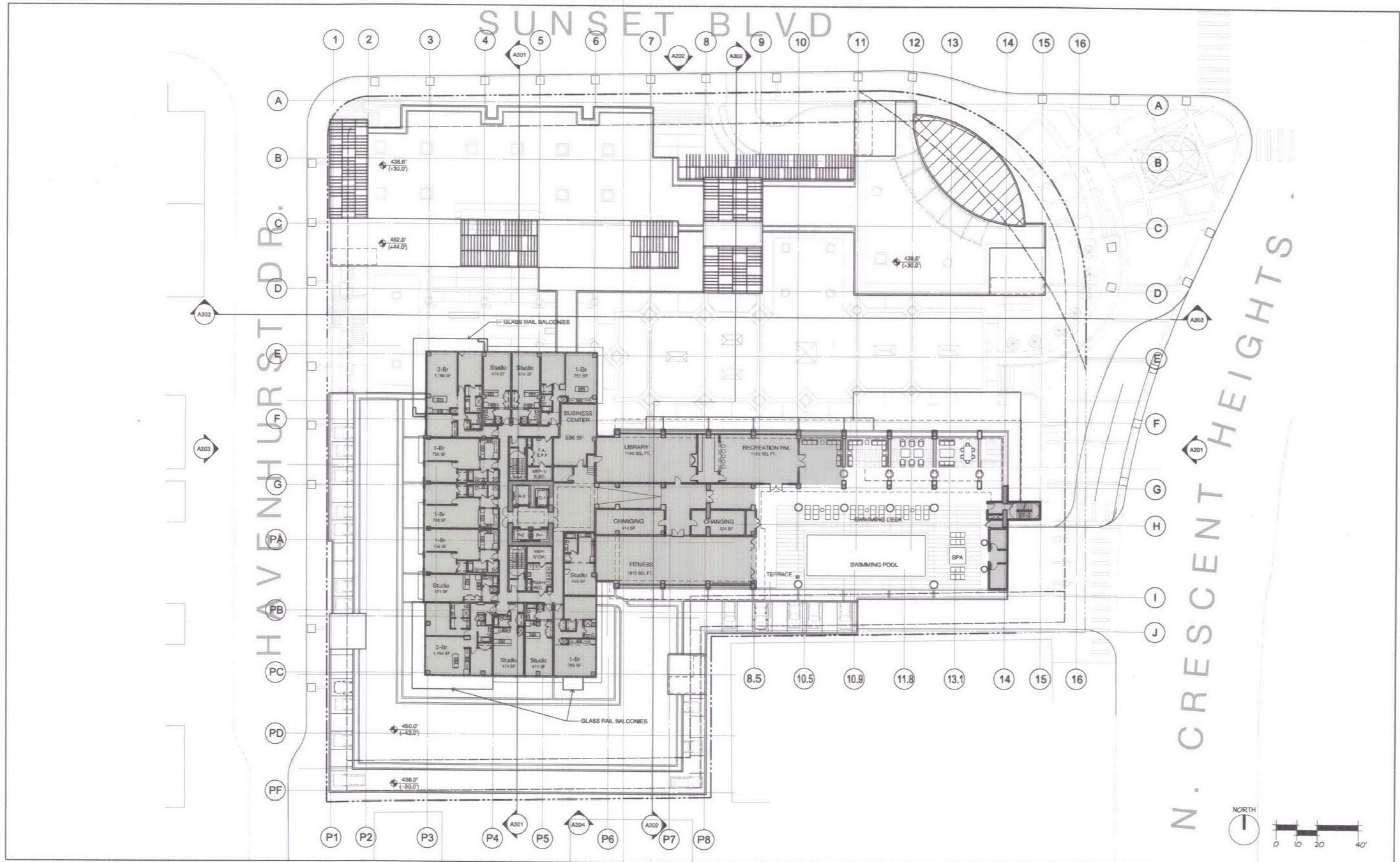
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Los Angeles, California

05-08 FLOOR PLAN | A108
AUGUST 2, 2013

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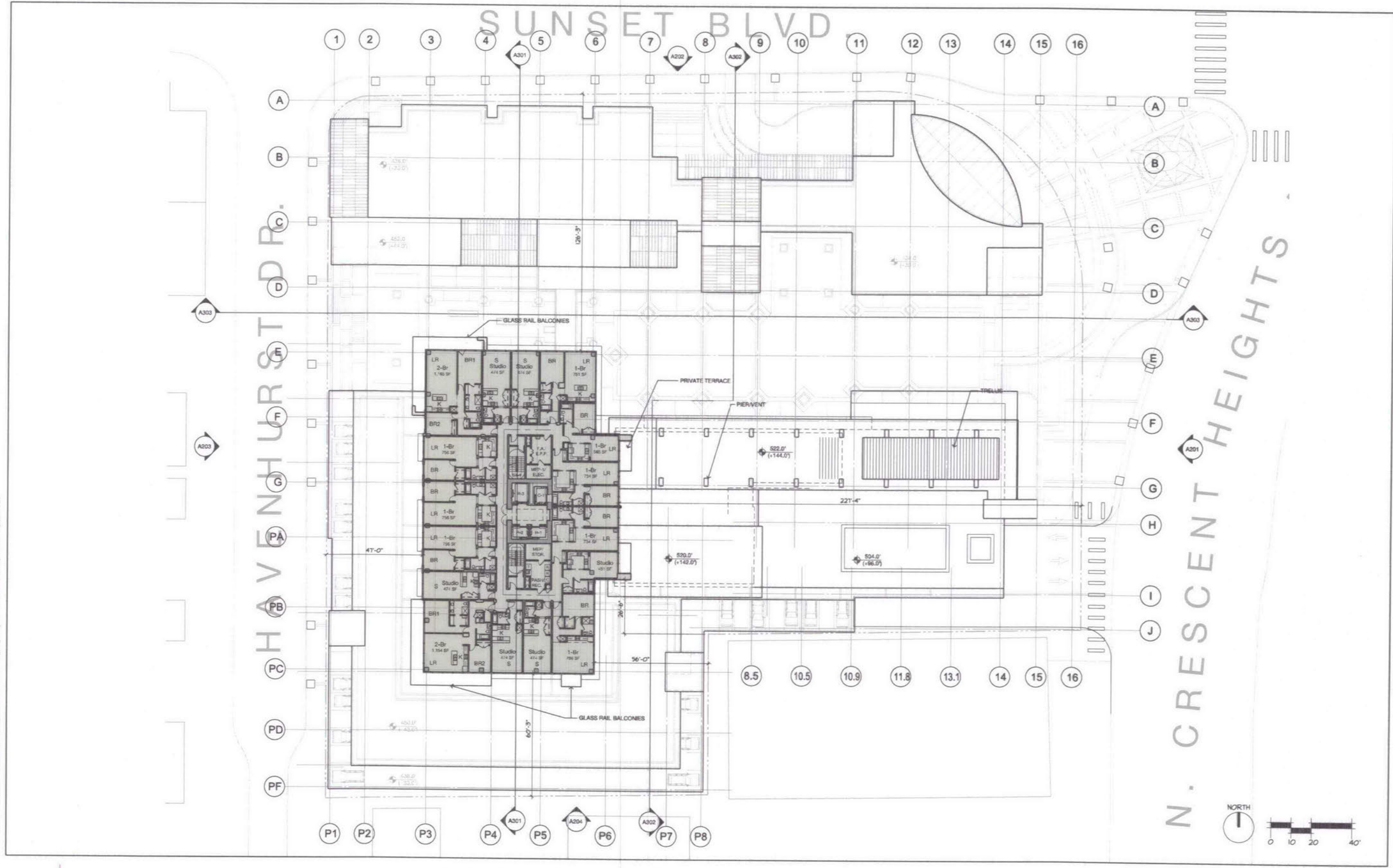
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09 FLOOR PLAN | A109
AUGUST 2, 2013

HA030121051109 8150 Sunset Blvd Section A110 Floor Plan_10-11.dwg, Page Setup: PDF FULL SIZE, Plot Scale: 1:1, Adobe PDF



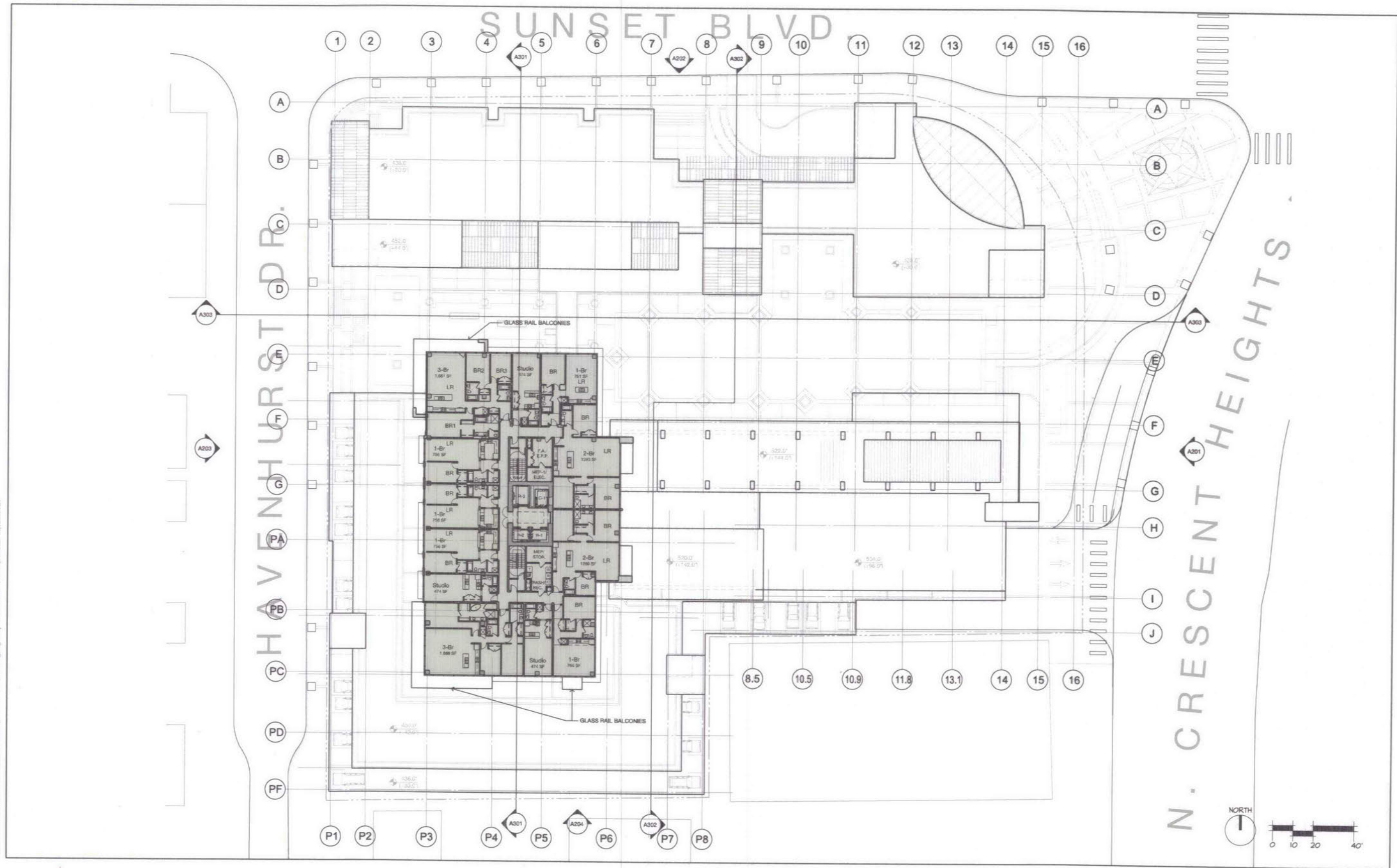
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Los Angeles, California

10-11 FLOOR PLAN | A110
AUGUST 2, 2013

14.03.2013 12:56:59 Server: \\G:\CD\Brenton\Planning\A111\8150 Sunset\12-15.Fldg. Page Setup: PDF FULL SIZE, 11inch, Plot Scale: 1:1, A111b PDF



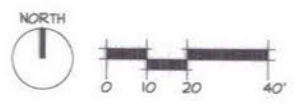
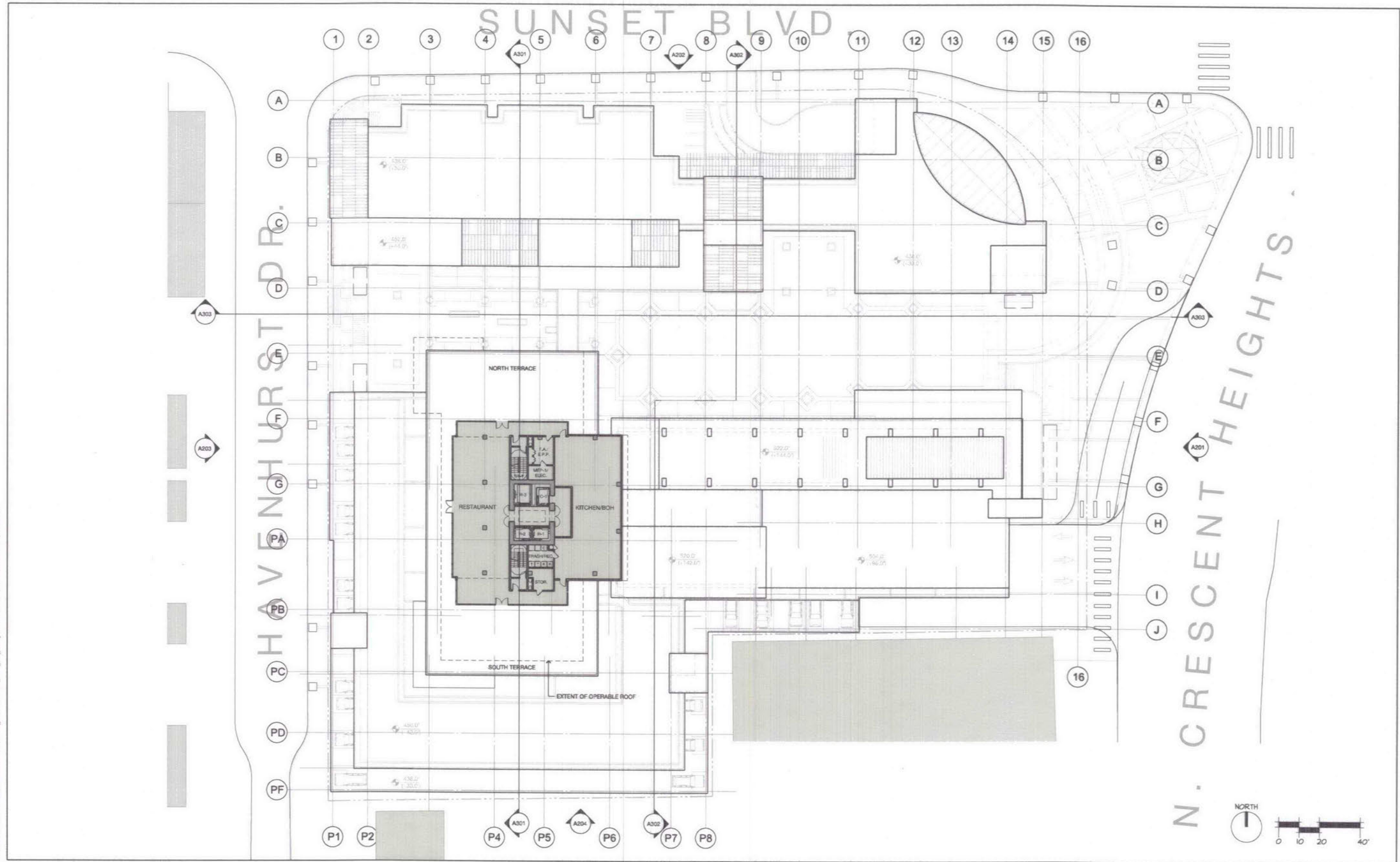
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12-15 FLOOR PLAN | A111
AUGUST 2, 2013

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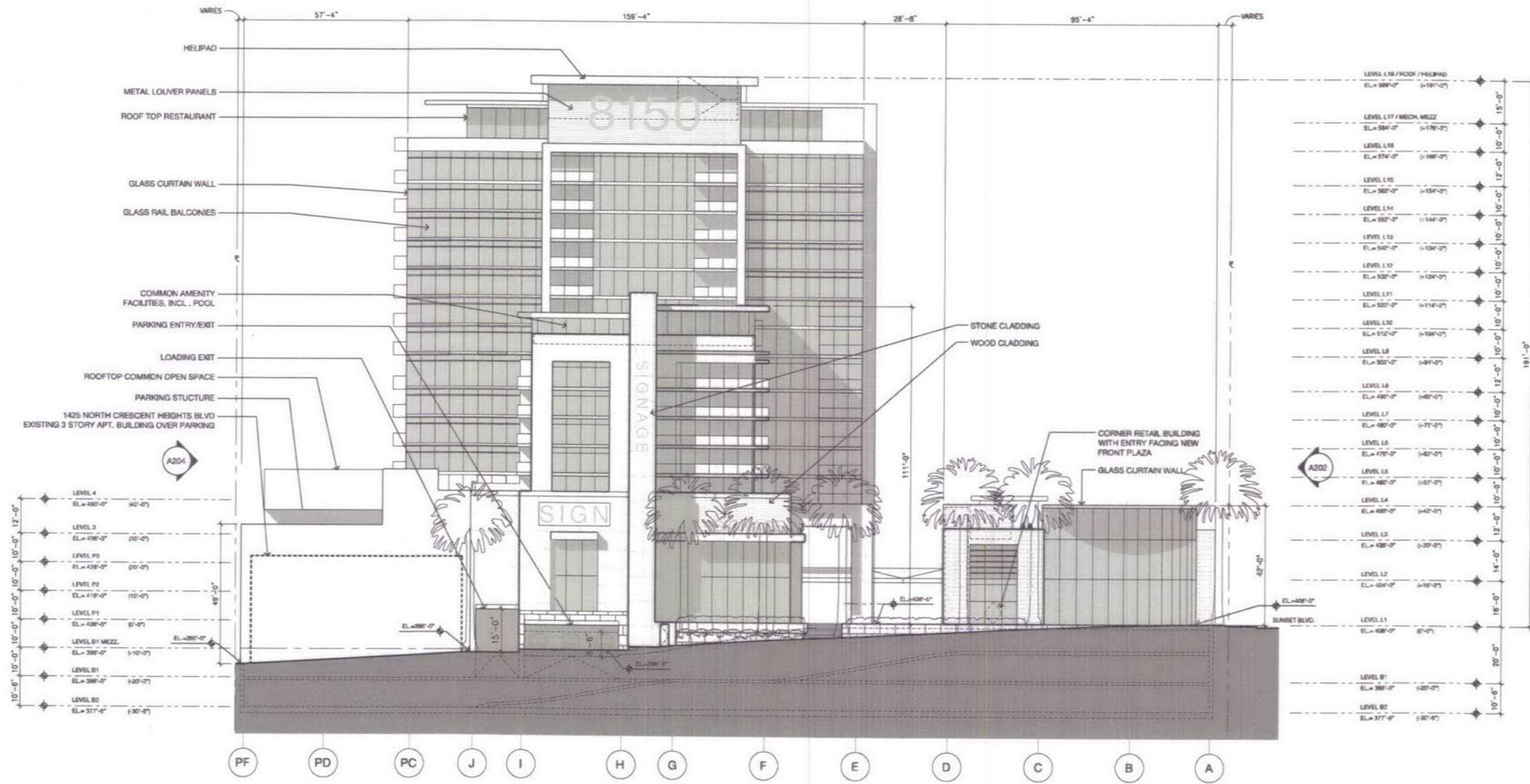


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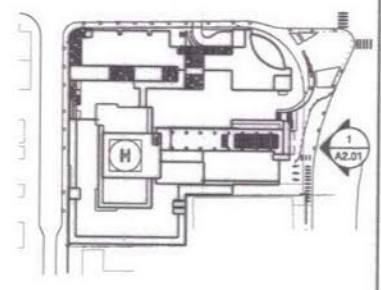
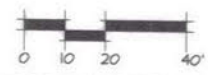
16 FLOOR PLAN | A112
AUGUST 2, 2013



LEVEL 4
EL. = 490'-0" (12'-0")
LEVEL 3
EL. = 486'-0" (05'-0")
LEVEL P3
EL. = 428'-0" (20'-0")
LEVEL P2
EL. = 418'-0" (10'-0")
LEVEL P1
EL. = 408'-0" (0'-0")
LEVEL B1 MEZZ.
EL. = 398'-0" (1'-10")
LEVEL B1
EL. = 388'-0" (1'-0")
LEVEL B0
EL. = 377'-0" (1'-0")

LEVEL L18 / ROOF / HELIPAD
EL. = 588'-0" (1'-11")
LEVEL L17 / MECH. MEZZ.
EL. = 584'-0" (1'-10")
LEVEL L16
EL. = 574'-0" (1'-10")
LEVEL L15
EL. = 562'-0" (1'-10")
LEVEL L14
EL. = 552'-0" (1'-10")
LEVEL L13
EL. = 542'-0" (1'-10")
LEVEL L12
EL. = 532'-0" (1'-10")
LEVEL L11
EL. = 522'-0" (1'-10")
LEVEL L10
EL. = 512'-0" (1'-10")
LEVEL L9
EL. = 502'-0" (1'-10")
LEVEL L8
EL. = 492'-0" (1'-10")
LEVEL L7
EL. = 482'-0" (1'-10")
LEVEL L6
EL. = 472'-0" (1'-10")
LEVEL L5
EL. = 462'-0" (1'-10")
LEVEL L4
EL. = 452'-0" (1'-10")
LEVEL L3
EL. = 438'-0" (1'-10")
LEVEL L2
EL. = 424'-0" (1'-10")
LEVEL L1
EL. = 408'-0" (0'-0")
LEVEL B1
EL. = 388'-0" (1'-10")
LEVEL B0
EL. = 377'-0" (1'-0")

1. EAST ELEVATION - FACING N. CRESCENT HEIGHTS BLVD



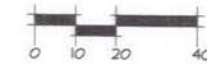
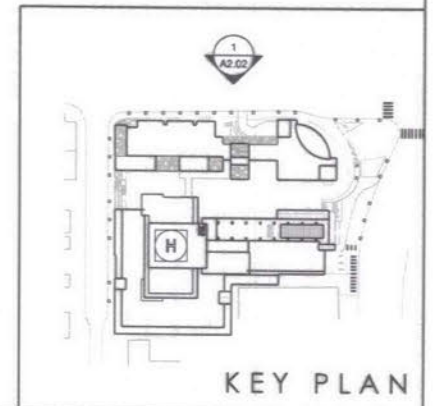
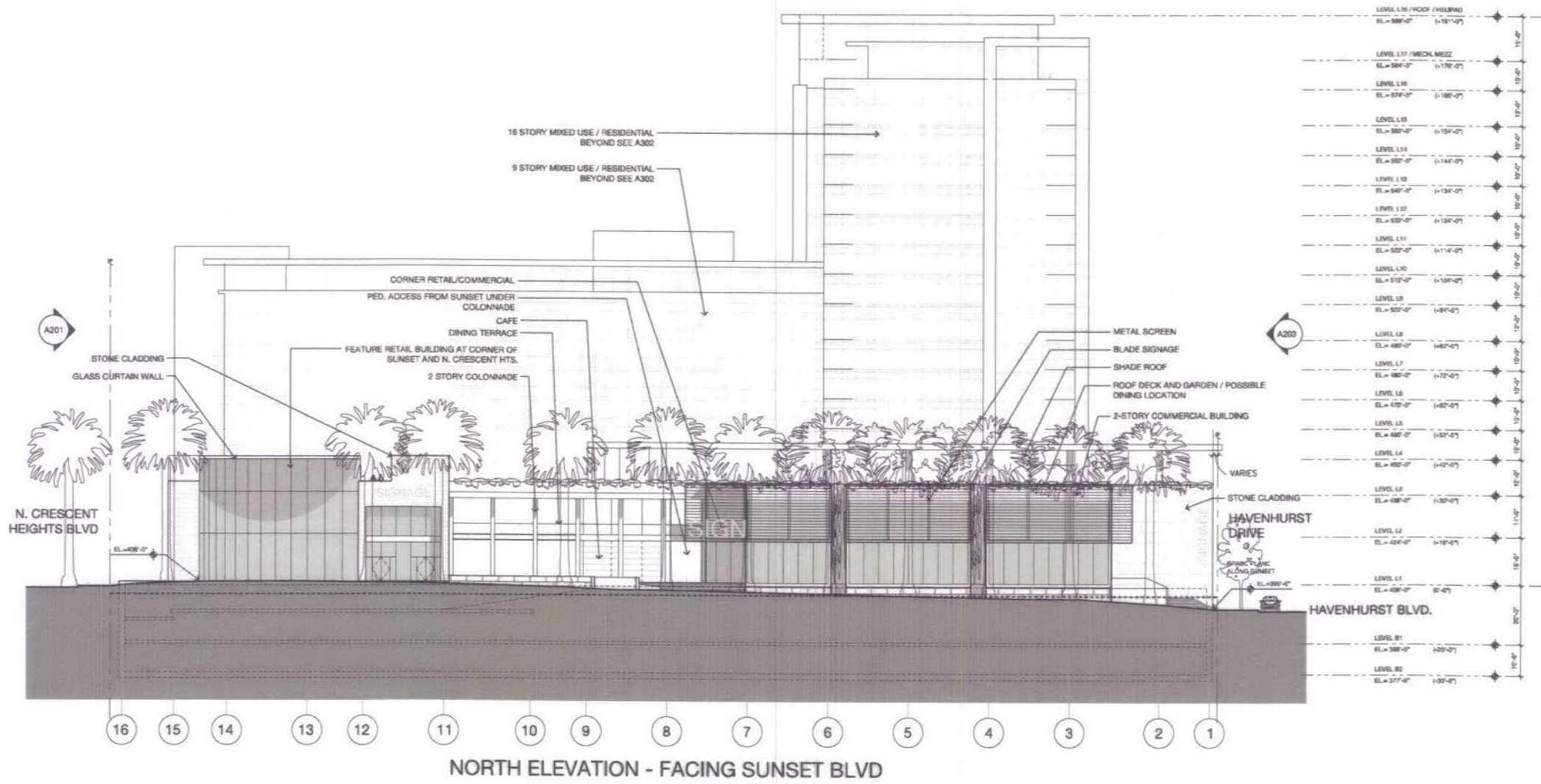
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8150 SUNSET BOULEVARD
Los Angeles, California

EAST ELEVATION | A201
AUGUST 2, 2013

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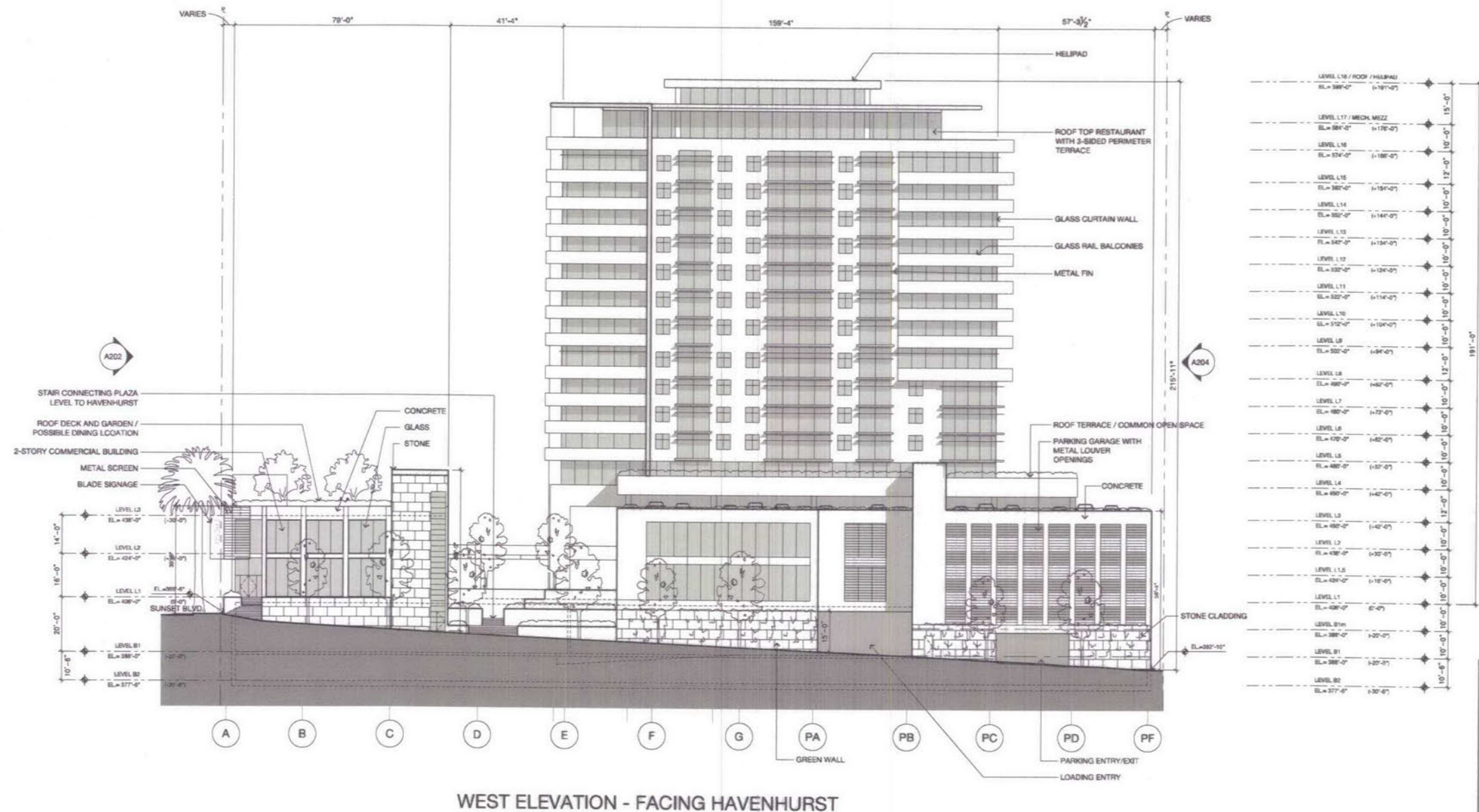
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 Los Angeles, California

NORTH ELEVATION | **A202**
 AUGUST 2, 2013

H:\2012\12-003-8150 Sunset\A203 West Elevation.dwg; Page Setup: PDF FULL SIZE; H:\Arch; Plot Scale: 1/8" = 1'-0";



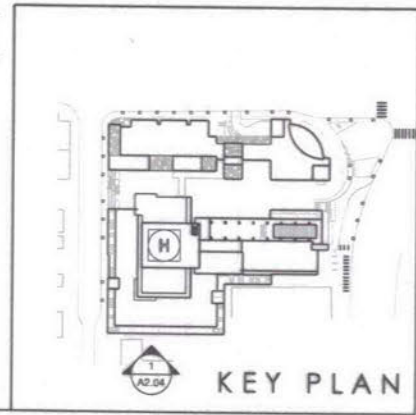
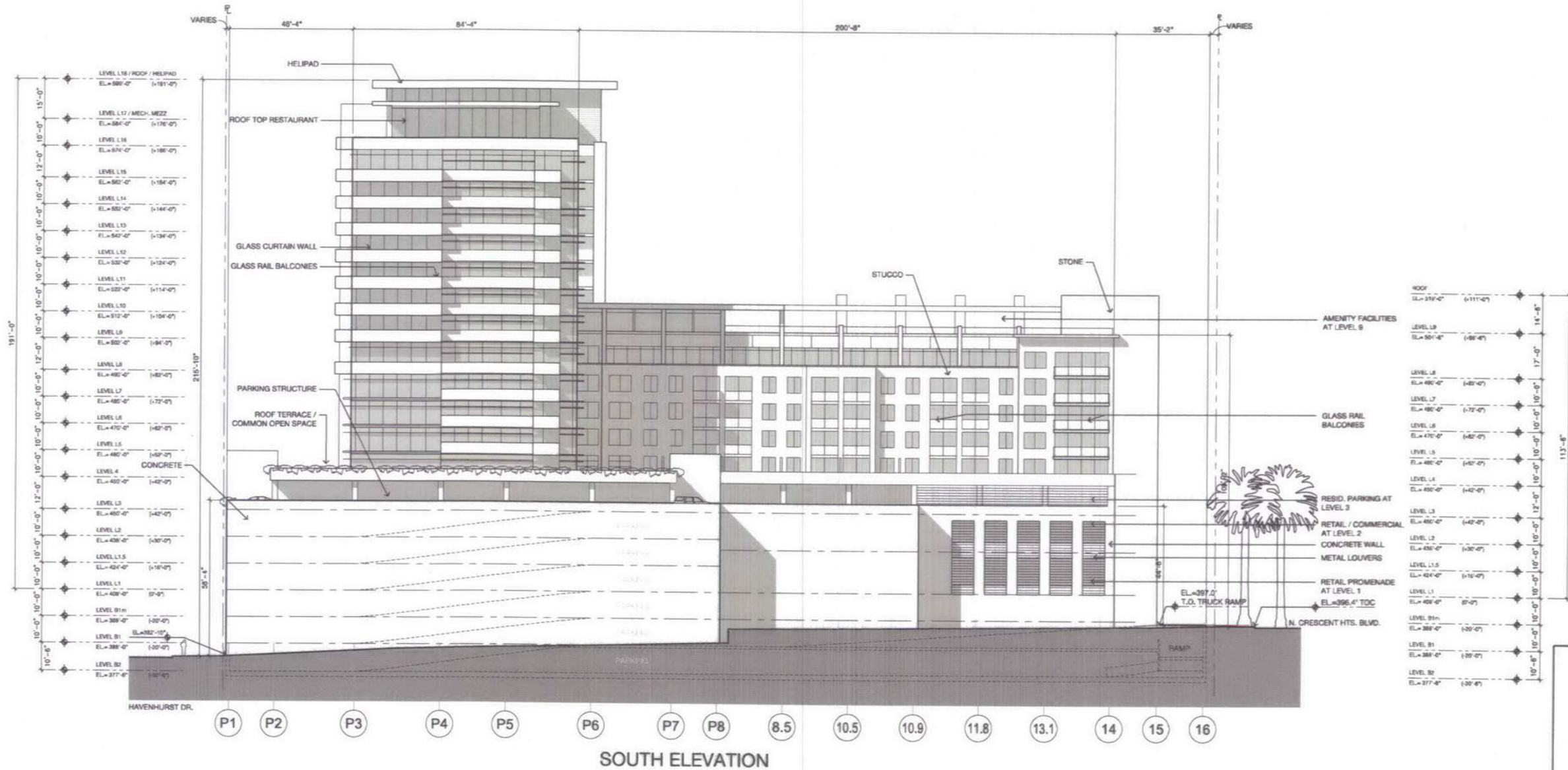
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Los Angeles, California

WEST ELEVATION | A203
AUGUST 2, 2013

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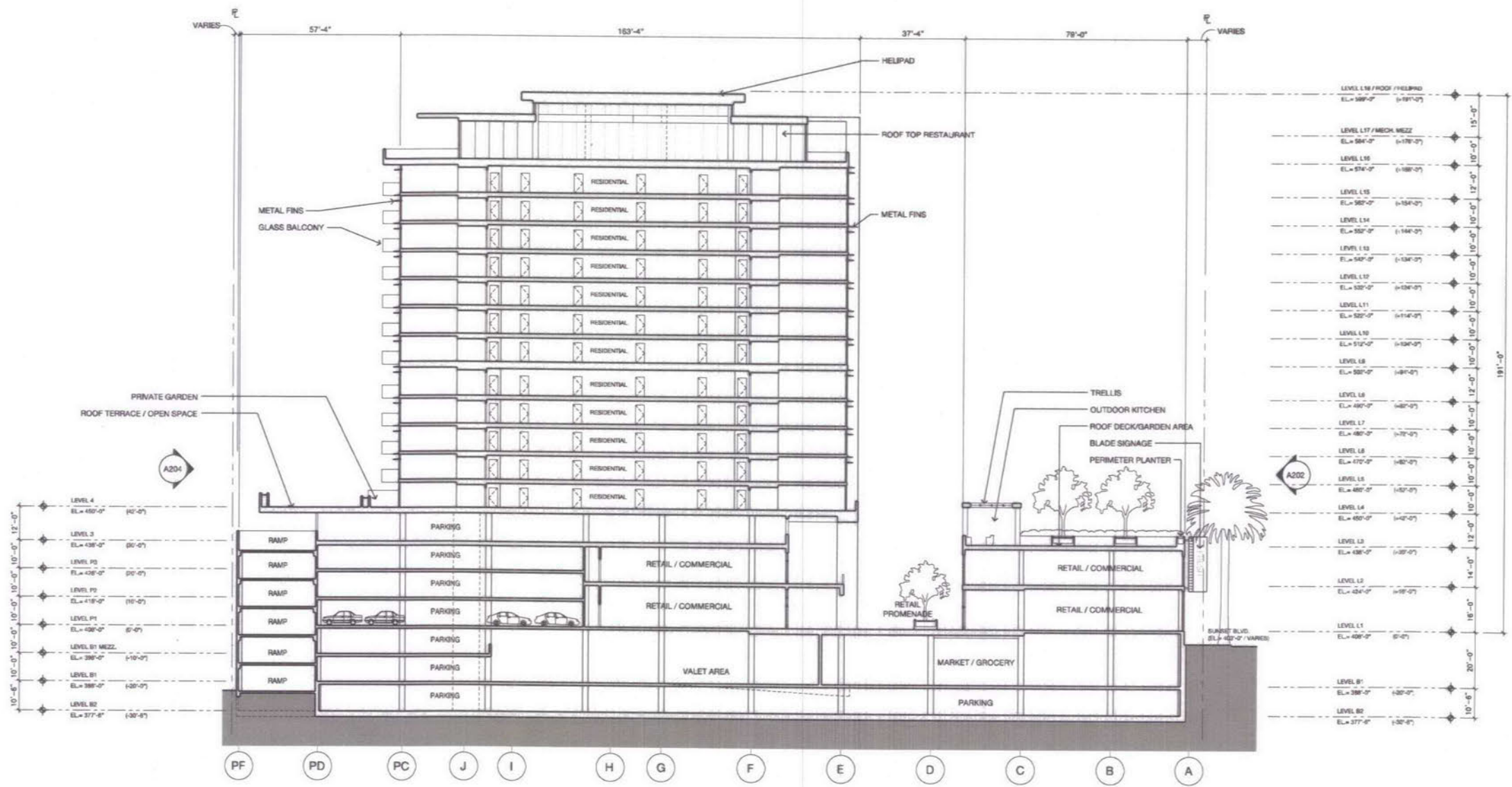
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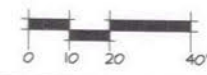
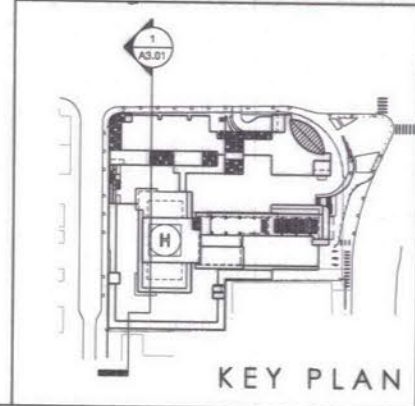
8150 SUNSET BOULEVARD
Los Angeles, California

SOUTH ELEVATION | A204
AUGUST 2, 2013

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2. SECTION THROUGH PLAZA AT AMENITY DECK - LOOKING WEST



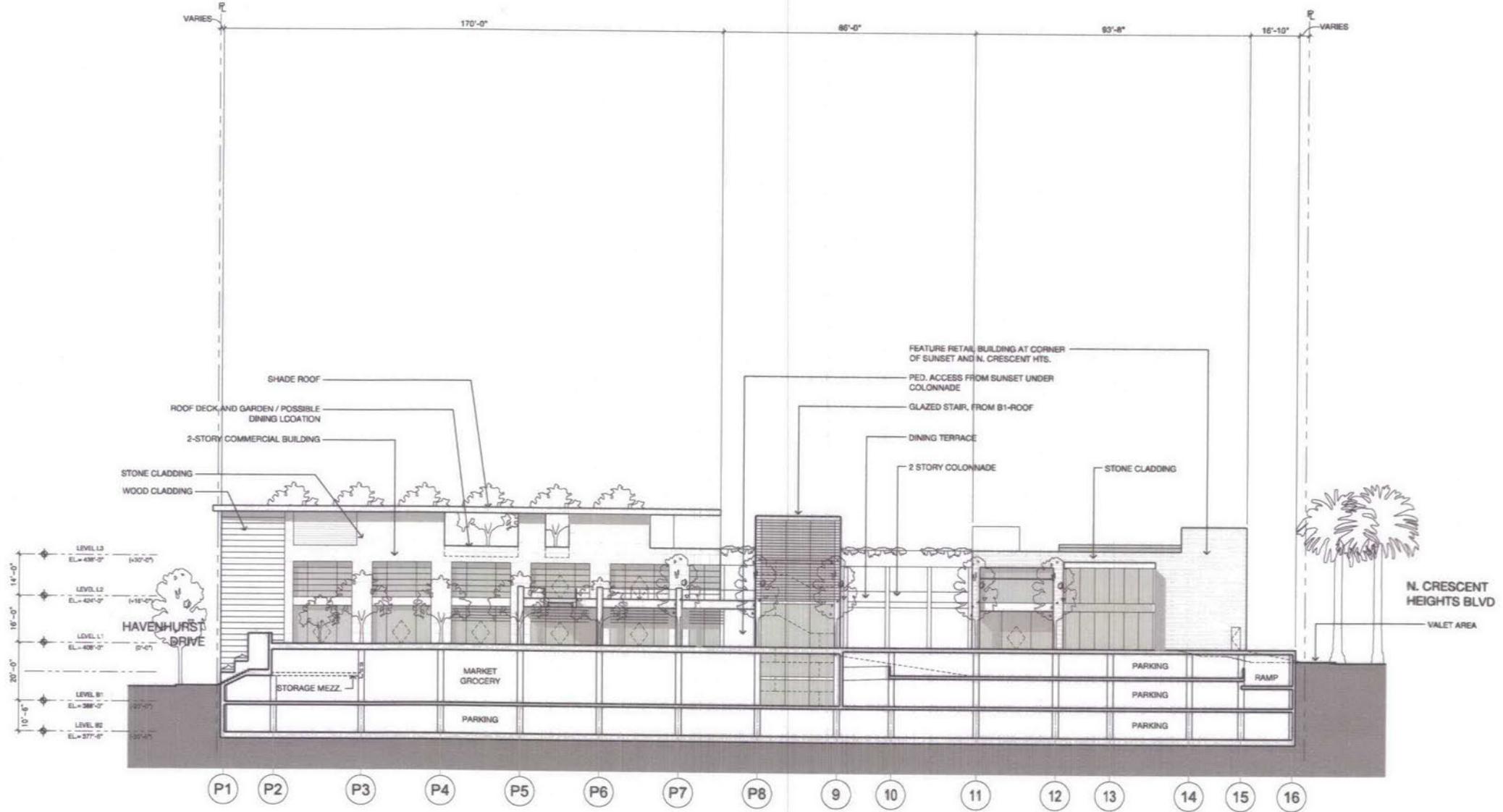
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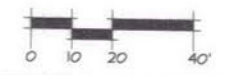
8150 SUNSET BOULEVARD
Los Angeles, California

SECTION A301
AUGUST 2, 2013

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SECTION THROUGH PLAZA - LOOKING NORTH



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 Los Angeles, California

SECTION | A303
 AUGUST 2, 2013

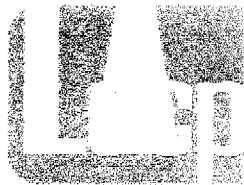


HL\2012\12-06\8150 Sunset\A401 CAD\Storyboard\Planning\A401 Render and Context\02 Page Set up PDF FULL SIZE_HH.cad, Plot Scale: 1:1, A4.cad PDF

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8150 SUNSET BOULEVARD SUNSET AND CRESCENT | **A401**
Los Angeles, California
AUGUST 2, 2013



City of Los Angeles Department of City Planning

9/10/2013

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1443 N CRESCENT HEIGHTS BLVD
 1441 N CRESCENT HEIGHTS BLVD
 1439 N CRESCENT HEIGHTS BLVD
 1437 N CRESCENT HEIGHTS BLVD
 1435 N CRESCENT HEIGHTS BLVD
 8156 W SUNSET BLVD
 8154 W SUNSET BLVD
 8158 W SUNSET BLVD
 8160 W SUNSET BLVD
 8162 W SUNSET BLVD
 8164 W SUNSET BLVD
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 8170 W SUNSET BLVD
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 8172 W SUNSET BLVD
 8178 W SUNSET BLVD
 8174 W SUNSET BLVD
 8176 W SUNSET BLVD
 8182 W SUNSET BLVD
 8180 W SUNSET BLVD
 1480 N HAVENHURST DR
 1486 N HAVENHURST DR
 1474 N HAVENHURST DR
 1470 N HAVENHURST DR
 1466 N HAVENHURST DR
 1441 1/2 N CRESCENT HEIGHTS BLVD
 1439 1/2 N CRESCENT HEIGHTS BLVD
 1437 1/2 N CRESCENT HEIGHTS BLVD
 1435 1/2 N CRESCENT HEIGHTS BLVD
 8150 W SUNSET BLVD
 8148 W SUNSET BLVD
 8152 W SUNSET BLVD

ZIP CODES

90046

RECENT ACTIVITY

CPC-2013-2551-CUB-ZV-DB-SPR
 ENV-2013-2552-EIR
 ENV-2007-3627

CASE NUMBERS

CPC-1986-831-GPC
 CPC-1986-209-PC

Address/Legal Information

PIN Number 147B173 327
 Lot/Parcel Area (Calculated) 96,328.6 (sq ft)
 Thomas Brothers Grid PAGE 593 - GRID A5
 Assessor Parcel No. (APN) 5554007014
 Tract TR 31173
 Map Reference M B 860-26/27
 Block None
 Lot LT 1
 Arb (Lot Cut Reference) None
 Map Sheet 147B173
 147B177

Jurisdictional Information

Community Plan Area Hollywood
 Area Planning Commission Central
 Neighborhood Council Hollywood Hills West
 Council District CD 4 - Tom LaBonge
 Census Tract # 1942.00
 LADBS District Office Los Angeles Metro

Planning and Zoning Information

Special Notes None
 Zoning C4-1D
 Zoning Information (ZI) ZI-1722
 General Plan Land Use Neighborhood Office Commercial
 General Plan Footnote(s) Yes
 Hillside Area (Zoning Code) No
 Baseline Hillside Ordinance No
 Baseline Mansionization Ordinance No
 Specific Plan Area None
 Special Land Use / Zoning None
 Design Review Board No
 Historic Preservation Review No
 Historic Preservation Overlay Zone None
 Other Historic Designations None
 Other Historic Survey Information None
 Mills Act Contract None
 POD - Pedestrian Oriented Districts None
 CDO - Community Design Overlay None
 NSO - Neighborhood Stabilization Overlay No
 Streetscape No
 Sign District No
 Adaptive Reuse Incentive Area None
 CRA - Community Redevelopment Agency None
 Central City Parking No
 Downtown Parking No
 Building Line None
 500 Ft School Zone No

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 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

CPC-1984-1-HD	500 Ft Park Zone	No
CPC-10366	Assessor Information	
ORD-95452	Assessor Parcel No. (APN)	5554007014
ORD-164714	Ownership (Assessor)	
ORD-161116-SA1	Owner1	AG SCH 8150 SUNSET BOULEVARD OWNER LP C/O C/O
ORD-129944		TOWNSCAPE MANAGEMENT INC
ORD-118364	Address	0 PO BOX 10506
ZA-6928		BEVERLY HILLS CA 90213
ZA-2007-3626-CUB	Ownership (City Clerk)	
ZA-2001-5784-CU-CUB	Owner	AG SCH 8150 SUNSET BOULEVARD OWNER L P C/O TOWNSCAPE
ZA-1993-211-ZV		MANAGEMENT INC
ZA-1992-1141-CUZ-ZV-PAD	Address	PO BOX 10506
ZA-1988-939-E		BEVERLY HILLS CA 90213
ZA-1983-398-CUB	APN Area (Co. Public Works)*	2.218 (ac)
YD-7975	Use Code	1500 - Shopping Center (Neighborhood)
ENV-2007-3627-CE	Assessed Land Val.	\$10,404,000
ENV-2001-5785-CE	Assessed Improvement Val.	\$2,601,000
OB-15548	Last Owner Change	01/12/12
AFF-3066	Last Sale Amount	\$14,000,140
AFF-2837	Tax Rate Area	67
AF-89-146951	Deed Ref No. (City Clerk)	SUBD
		990244
		56461
		529508
		340309
		2062067-68
		1970986-7
		1803528,30
		1534055-57
		1414789
		1253487
		1135611
	Building 1	
	Year Built	1960
	Building Class	CX
	Number of Units	0
	Number of Bedrooms	0
	Number of Bathrooms	0
	Building Square Footage	28,561.0 (sq ft)
	Building 2	
	Year Built	1988
	Building Class	BX
	Number of Units	0
	Number of Bedrooms	0
	Number of Bathrooms	0
	Building Square Footage	24,350.0 (sq ft)
	Building 3	
	Year Built	1988
	Building Class	BX
	Number of Units	0
	Number of Bedrooms	0
	Number of Bathrooms	0
	Building Square Footage	10,182.0 (sq ft)
	Building 4	
	Year Built	1988
	Building Class	BX

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Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building 5	
Year Built	1988
Building Class	BX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	4,533.0 (sq ft)

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	Yes
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None

Seismic Hazards

Active Fault Near-Source Zone

Nearest Fault (Distance in km)	0.246692340586188
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14
Rupture Top	0
Rupture Bottom	13
Dip Angle (degrees)	70
Maximum Magnitude	6.4
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	None
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	None
State Enterprise Zone Adjacency	No
Targeted Neighborhood Initiative	None

Public Safety

Police Information

Bureau	West
Division / Station	Hollywood
Reporting District	632

Fire Information

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Division	3
Batallion	5
District / Fire Station	41
Red Flag Restricted Parking	No

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CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-1986-831-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	HOLLYWOOD COMMUNITY PLAN REVISION/GENERAL PLAN CONSISTENCY PLAN AMENDMENT, ZONE CHANGES AND HEIGHT DISTRICT CHANGES
Case Number:	CPC-1986-209-PC
Required Action(s):	PC-PLAN CONSISTENCY APPEAL
Project Descriptions(s):	PLAN CONSISTENCY DETERMINATION APPEAL
Case Number:	CPC-1984-1-HD
Required Action(s):	HD-HEIGHT DISTRICT
Project Descriptions(s):	CHANGE OF HEIGHT DISTRICT WITHIN THE "CORE AREA OF L.A."- GENERAL PLAN ZONE CONSISTENCY PROGRAM.
Case Number:	ZA-2007-3626-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE (ALCOHOL)
Project Descriptions(s):	CONDITIONAL USE PERMIT PER 12.24 W1 TO EXTEND HOURS OF OPERATION FROM 7AM-12AM DAILY TO 7AM-1AM DAILY, AND TO ALLOW THE CONTINUED SALES AND ON-SITE CONSUMPTION OF BEER AND WINE FOR AN EXISTING 2,056 SQUARE FOOT RESTAURANT WITH 66 SEATS, IN A MINI SHOPPING CENTER IN THE C4-1D ZONE.
Case Number:	ZA-2001-5784-CU-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE (ALCOHOL) CU-CONDITIONAL USE
Project Descriptions(s):	TO SERVE BEER AND WINE IN AN EXISTING RESTAURANT
Case Number:	ZA-1993-211-ZV
Required Action(s):	ZV-ZONE VARIANCE
Project Descriptions(s):	TO PERMIT THE ESTABLISHMENT OF A RETAIL DRY CLEANING BUSINESS IN AN EXISTING SHOPPING CENTER, AS NOT PERMITTED IN THE C4 ZONE.
Case Number:	ZA-1992-1141-CUZ-ZV-PAD
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES ZV-ZONE VARIANCE PAD-PLAN APPROVAL ONLY FOR A DEEMED-TO-BE-APPROVED CU
Project Descriptions(s):	Data Not Available
Case Number:	ZA-1988-939-E
Required Action(s):	E-PRIVATE STREET MODIFICATIONS (5TH REQUEST)
Project Descriptions(s):	EXCEPTION FROM CONDITIONAL USE TO PERMIT THE SALE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION IN A 75-SEAT RESTAURANT IN THE C2-1 ZONE.
Case Number:	ZA-1983-398-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE (ALCOHOL)
Project Descriptions(s):	Data Not Available
Case Number:	ENV-2007-3627-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	CONDITIONAL USE PERMIT PER 12.24 W1 TO EXTEND HOURS OF OPERATION FROM 7AM-12AM DAILY TO 7AM-1AM DAILY, AND TO ALLOW THE CONTINUED SALES AND ON-SITE CONSUMPTION OF BEER AND WINE FOR AN EXISTING 2,056 SQUARE FOOT RESTAURANT WITH 66 SEATS, IN A MINI SHOPPING CENTER IN THE C4-1D ZONE.
Case Number:	ENV-2001-5785-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	TO SERVE BEER AND WINE IN AN EXISTING RESTAURANT

DATA NOT AVAILABLE

CPC-10366
ORD-95452
ORD-164714
ORD-161116-SA1
ORD-129944
ORD-118364
ZA-6928
YD-7975
OB-15548

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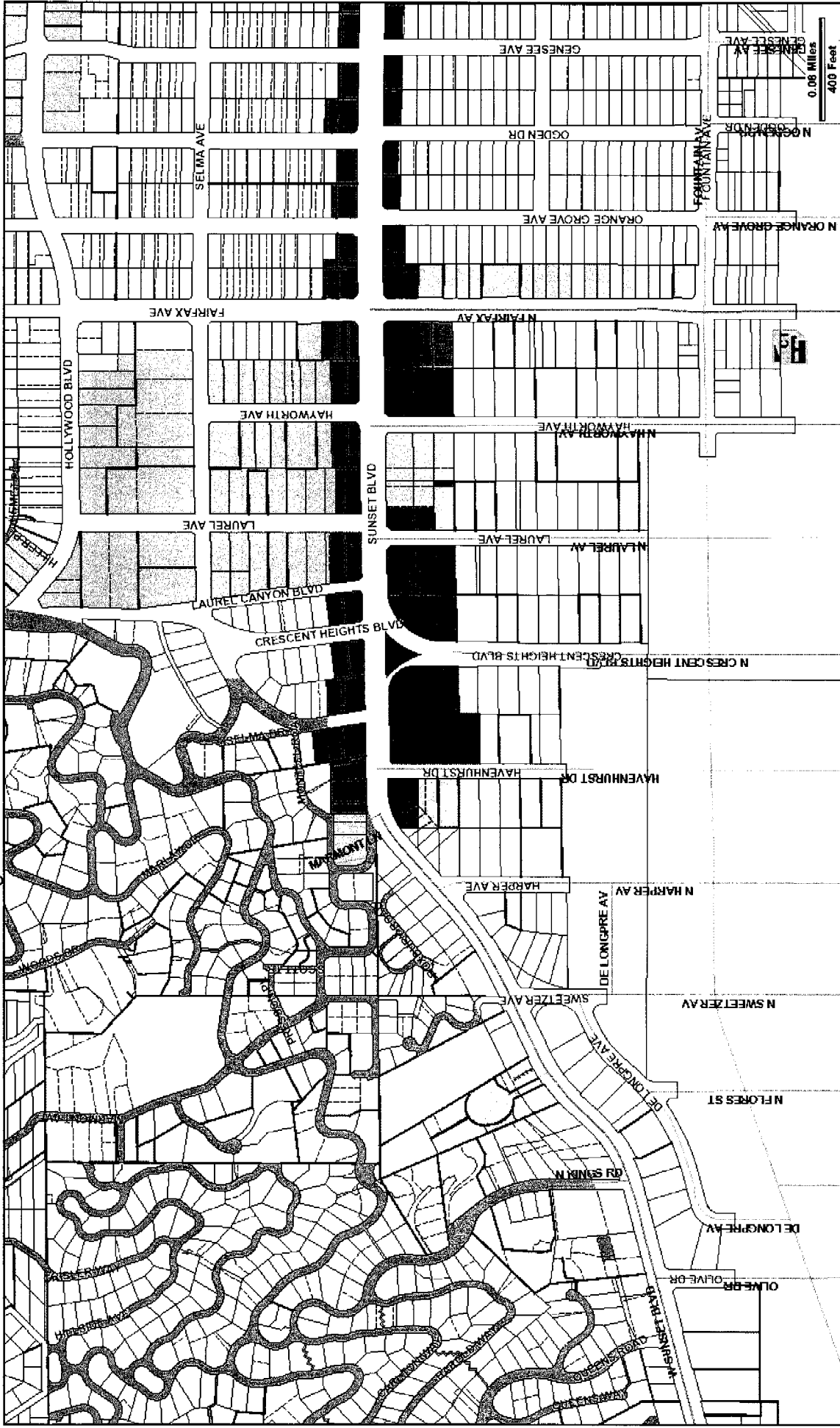
AFF-3066
AFF-2837
AF-89-146951

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09/10/2013

Generalized Zoning

ZIMAS INTRANET



Address: 1443 N CRESCENT HEIGHTS BLVD
 APN: 5554007014
 PIN #: 147B173 327










Tract: TR 31173
 Block: None
 Lot: LT 1
 Arb: None

Zoning: C4-1D

General Plan: Neighborhood Office Commercial

LEGEND



GENERALIZED ZONING

-  OS
-  A, RA
-  RE, RS, R1, RU, RZ, RW1
-  R2, RD, RMP, RW2, R3, R4, R5
-  CR, C1, C1.5, C2, C4, C5, CW, ADP, LASED, CEC, USC
-  CM, MR, WC, CCS, M1, M2, M3, SL
-  P, PB
-  PF
-  HILLSIDE

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL





-  Minimum Residential
-  Very Low / Very Low I Residential
-  Very Low II Residential
-  Low / Low I Residential
-  Low II Residential
-  Low Medium / Low Medium I Residential
-  Low Medium II Residential
-  Medium Residential
-  High Medium Residential
-  High Density Residential
-  Very High Medium Residential

COMMERCIAL





-  Limited Commercial
-  Limited Commercial - Mixed Medium Residential
-  Highway Oriented Commercial
-  Highway Oriented and Limited Commercial
-  Highway Oriented Commercial - Mixed Medium Residential
-  Neighborhood Office Commercial
-  Community Commercial
-  Community Commercial - Mixed High Residential
-  Regional Center Commercial

FRAMEWORK

COMMERCIAL

-  Neighborhood Commercial
-  General Commercial
-  Community Commercial
-  Regional Mixed Commercial






INDUSTRIAL

-  Commercial Manufacturing
-  Limited Manufacturing
-  Light Manufacturing
-  Heavy Manufacturing

PARKING

-  Parking Buffer






PORT OF LOS ANGELES

-  General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
-  General / Bulk Cargo - Hazard
-  Commercial Fishing
-  Recreation and Commercial
-  Intermodal Container Transfer Facility Site



LOS ANGELES INTERNATIONAL AIRPORT

-  Airport Landside
-  Airport Airside
-  Airport Northside

OPEN SPACE / PUBLIC FACILITIES














-  Open Space
-  Public / Open Space
-  Public / Quasi-Public Open Space
-  Other Public Open Space
-  Public Facilities

















INDUSTRIAL

-  Limited Industrial
-  Light Industrial






CIRCULATION

STREET

-  Arterial Mountain Road
-  Collector Scenic Street
-  Collector Street
-  Collector Street (Hillside)
-  Collector Street (Modified)
-  Collector Street (Proposed)
-  Country Road
-  Divided Major Highway II
-  Divided Secondary Scenic Highway
-  Local Scenic Road
-  Local Street
-  Major Highway (Modified)
-  Major Highway I
-  Major Highway II
-  Major Highway II (Modified)

-  Major Scenic Highway
-  Major Scenic Highway (Modified)
-  Major Scenic Highway II
-  Mountain Collector Street
-  Park Road
-  Parkway
-  Principal Major Highway
-  Private Street
-  Scenic Divided Major Highway II
-  Scenic Park
-  Scenic Parkway
-  Secondary Highway
-  Secondary Highway (Modified)
-  Secondary Scenic Highway
-  Special Collector Street
-  Super Major Highway

FREEWAYS

-  Freeway
-  Interchange
-  On-Ramp / Off-Ramp
-  Railroad
-  Scenic Freeway Highway



MISC. LINES





















-  Airport Boundary
-  Bus Line
-  Coastal Zone Boundary
-  Coastline Boundary
-  Collector Scenic Street (Proposed)
-  Commercial Areas
-  Commercial Center
-  Community Redevelopment Project Area
-  Country Road
-  DWP Power Lines
-  Desirable Open Space
-  Detached Single Family House
-  Endangered Ridgeline
-  Equestrian and/or Hiking Trail
-  Hiking Trail
-  Historical Preservation
-  Horsekeeping Area
-  Local Street
-  MSA Desirable Open Space
-  Major Scenic Controls
-  Multi-Purpose Trail
-  Natural Resource Reserve
-  Park Road
-  Park Road (Proposed)
-  Quasi-Public
-  Rapid Transit Line
-  Residential Planned Development
-  Scenic Highway (Obsolete)
-  Secondary Scenic Controls
-  Secondary Scenic Highway (Proposed)
-  Site Boundary
-  Southern California Edison Power
-  Special Study Area
-  Specific Plan Area
-  Stagecoach Line
-  Wildlife Corridor

POINTS OF INTEREST





























-  Alternative Youth Hostel (Proposed)
-  Animal Shelter
-  Area Library
-  Area Library (Proposed)
-  Bridge
-  Campground
-  Campground (Proposed)
-  Cemetery
- HW** Church
-  City Hall
-  Community Center
-  Community Library
-  Community Library (Proposed Expansion)
-  Community Library (Proposed)
-  Community Park
-  Community Park (Proposed Expansion)
-  Community Park (Proposed)
-  Community Transit Center
-  Convalescent Hospital
-  Correctional Facility
-  Cultural / Historic Site (Proposed)
-  Cultural / Historical Site
-  Cultural Arts Center
- DMV** DMV Office
- DWP** DWP
-  DWP Pumping Station
-  Equestrian Center
-  Fire Department Headquarters
-  Fire Station
-  Fire Station (Proposed Expansion)
-  Fire Station (Proposed)
-  Fire Supply & Maintenance
-  Fire Training Site
-  Fireboat Station
-  Health Center / Medical Facility
-  Helistop
-  Historic Monument
-  Historical / Cultural Monument
-  Horsekeeping Area
-  Horsekeeping Area (Proposed)
-  Horticultural Center
-  Hospital
-  Hospital (Proposed)
- HW** House of Worship
-  Important Ecological Area
-  Important Ecological Area (Proposed)
-  Interpretive Center (Proposed)
-  Junior College
-  MTA / Metrolink Station
-  MTA Station
-  MTA Stop
- MWD** MWD Headquarters
-  Maintenance Yard
-  Municipal Office Building
-  Municipal Parking lot
-  Neighborhood Park
-  Neighborhood Park (Proposed Expansion)
-  Neighborhood Park (Proposed)
-  Oil Collection Center
-  Parking Enforcement
-  Police Headquarters
-  Police Station
-  Police Station (Proposed Expansion)
-  Police Station (Proposed)
-  Police Training site
- PO** Post Office
-  Power Distribution Station
-  Power Distribution Station (Proposed)
-  Power Receiving Station
-  Power Receiving Station (Proposed)
- C** Private College
- E** Private Elementary School
-  Private Golf Course
-  Private Golf Course (Proposed)
- JH** Private Junior High School
- PS** Private Pre-School
-  Private Recreation & Cultural Facility
- SH** Private Senior High School
- SF** Private Special School
-  Public Elementary (Proposed Expansion)
-  Public Elementary School
-  Public Elementary School (Proposed)
-  Public Golf Course
-  Public Golf Course (Proposed)
-  Public Housing
-  Public Housing (Proposed Expansion)
-  Public Junior High School
-  Public Junior High School (Proposed)
-  Public Middle School
-  Public Senior High School
-  Public Senior High School (Proposed)
-  Pumping Station
-  Pumping Station (Proposed)
-  Refuse Collection Center
-  Regional Library
-  Regional Library (Proposed Expansion)
-  Regional Library (Proposed)
-  Regional Park
-  Regional Park (Proposed)
- RPD** Residential Plan Development
-  Scenic View Site
-  Scenic View Site (Proposed)
-  School District Headquarters
-  School Unspecified Loc/Type (Proposed)
-  Skill Center
-  Social Services
-  Special Feature
-  Special Recreation (a)
-  Special School Facility
-  Special School Facility (Proposed)
-  Steam Plant
-  Surface Mining
-  Trail & Assembly Area
-  Trail & Assembly Area (Proposed)
- UTL** Utility Yard
-  Water Tank Reservoir
-  Wildlife Migration Corridor
-  Wildlife Preserve Gate

SCHOOLS/PARKS WITH 500 FT. BUFFER

-  Existing School/Park Site
-  Planned School/Park Site
- Inside 500 Ft. Buffer

- | | |
|--|--|
|  Aquatic Facilities |  Opportunity School |
|  Beaches |  Other Facilities |
|  Charter School |  Park / Recreation Centers |
|  Child Care Centers |  Parks |
|  Elementary School |  Performing / Visual Arts Centers |
|  Golf Course |  Recreation Centers |
|  High School |  Span School |
|  Historic Sites |  Special Education School |
|  Horticulture/Gardens |  Senior Citizen Centers |
|  Middle School |  Skate Parks |

OTHER SYMBOLS

- | | | |
|--|---|---|
|  Lot Line |  Airport Hazard Zone |  Flood Zone |
|  Tract Line |  Census Tract |  Hazardous Waste |
|  Lot Cut |  Coastal Zone |  High Wind Zone |
|  Easement |  Council District |  Hillside Grading |
|  Zone Boundary |  LADBS District Office |  Historic Preservation Overlay Zone |
|  Building Line |  Downtown Parking |  Specific Plan Area |
|  Lot Split |  Fault Zone |  Very High Fire Hazard Severity Zone |
|  Community Driveway |  Fire District No. 1 |  Oil Wells |
|  Tract Map | | |
|  Parcel Map | | |
|  Lot Ties | | |
|  Building Outlines | | |

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

ENVIRONMENTAL ASSESSMENT FORM

EAF Case No.: 2013-2552 ZA Case No.: _____ CPC Case No.: 2551
Council District No.: 4 Community Plan Area: CPC 2013 Hollywood Community Plan
PROJECT ADDRESS: 8150 Sunset Boulevard, Los Angeles, CA 90036
Major Cross Streets: Sunset Boulevard and N. Crescent Heights Boulevard
Name of Applicant: AG-SCH 8150 Sunset Boulevard Owner, L.P.
Address: 8899 Beverly Blvd, Suite 710, West Hollywood, CA 90048
Telephone No.: 310-285-7081 Fax No.: _____ E-mail: tsiegel@townscapepartners.com

OWNER	APPLICANT'S REPRESENTATIVE (Other than Owner):
Name: <u>AG-SCH 8150 Sunset Boulevard Owner, L.P.</u>	Name: <u>Jeffrey Haber/Edgar Khalatian/Michael Nytzen, Paul Hastings, LLP</u> (Contact Person)
Address: <u>8899 Beverly Blvd, Suite 710, West Hollywood, CA 90048</u>	Address: <u>515 South Flower Street, Twenty-Fifth Floor, Los Angeles, CA 90071</u>
Telephone No: <u>310-285-7081</u>	Telephone No: <u>213-683-6000</u>
Signature: <u>[Signature]</u>	Signature: _____ (Applicant's Representative)

The following Exhibits are required (3 copies of each exhibit and 3 Environmental Assessment Forms for projects in Coastal & S.M. Mtn. Zones): All Exhibits should reflect the entire project, not just the area in need of zone change, variance, or other entitlement.

NOTE: The exhibits are IN ADDITION TO those required for any case for which the Environmental Assessment Form is being filed.

- A. **2 Vicinity Maps:** (8½" x 11") showing nearby street system, public facilities and other significant physical features (similar to road maps, Thomas Brothers Maps, etc.) with project area highlighted.
- B. **2 Radius/Land Use Maps:** (1" = 100') showing land use and zoning to 500 feet (100 feet of additional land use beyond the radius for alcoholic beverage cases); 100' radius line (excluding streets) okay for Coastal building permits 300' for site plan review applications.
- C. **2 Plot Plans:** showing the location and layout of proposed development including dimensions; include topographic lines where grade is over 10%; tentative tract or parcel maps where division of land is involved to satisfy this requirement, and the location and diameter of all trees existing on the project site.
- D. **Application:** a duplicate copy of application for zone change, (including Exhibit "C" justification) batch screening form, periodic comprehensive general plan review and zone change map, variance, conditional use, subdivider's statement, etc.
- E. **Pictures:** two or more pictures of the project site showing walls; trees and existing structures.
- F. **Notice of Intent Fee:** a UNDATED check in the amount of \$25 made out to the **County of Los Angeles** for the purpose of filing a Notice of Intent to Adopt a Negative Declaration as required by § 15072 of the State CEQA Guidelines.
- G. **Hillside Grading Areas/Haul Route Approval:** Projects within a Hillside Grading Area involving import/export of 1,000 cubic yards or more shall submit a soils and/or geotechnical report reviewed & approved by LADBS (reports needed to be determined by LADBS) to include measures to mitigate impacts related to grading and obtain a Haul Route Approval from the Board of Building & Safety Commissioners (refer to <http://www.lacity.org/LADBS/forms/forms.htm>).

ENVIRONMENTAL ASSESSMENT	
APPROVED BY: _____	DATE: _____
APPLICATION ACCEPTED	
BY: <u>Steve Kim</u>	DATE: <u>6/12/13</u>
RECEIPT NO.: <u>12807</u>	

I. Project Description:

Briefly describe the project and permits necessary (i.e., Tentative Tract, Conditional Use, Zone Change, etc.) including an identification of phases and plans for future expansion:

AG-SCH 8150 Sunset Boulevard Owner, L.P., (the Applicant) proposes the development of a mixed-use commercial/residential building with various elements ranging in height from two stories to 16 stories in height (42 feet above the ground elevation at the intersection of Sunset and Crescent Heights Boulevards, increasing to 108 feet for the nine story portion and 191 feet for the 16-story portion of the building; the overall building height is 216 feet as measured from the low point of the site along Havenhurst Drive to the top of the 16-story portion of the building) on the 2.56-acre site. The building would include approximately 111,308 square feet of commercial retail and restaurant uses within three lower levels (one subterranean) and one rooftop level, with 249 apartment units, including 28 affordable housing units, within twelve upper levels representing 222,564 gross square feet of residential space. Parking for proposed uses would be provided on-site via a seven-level (three subterranean and semi-subterranean levels) parking structure housed within the podium structure that includes 849 total parking spaces (295 for residential uses and 554 for commercial uses). The total development would include up to 333,872 square feet of commercial and residential space with a maximum floor-area ratio (FAR) of approximately 2.99:1. Construction is anticipated to commence following Project approval in 2014 with completion estimated in 2017.

Requested approvals for the Project include, but may not be limited to, the following:

- Affordable Housing Incentives, including Off-Menu Incentives;
- Site Plan Review;
- Master Conditional Use Permit for Alcohol (on- and off-site sales);
- Subdivision to create airspace lots and for condominium purposes;
- Variances for outdoor dining above the ground floor level and to allow a fitness studio, as not otherwise permitted in the C4 zone;
- Construction permits, including building, grading, excavation, foundation, and associated permits;
- Tree removal permit;
- Haul route permit, as may be required; and
- Other approvals as needed.

Will the project require certification, authorization, clearance or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.? If so, please specify:

The project would require permits from the Regional Water Quality Board and the South Coast Air Quality Management District, as appropriate.

II. Existing Conditions:

- A. Project Site Area 2.56 acres (111,339 square feet)
Net and 2.56 acres Gross Acres 2.56 acres
- B. Existing Zoning C4-1D
- C. Existing Use of Land Commercial retail, restaurant, storage, and walk-in bank
Existing General Plan Designation Neighborhood Office Commercial
- D. Requested General Plan Designation Same
c. 1960
- E. Number 2 type Commercial and age ± & 1988 of structures to be removed as a result of the project. If residential dwellings (apts., single-family, condos) are being removed indicate the number of units: N/A and average rent: N/A
Is there any similar housing at this price range available in the area? If yes, where?
N/A
- F. Number 20 +/- on-site
of existing trees 6 +/- street trees Trunk Diameter 5" -8" and type Ornamental, palms
Number 26 +/- Trunk Diameter 5" -8" and type Ornamental, palms
of trees being removed (identify on Plot Plan.)
- H. Slope: State percent of property which is:
100 Less than 10% slope 10-15% slope over 15% slope
If slopes over 10% exist, a topographic map will be required. Over 50 acres, 1" = 200' scale is okay.
- I. Check the applicable boxes and indicate the condition on the Plot Plan. There are natural or man-made drainage channels, rights of way and/or hazardous pipelines crossing or immediately adjacent to the property, or none of the above.
- J. Grading: (specify the total amount of dirt being moved)
0-500 cubic yards.
Approx. 88,000 if over 500 cubic yards, indicate amount of cubic yards.
- K. Import/Export: Indicate the amount of dirt being imported or exported: Approx. 88,000 cubic yards.

If the project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Describe entire project, not just area in need of zone change, variance, or other entitlement.

III. Residential project (if not residential, do not answer)

- A. Number of Dwelling Units
Single Family N/A Apartment 249 or Condominium _____
- B. Number of Dwelling Units with: Studio 73
One bedroom 130 Two bedrooms 38
Three bedrooms 8 Four or more bedrooms N/A
- C. Total number of parking spaces provided 295
- D. List recreational facilities of project: Public open space plaza and decks; private pool, fitness center, recreation room, library, and balconies/outdoor space.
- E. Approximate price range of units \$ TBD to \$ TBD
- F. Number of stories 16 height 216 feet
- G. Type of appliances and heating (gas, electric, gas/electric, solar) Gas, electric
Gas heated swimming pool? Yes
- H. Describe night lighting of the project Street lighting, residential and commercial interior lighting, parking lot and security lighting, and signage; outdoor lighting would be shielded.
(include plan for shielding light from adjacent uses, if available)
- I. Percent of total project proposed for:
Building Combined building/paving total:
Paving Approx. 70-90%
Landscaping Approx. 10-30%
Precise percentage TBD during environmental review.
- J. Total Number of square feet of floor area 222,564 sf

IV. Commercial, Industrial or Other Project (if project is only residential do not answer this section). Describe entire project, not just area in need of zone change, variance, or other entitlement.

- A. Type of use Commercial retail, restaurant, supermarket, fitness, walk-in bank
- B. Total number of square feet of floor area Approx. 111,308
- C. Number of units if hotel/motel N/A
Approx. 42 feet for 4 commercial levels in retail/parking podium, with single-story rooftop restaurant/lounge on 16th floor
- D. Number of stories 16 height floor
- E. Total number of parking spaces provided: 554 spaces
- F. Hours of operation See Below Days of operation 7 days per week
Retail/Restaurant: 6:00 AM to 2:00 AM
- G. If fixed seats or beds involved, number N/A
- H. Describe night lighting of the project Specific lighting program TBD during environmental review
(Include plan for shielding light from adjacent uses, if available)
- I. Number of employees per shift Approx. 135
- J. Number of students/patients/patrons Design day attendance: 5,000 visitors
- K. Describe security provisions for project Private security; TBD during environmental review
- L. Percent of total project proposed for:
Building Combined building/paving total:
Paving Approx. 70-90%
Landscaping Approx. 10-30%
Precise percentage TBD during environmental review.

Historic/Architecturally Significant Project

Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which may be designated or eligible for designation in any of the following: (please check)

- National Register of Historic Places N/A
- California Register of Historic Resources N/A
- City of Los Angeles Cultural Historic Monument N/A
- Within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ) No

V. Hazardous Materials and Substance Discharge

Does the project involve the use of any hazardous materials or have hazardous substance discharge? If so, please specify.

Small quantities of chemicals would be used for janitorial/cleaning and landscaping purposes, and would be stored and handled in accordance with all applicable regulations.

- A. Regulatory Identification Number (if known) N/A
- B. Licensing Agency N/A
- C. Quantity of daily discharge N/A

VI. Stationary Noise Clearance: A clearance may be necessary certifying the project's equipment (e.g., air conditioning) complies with City Noise Regulations.

Some projects may require a Noise Study. The EIR staff will inform those affected by this requirement.

VII. Selected Information:

- A. Circulation: Identify by name all major and secondary highways and freeways within 1,000 feet of the proposed project; give the approximate distance(s):
Sunset Boulevard and N. Crescent Heights Boulevard/Laurel Canyon Boulevard
- B. Air: All projects that are required to obtain AQMD permits (see AQMD Rules and Regulations) are required to submit written clearance from the AQMD indicating no significant impact will be created by the proposed project.*

VIII. Mitigating Measures:

Feasible alternatives or mitigation measures will be developed to help reduce or avoid any significant environmental impacts identified in the EIR. TBD during environmental review.

* Contact the South Coast Air Quality Management District at (909) 396-2000 for further information.

APPLICANT/CONSULTANT'S AFFIDAVIT

OWNER MUST SIGN AND BE NOTARIZED;

IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

I, TYLER SIEGEL, I, _____
Owner (Owner in escrow)* Consultant*
(Please Print) (Please Print)

Signed: [Signature] Signed: _____
Owner Agent

being duly sworn, state that the statements and information contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief.

*****Space Below This Line for Notary's Use*****

State of California
County of Los Angeles

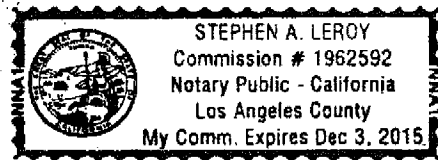
On: 7-16-2013 before me: STEPHEN LEROY personally appeared
(insert Name of Notary Public and Title)

TYLER SIEGEL who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

[Signature]
Signature



* If acting for a corporation, include capacity and company name.

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No.	Existing Zone <u>G2-1D</u>	District Map <u>147B173, 147B177</u>
APC <u>Central</u>	Community Plan <u>Hollywood</u>	Council District <u>4</u>
Census Tract <u>1942.00</u>	APN <u>555 4007 014</u> <u>555 4007 015</u>	Case Filed with [DSC Staff] <u>Steinkin</u>
		Date <u>8/19/13</u>

THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT

CASE NO. CPC 2013-2551-CUB-2V-DB-SPR

APPLICATION TYPE Affordable Housing Incentives, Site Plan Review, Conditional Use Beverage, Zone Variance
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 8150 Sunset Boulevard Zip Code 90046
 Legal Description: Lot 1 Block _____ Tract 31173
 Lot Dimensions Irregular Lot Area (sq. ft.) 111,339 Total Project Size (sq. ft.) 333,872

2. PROJECT DESCRIPTION

Describe what is to be done: Demolish existing commercial buildings and construct a mixed-use commercial/residential development with approximately 111,000 sf of commercial uses (approximately 25,000 sf organic grocery store, 51,000 sf of retail uses, 22,000 sf of restaurant uses, 8,000 sf of fitness uses, and 5,000 sf of bank uses) and 249 dwelling units with approximately 222,564 sf of floor area.

Present Use: Shopping center. Proposed Use: Mixed-use residential/commercial development.

Plan Check No. (if available) _____ Date Filed: _____

Check all that apply:

<input checked="" type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Change of Use	<input type="checkbox"/> Alterations	<input checked="" type="checkbox"/> Demolition
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Tier 1 LA Green Code

Additions to the building:

<input type="checkbox"/> Rear	<input type="checkbox"/> Front	<input type="checkbox"/> Height	<input type="checkbox"/> Side Yard
-------------------------------	--------------------------------	---------------------------------	------------------------------------

No. of residential units: Existing 0 To be demolished 0 Adding 249 Total 249

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: 12.22-A.25(f)(4)(ii) Code Section which authorizes relief: 12.22-A.25

An off-menu Incentive to permit a 3:1 floor area ratio for a Housing Development Project located within approximately 1,560 feet of a Transit Stop, in lieu of the 1,500 foot distance specified in LAMC §12.22-A.25(f)(4)(ii).

Code Section from which relief is requested: 12.21-A.5(c) Code Section which authorizes relief: 12.22-A.25

An off-menu Incentive to allow an increase in the number of compact parking spaces that may be provided for commercial uses from 40% to 60% and to allow parking for residential uses in excess of one standard parking stall for 146 residential units to be provided as compact spaces instead of one standard parking space for each unit (or 249 spaces), with the rest provided as compact spaces, in-lieu of the requirements set forth in LAMC §12.21-A.5(c) with attendant parking for both commercial and residential parking.

Code Section from which relief is requested: 12.16-A.2 and 12.14-A.1(b)(3) Code Section which authorizes relief: 12.22-A.25

An off-menu Incentive to permit a 0' to 16' 4" south side yard for residential parking above the second above-ground level, in lieu of the 16-foot side yard otherwise required by Section 12.16-C.2.

Code Section from which relief is requested: 12.21-A.4(a) Code Section which authorizes relief: 12.22-A.25

Parking Option 1 for a mixed-use Housing Development Project.

Code Section from which relief is requested: _____ Code Section which authorizes relief: 16.05

Site Plan Review for a development project which creates 50 or more dwelling units.

List related or pending case numbers relating to this site

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: 12.16 Code Section which authorizes relief: 12.24-W.1

Conditional Use Permit for the on-site sale of a full line of alcoholic beverages in connection with four restaurants, and the off-site sale of a full line of alcoholic beverages in connection with an organic grocery store.

Code Section from which relief is requested: 12.16-A.2 and 12.14-A.1(b)(3) Code Section which authorizes relief: 12.27

Variance to allow outdoor dining above the first floor in the C4 zone, as not otherwise permitted by LAMC §12.16-A.2 and 12.14-A.1(b)(3); and to allow a fitness studio in the C4 zone, as not otherwise permitted by LAMC §12.16-A.2.

Code Section from which relief is requested: _____ Code Section which authorizes relief: 12.22-A.25

List related or pending case numbers relating to this site

4. OWNER/APPLICANT INFORMATION

Applicant's name Tyler Siegel Company AG SCH 8150 Sunset Boulevard Owner, LP
 Address: P.O. Box 10506 Telephone: (310) 285-7081 Fax: () _____
Beverly Hills, CA Zip: 90213 E-mail: tsiegel@townscapepartners.com

Property owner's name (if different from applicant) _____
 Address: _____ Telephone: () _____ Fax: () _____
 _____ Zip: _____ E-mail: _____

Contact person for project information Jeff Haber/Edgar Khalatian/
Michael Nytzen Company Paul Hastings LLP
 Address: 515 S. Flower Street, 25th Floor Telephone: (213) 683-6000 Fax: (213) 627-0705
Los Angeles, CA Zip: 90071 E-mail: jeffreyhaber@paulhastings.com
edgarkhalatian@paulhastings.com
michaelnytzen@paulhastings.com

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.
- c. In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature: [Signature] Print: TYLER SIEGEL

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

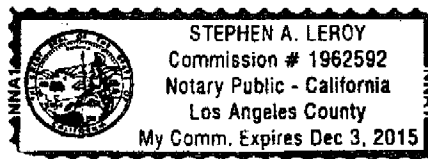
On 7-16-2013 before me, [Signature] STEPHEN LEROY
 (Insert Name of Notary Public and Title)

personally appeared TYLER SIEGEL, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature] (Seal)
 Signature



6. ADDITIONAL INFORMATION/FINDINGS

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate Special Instructions handout. Provide on an attached sheet(s) this additional information using the handout as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

Planning Staff Use Only

Base Fee <u>30,476.25</u>	Reviewed and Accepted by [Project Planner]	Date
Receipt No. <u>12807</u>	Deemed Complete by [Project Planner]	Date

AFFORDABLE HOUSING REFERRAL FORM LOS ANGELES CITY PLANNING DEPARTMENT

This form is to serve as a referral to Planning Public Counter for affordable housing case filing purposes (in addition to the required Master Land Use Application and any other necessary documentation) and as a referral to LAHD, CRA, LA County, or other City agency for project status and entitlement need purposes. Please refer to Affordable Housing Referral Form (AHRF) Instructions Sheet for additional information on completing this form. This form shall be completed by the applicant and reviewed and signed by Planning staff.

CITY STAFF USE ONLY

Referral To: <input checked="" type="checkbox"/> Public Counter- Filing <input type="checkbox"/> LAHD Funding <input type="checkbox"/> CRA <input type="checkbox"/> LA County <input type="checkbox"/> Other: _____			
NOTES:			
Planning Staff Name and Title <u>Daniel Ahadian Planning Asst</u>	Planning Staff Signature 	Date <u>8/16/2013</u>	

I. PROPOSED PROJECT

1. PROJECT LOCATION/ ZONING

Project Address: 8150 Sunset Boulevard

Project Name: _____

Applicant Name and Contact Information: Tyler Siegel, P.O. Box 10506, Beverly Hills, CA 90213 (310) 285-7081

Assessor Parcel Number(s): 5554-007-014 and 5554-007-015

Community Plan: Hollywood Number of Lots: 1 Lot size: 111,339 sf s.f.

Existing Zone: C4-1D Land Use Designation: Neighborhood Office Commercial

Specific Plan
 HPOZ
 DRB
 Enterprise Zone
 CRA

Q-condition/ D-limitation/ T-classification (please specify): D Limitation for 1:1 FAR, Ord. 164,714

Other pertinent zoning information (please specify): _____

2. PROPOSED PROJECT

Description of Proposed Project: Mixed commercial-residential project with 249 total apartment units, including 28 units set aside for Very Low Income Households, and approximately 111,000 sf of commercial uses including a 25,000 sf grocery store, 22,000 sf of restaurant area, approximately 50,000 sf of retail uses, 8,000 sf of fitness uses and a 5,000 sf bank.

	Type of Use	Square Feet	# of Units
Existing ¹	Commercial	80,000	N/A
To be Demolished	Commercial	-80,000	N/A
Proposed	Mixed Use	333,872	249
TOTAL		333,872	249

3. APPLICATION STATUS & TYPE

A. Status of Application

- Not Required: Ministerial²
- Entitlement Case Required and needs to filed with Planning
- Case Filed: (1) (2) (3)
- Case Number(s): _____
- Date Filed: _____
- Date Approved: _____
- End of Appeal Period: _____

B. Type of Application (please select only one)

Ministerial²	<p>1. <input checked="" type="checkbox"/> Density Bonus (per LAMC 12.22.A.25, Ordinance 179,681) <i>(Please Complete Sections I, II & V)</i></p>	<p>2. <input type="checkbox"/> Greater Downtown Housing Incentive Area (per LAMC 12.22.A.29, Ordinance 179,076) <i>(Please Complete Sections I, III & V)</i></p>	<p>3. <input type="checkbox"/> Senior Independent Housing/ Assisted Living Care Housing/ Disabled Persons Housing (per LAMC 12.21.A.4.u, Ordinance 178,063) <i>(Please Complete Sections I, IV & V)</i></p>	<p>4. <input type="checkbox"/> Other: <i>(Please Complete Sections I & V)</i></p>
	<p><input type="checkbox"/> LADBS- Ministerial</p> <ul style="list-style-type: none"> <input type="checkbox"/> Density Increase <input type="checkbox"/> Parking Reductions (option 1 or 2) 	<p><input type="checkbox"/> LADBS- Ministerial</p> <ul style="list-style-type: none"> <input type="checkbox"/> Exempt from SPR 	<p><input type="checkbox"/> LADBS- Ministerial</p>	<p><input type="checkbox"/> LADBS- Ministerial : (please specify)</p>
Discretionary³	<p><input checked="" type="checkbox"/> Density Bonus with Incentives ON the Menu (please specify)</p>	<p><input type="checkbox"/> Site Plan Review</p>	<p><input type="checkbox"/> Site Plan Review</p>	<p><input checked="" type="checkbox"/> Discretionary (please specify)</p>
	<p><input type="checkbox"/> Multiple entitlement with Incentives ON the Menu (please specify)</p>	<p><input type="checkbox"/> Other entitlement</p>	<p><input type="checkbox"/> Other entitlement</p>	
	<p><input type="checkbox"/> Density Bonus with Incentives NOT ON the Menu⁴ (please specify)</p>			
	<p><input checked="" type="checkbox"/> Multiple entitlement with Incentives NOT ON the Menu⁴ (please specify) Incentive to permit 3:1 FAR within 1500' feet of transit stop, allow reduction of side yard from 16' to 0'-4'5", allow increase in compact parking to 60%, SPR; Variance to allow fitness use and outdoor dining above ground floor, CUP for on and off site alcohol sales, VTM.</p>			

II. DENSITY BONUS
(LAMC Sec.12.22.A.25, Ordinance 179,681)

6. HOUSING DEVELOPMENT PROJECT TYPE (please select one)

- (1) For Sale or Rental Housing with Low or Very Low Income Restricted Affordable Units
- (2) For Sale or Rental Senior Citizen Housing (Market Rate)
- (3) For Sale or Rental Senior Citizen Housing with Low or Very Low Income Restricted Affordable Units
- (4) For Sale Housing with Moderate Income Restricted Affordable Units

7. DENSITY BONUS OPTIONS (Please check all that apply)

- Land Donation
- Child Care
- Restricted Affordable Units Located Near Transit Stop/ Major Employment Center
- Common Interest Development with Low or Very Low Income Restricted Affordable Units for Rent
- Condominium Conversion
- Parking (Please choose only one option)

Parking Option 1: Based on # of bedrooms, inclusive of Handicapped and Guest parking

	# of Units	Spaces/Unit	Parking Required	Parking Provided
0-1 Bedroom	203	1	295	295
2-3 Bedrooms	46	2	92	92
4 or more Bedrooms		2.5		
TOTALS			295	295

Parking Option 2: Reduced only for Restricted Affordable Units

	# of Units	Spaces/Unit	Parking Required'	Parking Provided'
Market Rate (Including Senior Market Rate)		Per code		
Restricted Affordable		1		
Very Low/ Low Income Senior or Disabled		.5		
Restricted Affordable in Residential Hotel		.25		
TOTALS				

8. INCENTIVES

A. Project Zoning Compliance & Incentives (Please check all that apply)

	Required/ Allowable	Proposed	ON Menu	OFF Menu
<input type="checkbox"/> (1) Yard/ Setback (each yard counts as 1 incentive)				
<input type="checkbox"/> Front	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Rear	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Side(s)	16'	0' - 4.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> (2) Lot Coverage	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> (3) Lot Width	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> (4) Floor Area Ratio	1:1	3:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> (5) Height/ # of Stories	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> (6) Open Space	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> (7) Density Calculation	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> (8) Averaging (all count as 1 incentive)			<input type="checkbox"/>	<input type="checkbox"/>
FAR,	_____	_____	—	—
Density,	_____	_____	—	—
Parking,	_____	_____	—	—
OS,	_____	_____	—	—
Vehicular Access	_____	_____	—	—
<input checked="" type="checkbox"/> Other (please specify):	40% compact	60% compact	<input type="checkbox"/>	<input checked="" type="checkbox"/>

TOTAL # of Incentives Requested:

_____ 3

B. Qualification for Incentives On the Menu: (Please check only one)

Incentives	% Very Low Income	% Low Income	% Moderate Income
One	<input type="checkbox"/> 5% to <10%	<input type="checkbox"/> 10% to <20%	<input type="checkbox"/> 10% to <20%
Two	<input checked="" type="checkbox"/> 10% to <15%	<input type="checkbox"/> 20% to <30%	<input type="checkbox"/> 20% to <30%
Three	<input type="checkbox"/> 15% or greater	<input type="checkbox"/> 30% or greater	<input type="checkbox"/> 30% or greater
3+	<input type="checkbox"/> (Specify):	<input type="checkbox"/> (Specify):	<input type="checkbox"/> (Specify):

9. **COVENANT:** All Density Bonus projects are required to prepare and record an Affordability Covenant to the satisfaction of the Los Angeles Housing Department's Occupancy Monitoring Unit **before** a building permit can be issued. To apply to LAHD to prepare a covenant, contact the Occupancy Monitoring Unit at (213) 808-8806 or occmonitor@lahd.lacity.org.

III. GREATER DOWNTOWN HOUSING INCENTIVE AREA (GDHIA)
(LAMC Sec. 12.22.A.29, Ordinance 179,076)

10. ELIGIBILITY FOR FLOOR AREA BONUS

NOTE: Published affordability levels per the United States Department of Housing and Urban Development (HUD/TCAC). Please consult with Los Angeles Housing Department's Occupancy Monitoring Unit for additional information.

- (1) 5% of the total number of dwelling units provided for Very Low Income households; and
- (2) One of the following shall be provided:
 - 10% of the total number of dwelling units for Low Income households; or
 - 15% of the total number of dwelling units for Moderate Income households; or
 - 20% of the total number of dwelling units for Workforce Income households, and
- (3) Any dwelling unit or guest room occupied by a household earning less than 50% of the Area Median Income that is demolished or otherwise eliminated shall be replaced on a one-for-one basis within the Community Plan Area in which it is located.

11. INCENTIVES (Please check all that apply)

NOTE: Must meet all 3 eligibility requirement from above (#10).

- (1) A 35% increase in total floor area.
- (2) Open Space requirement pursuant to Section 12.21.G reduced by one-half, provided fee is paid.
- (3) No parking required for units for households earning less than 50% AMI.
- (4) No more than one parking space required for each dwelling unit.

12. ADDITIONAL INCENTIVES TO PRODUCE HOUSING IN THE GREATER DOWNTOWN HOUSING INCENTIVE AREA

- (a) No yard requirements except as required by the Urban Design Standards and Guidelines
- (b) Buildable area shall be the same as the lot area (for the purpose of calculating buildable area for residential and mixed-use)
- (c) Maximum number of dwelling units or guest rooms permitted shall not be limited by the lot area provisions as long as the total floor area utilized by guest rooms does not exceed the total floor area utilized by dwelling units.
- (d) No prescribed percentage of the required open space that must be provided as either common open space or private open space.

13. **SITE PLAN REVIEW:** Any residential (including Apartment Hotel or mixed-use) building located within the Greater Downtown Housing Incentive Area is required to complete a Site Plan Review unless otherwise exempted per LAMC Section 16.05.D. If project qualifies under the exemption criteria per Section 16.05.D please confirm exemption with Department of City Planning's Site Plan Review Unit at (213) 978-1219 and provide letter of Exemption signed by authorized Site Plan Review Section planner.

14. **COVENANT:** All GDHIA projects are required to prepare and record an Affordability Covenant to the satisfaction of the Los Angeles Housing Department's Occupancy Monitoring Unit **before** a building permit can be issued. To apply to LAHD to prepare a covenant, contact the Occupancy Monitoring Unit at (213) 808-8806 or occmonitor@lahd.lacity.org.

IV. SENIOR INDEPENDENT HOUSING/ ASSISTED LIVING CARE HOUSING/ DISABLED PERSONS HOUSING
(LAMC Sec. 12.21.A.4.u, Ordinance 178,063)

15. PARKING REDUCTION

- May be reduced to 50% of the number otherwise required by code if all of the following requirements are met:

16. ELIGIBILITY FOR REDUCED PARKING

- (1) Occupied by at least one person who is disabled or 62 years of age or older, except for management or maintenance personnel unit.
- (2) At least 10 square feet of indoor recreation space and at least 50 square feet of usable open space for each dwelling unit in the development, both available and accessible to all residents of the development.
- (3) Record a Covenant and Agreement with Building and Safety.

V. REQUIRED FOR ALL APPLICATIONS**17. ENVIRONMENTAL STATUS** *(Please check only one)*

- Not Required: Ministerial (CEQA does not apply-may proceed to Building and Safety, no Planning action required)
- Not Filed: *(Please visit the Planning Public Counter and inquire about completing either an Environmental Assessment Form or a Categorical Exemption)*
- Filed:
- Categorical Exemption⁸ *(Please specify Class and Category):* _____
 - Statutory Exemption *(Please specify Type of Action):* _____
 - Negative Declaration⁸
 - Mitigated Negative Declaration^{8,9}
 - Environmental Impact Report⁸
 - Reconsideration of previous Environmental Review

(Please provide the following information for all filed cases)

Case Number: _____

Date Filed: _____

Date Completed: _____

End of Comment Period: _____

Date Adopted/ Certified: _____

Date Filed with County Clerk: _____

Exhausted All Appeals Date: _____

18. OTHER L.A.M.C. PROVISIONS *(Please check all that apply and give brief description)*

- Site Plan Review *(If applicable but Exempt, please provide letter of Exemption signed by authorized Site Plan Review Section planner)*
- Specific Plan Project Permit Compliance: _____
- CU: On- and Off-Site Alcohol Sales. _____
- ZV: Fitness use in C-4 zone and outdoor dining above ground floor. _____
- ZAA: _____
- Tract or Parcel Map: VTTM _____
- Other (please specify): _____

NOTES:

¹ Please provide certificate of occupancy

² Ministerial Projects (aka, "By-Right") do not require any discretionary Planning approvals. Developers of such housing file building plans with the Department of Building & Safety. Plans are checked for compliance with the Building Code and, when in compliance, permits are issued to begin construction.

³ Discretionary Projects require Planning decisions and approval.

⁴ Any waiver or modification of development standards not listed ON the menu of Incentives in the Density Bonus Ordinance.

⁵ HCD (State)= Published affordability levels per California Department of Housing and Community Development. Please consult with Los Angeles Housing Department's Occupancy Monitoring Unit for additional information.

⁶ HUD (TCAC)= Published affordability levels per the United States Department of Housing and Urban Development. Please consult with Los Angeles Housing Department's Occupancy Monitoring Unit for additional information.

⁷ Up to 40% of the required parking for the Restricted Affordable Units may be provided by compact stalls.

⁸ Need to file with County Clerk if applying for public funding. If applying for City of Industry (Los Angeles County) Funds please contact City of Industry for additional documentation required.

⁹ All projects applying for City of Industry (Los Angeles County) Funds need to prepare a Mitigation Monitoring Plan.

SITE PLAN REVIEW – LAMC 16.05

City of Los Angeles – Department of City Planning

CASE No. DIR _____ SPR

PROJECT NAME / ADDRESS 8150 Sunset Boulevard

SITE PLAN REVIEW APPROVAL IS REQUESTED FOR:

- A development project that results in an increase of 50,000 gross square feet of non-residential floor area.
- A development project that results in an increase of 50 or more dwelling units and/or guest rooms.
- A change of use to a fast food establishment resulting in a net increase of 500 or more average daily vehicle trips as determined by the Department of Transportation.
- A change of use other than to a fast-food establishment resulting in a net increase of 1,000 or more average daily vehicle trips as determined by the Department of Transportation.

PROJECT DESCRIPTION - Describe the project, listing the component uses and their floor area and/or dwelling units, for both the existing development and the total proposed project.

Demolish existing commercial shopping center and construct new approximately 333,872 square foot mixed-commercial/residential building with approximately 849 parking spaces in subterranean and above-grade parking structure. The building would be comprised of various elements ranging in height from two stories up to 16 stories. The approximately 110,000 square foot commercial component includes approximately 51,000 square feet of retail uses, an approximately 25,000 square foot organic grocery store, approximately 22,000 square feet of restaurants, including outdoor dining above ground level, an approximately 8,000 square foot fitness studio, and an approximately 5,000 square foot bank. The approximately 222,564 square foot residential component is comprised of 249 rental apartments (73 studio units, 130 1 BR bedroom units, 38 2 bedroom units, and 83 bedroom units), including 28 affordable units for Very Low Income Households.

HEIGHT: 42-216 Feet 2-16 Stories

PROJECT	NON-RESIDENTIAL FLOOR AREA (List each USE on 1st line and Square Feet Below)						RESIDENTIAL OR HOTEL (Dwelling Units/Guest Rooms)		TOTAL SQUARE FEET
	Uses >>>	Retail	Restaurant	Fitness	Bank	Dental	Art Storage	Units/Rooms	
Existing Development	10,027	16,266	3,550	20,172	2,360	27,625	N/A	N/A	80,000
Demolition (-)	-10,027	-16,266	-3,550	-20,172	-2,360	-27,625	N/A	N/A	-80,000
New Construction (+)	76,308	22,000	8,000	5,000	0	0	249	222,564	333,872
Net Change (±)	66,281	5,734	4,450	-15,172	-2,360	-27,625	249	222,564	253,872
Total Project	76,308	22,000	8,000	5,000	0	0	249	222,564	333,872

RESIDENTIAL DWELLINGS For Parking Calculation	TOTAL UNITS	UNITS BY # OF HABITABLE ROOMS (LAMC 12.03)			Within 1,500 Feet of a Mass Transit Station or Major Bus Route?
		Less Than 3	3 Rooms	More than 3	
Standard	221	64	115	42	
Senior Citizen		-	-	-	
Affordable (LAMC 12.22A25d)	28	9	15	-4	Yes

PARKING (All Projects)	EXISTING PARKING SPACES	PROPOSED PROJECT	
		Spaces Required (LAMC 12.21A4)	Spaces Provided
	222	787	849

Does the Project have existing non-conforming parking rights? Yes (Explain) No

Is any portion within a parking structure? Yes (Describe) No

All of proposed project parking will be located on-site in a parking structure.

RESIDENTIAL DWELLINGS For Open Space Calculation	TOTAL UNITS	UNITS BY # OF HABITABLE ROOMS (LAMC 12.03)		
		Less Than 3	3 Rooms	More than 3
	249	207	36	8

OPEN SPACE (LAMC 12.21G) For Residential Projects	REQUIRED (Square Feet)	PROVIDED (Square Feet)	% OF TOTAL PROVIDED
Private Open Space	13,225 sf	20,206 sf	153%
Common Open Space	13,225 sf	18,604 sf outdoor 3,487 sf recreation	167%
Landscaped Area In Common Open Space	3,306 sf (Included in common OS above)	4,651 sf min. (included in common OS above)	141%
Total Open Space	26,450 sf	42,297 sf	160 %

Identify each area of useable Open Space on the Site Plan and/or Floor Plans, including the square footage of each area and calculations used to achieve the figures listed above.

Describe Recreational Amenities:

Swimming pool and spa; fitness room; club room; library; private and common open space.

SITE PLAN REVIEW FINDINGS:

A Site Plan Review determination requires the decision-maker to make findings relative to the project request. The applicant must assist the decision-maker by attaching information supporting the following findings:

1. That the project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any application specific plan.
2. That the project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements, that is or will be compatible with existing and future development on adjacent properties and neighboring properties.
3. That any residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.

SITE PLAN REVIEW TRANSPORTATION ANALYSIS

(Los Angeles Municipal Code Section 16.05)

Submit this form to the Department of Transportation (D.O.T.) for their review and analysis of traffic, access and circulation of the proposed project. Submittal of this form prior to the actual application of Site Plan Review will reduce the overall approval time. This form can also determine whether a "Change of Use" project will need Site Plan Review.

DEPARTMENT OF TRANSPORTATION CONTACTS		
Wes Pringle	221 N. Figueroa Street, Suite 600	(213) 580-5206
Mike Bagheri	221 N. Figueroa Street, Suite 600	(213) 580-5202
Sergio Valdez	19040 Vanowen Street, Reseda	(818) 756-9929
Esther Tam	7166 W. Manchester Avenue, Westchester	(213) 485-1062

PROJECT NAME / ADDRESS 8150 Sunset Boulevard

NEAREST MAJOR CROSS STREET: Crescent Heights Boulevard

PROJECT OWNER / LESSEE: AG SCH 8150 Sunset Boulevard Owner, LP PHONE: (310) 285-7081

APPLICANT'S REPRESENTATIVE: Jeff Haber, Paul Hastings LLP PHONE: (213) 683-6000

ENVIRONMENTAL NO. _____ CASE No. _____

- INCLUDE THE FOLLOWING MATERIALS TO D.O.T. (UNLESS FOR PURPOSE OF SCREENING CHANGE OF USE PROJECTS):
- Copy of completed Master Land Use Application.
 - Copy of completed Site Plan Review Supplemental Application.
 - One set of fully dimensioned site plan showing all existing and proposed structures, parking and loading areas, driveways and on/off site circulation.

To be completed by D.O.T. Staff

TRIP GENERATION CALCULATION

	USES (List each use)	PROJECT (Square Feet or Dwelling units)	LAND USE ADT (Trip Generation Rate)	SUBTOTAL ADT (Number of Trips)	TOTAL ADT (Number of Trips)
Existing					
Proposed					
Net Increase / Decrease (+ or -)					

Peak Hour Trips: A.M.: _____ P.M.: _____

DOT Comments: _____

IMPACT OF TRIP GENERATION	Not Significant	May Be Significant	May Be Cumulative	TRAFFIC STUDY NEEDED
----------------------------------	-----------------	--------------------	-------------------	-----------------------------

PREPARED BY: _____ (DOT Staff - Print) PHONE: _____

SIGNATURE: _____ DATE: _____

Return this form and the provided materials to the applicant for submittal to the Site Plan Review Staff.

SPECIAL INSTRUCTIONS FOR ALCOHOL (CUB) & ADULT ENTERTAINMENT ESTABLISHMENTS (CUX) – LAMC 12.24 W.1 & 12.24 W.18

City of Los Angeles – Department of City Planning

The Special Instructions for Alcohol (CUB) & Adult Entertainment Establishments is a required attachment to the *MASTER LAND USE APPLICATION INSTRUCTIONS* (CP-7810). Only utilize this form when filing for a conditional use permit pursuant to LAMC Section 12.24 W.1 for alcohol establishments or pursuant to 12.24 W.18 for adult entertainment establishments.

ADDITIONAL REQUIREMENTS/FINDINGS FOR APPROVAL OF A CUB or CUX:

For a CUB or CUX request to be considered, the following additional information and findings must be provided.

1. **RADIUS MAP REQUIREMENTS.** In addition to the Public Noticing requirements detailed in the Master Land Use Application Instructions (CP-7810):
 - Radius Maps for alcohol uses must show land use to a 600-foot radius.
 - A **LIST OF ALCOHOL ESTABLISHMENTS** between 600 and 1,000 feet of the site is required. Include in the list the type of license and address.
 - A **LIST OF THE FOLLOWING USES** within 600 feet is also required:
 - (1) residential uses and type (single-family, apartment, hotel, etc.);
 - (2) churches;
 - (3) schools, including nursery schools and child-care facilities;
 - (4) hospitals;
 - (5) parks, public playgrounds and recreational areas; and
 - (6) establishments dispensing, for consideration, alcoholic beverages for consumption on or off premises.
2. **FINDINGS (on a separate sheet)**
 - a. **General Conditional Use**
 - i. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.
 - ii. That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.
 - iii. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.
 - b. **Additional Findings**
 - i. Explain how the proposed use will not adversely affect the welfare of the pertinent community.
 - ii. Explain how the approval of the application will not result in or contribute to an undue concentration of such establishments.
 - iii. Explain how the approval of the application will not detrimentally affect nearby residential zones or uses.

3. QUESTIONS REGARDING THE PHYSICAL DEVELOPMENT OF THE SITE

- a. What is the total square footage of the building or center the establishment is located in? 333,872
- b. What is the total square footage of the space the establishment will occupy? On-site: four restaurants totaling 22,000 sf; Off-site: 25,000 sf organic grocery store.
- c. What is the total occupancy load of the space as determined by the Fire Department? To be determined.
- d. What is the total number of seats that will be provided indoors? 660 Outdoors? 250
- e. If there is an outdoor area, will there be an option to consume alcohol outdoors? Yes
- f. If there is an outdoor area, is it on private property or the public right-of-way, or both? Private property
- i. If an outdoor area is on the public right-of-way, has a revocable permit been obtained? N/A
- g. Are you adding floor area? Yes If yes, how much is enclosed? 22,000 Restaurant: 16,569 sf - Level 3 Outdoors? 5,099 sf - Level 16

h. Parking

- i. How many parking spaces are available on the site? 554 for commercial; 295 for residential
- ii. Are they shared or designated for the subject use? Shared with other commercial uses.
- iii. If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety? 787
- iv. Have any arrangements been made to provide parking off-site? No
 - 1. If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety? N/A

Note: *Required parking must be secured via a covenant pursuant to LAMC 12.26 E 5. A private lease is only permitted by a Zone Variance.*

- 2. Please provide a map showing the location of the off-site parking and the distance, in feet, for pedestrian travel between the parking area the use it is to serve. N/A
- 3. Will valet service be available? Yes Will the service be for a charge? Yes
- i. Is the site within 1,000 feet of any schools (public, private or nursery schools), churches or parks? Yes
- j. For massage parlors and sexual encounter establishments, is the site within 1,000 feet of any other Adult Entertainment Businesses as defined by LAMC 12.70 B17? N/A

4. QUESTIONS REGARDING THE OPERATION OF THE ESTABLISHMENT

- a. What are the proposed hours of operation and which days of the week will the establishment be open?

	M	Tu	W	Th	F	Sa	Su
Proposed Hours of Operation	8 AM - 2 AM	8 AM - 2 AM	8 AM - 2 AM	8 AM - 2 AM	8 AM - 2 AM	8 AM - 2 AM	8 AM - 2 AM
Proposed Hours of Alcohol Sale (Restaurants)	8 AM - 2 AM	8 AM - 2 AM	8 AM - 2 AM	8 AM - 2 AM	8 AM - 2 AM	8 AM - 2 AM	8 AM - 2 AM
Proposed Hours of Alcohol Sale (Grocery Store)	8 AM - 2 AM	8 AM - 2 AM	8 AM - 2 AM	8 AM - 2 AM	8 AM - 2 AM	8 AM - 2 AM	8 AM - 2 AM

- b. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc...? Please specify: Yes. Low key entertainment (e.g. piano, acoustic guitar, etc.) may be provided in connection with one or more of the restaurants.

Note: An establishment that allows for dancing needs a conditional use pursuant to 12.24 W.18.

- c. Will there be minimum age requirements for entry? No If yes, what is the minimum age requirement and how will it be enforced? The minimum age for purchase and consumption of alcoholic beverages is 21, and each establishment will verify patrons' ages in accordance with their procedures and any prescribed by the State of California Department of Alcoholic Beverage Control.
- d. Will there be any accessory retail uses on the site? Yes What will be sold? The project includes a retail component that will offer a range of retail products; tenants have not yet been selected.

e. **Security**

- i. How many employees will you have on the site at any given time? To be determined
- ii. Will security guards be provided on-site? Yes
1. If yes, how many and when Security will be provided 24 hours per day, seven days per week. The number of security personnel has yet to be determined.
- iii. Has LAPD issued any citations or violations? No If yes, please provide copies.

f. **Alcohol**

- i. Will there be beer & wine only, or a full-line of alcoholic beverages available? Full line
- ii. Will "fortified" wine (greater than 16% alcohol) be sold? Fortified wine products, including sherry, port, and vermouth, will be available.
- iii. Will alcohol be consumed on any adjacent property under the control of the applicant? No
- iv. Will there be signs visible from the exterior that advertise the availability of alcohol? No

v. **Food**

1. Will there be a kitchen on the site? Yes
2. Will alcohol be sold without a food order? Yes
3. Will the sale of alcohol exceed the sale of food items on a quarterly basis? No
4. Provide a copy of the menu if food is to be served.

vi. **On-Site**

1. Will a bar or cocktail lounge be maintained incidental to a restaurant? Yes
- a. If yes, the floor plans must show the details of the cocktail lounge and the separation between the dining and lounge facilities.
2. Will off-site sales of alcohol be provided accessory to on-site sales ("Take Out")? No. Off-site sales are proposed in connection with the organic grocery store.
- a. If yes, a request for off-site sales of alcohol is required as well.
3. Will discounted alcoholic drinks ("Happy Hour") be offered at any time? Yes

vii. **Off-Site**

1. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises? Yes. Retailers may sell cups and glasses, however, security personnel will prevent the unauthorized consumption of alcoholic beverages upon the premises (e.g. in parking areas).
2. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 1 liter (750 ml)? Yes

viii. Contact the CA Department of Alcoholic Beverage Control (ABC) regarding its requirements -- <http://www.abc.ca.gov/>.

5. **CALDERA BILL (CA Business and Professions Code Section 23958 and 23958.4)**

- a. Is this application a request for on-site or off-site sales of alcoholic beverages? On-site and off-site.
 - i. If yes, is the establishment a bona-fide eating place (restaurant) or hotel/motel? Restaurants/organic grocery store.
 1. If no, contact the CA Department of Alcoholic Beverage Control (ABC) to determine whether the proposed site is located in an area whereby:
 - a. issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem, or
 - b. if issuance would result in, or add to an undue concentration of licenses.
 - b. If ABC has determined that an eligible use is in an area of high crime or undue concentration of licenses, the City Council will need to make the finding that the issuance of the license is required for **public convenience or necessity**.

6. **ADDITIONAL REQUIREMENTS FOR MASTER CUBs/CUXs.** In addition to all requirements detailed in the Master Land Use Application Instructions (CP-7810), applications for Master CUBs/CUXs shall include:

- A separate sheet containing a table identifying all CUB or CUX requests on the subject site, indicating: the type of alcohol permit sought; the square footage of each particular restaurant, bar or event space; the identifying address or suite/unit number corresponding to each CUB/CUX request; and (if known) the tenant-operator of each alcohol or adult entertainment establishment.
- All CUB or CUX requests on the subject site clearly identified and labeled on the plot plan and applicable floor plans, indicating: each type of alcohol permit sought; the square footage of each particular restaurant, bar or event space; and the identifying address or suite/unit number corresponding to each CUB/CUX request.

NOTE: Please consider submitting documents beyond the requirements outlined in this form. If there are other circumstances which may further a more complete understanding of the project, do not hesitate to submit such information. The documents submitted with the application and the public hearing constitute the **primary opportunity** to clarify and define the project.

ATTACHMENT A
PROJECT NARRATIVE – AFFORDABLE HOUSING INCENTIVES
AND SITE PLAN REVIEW

8150 Sunset Boulevard, Los Angeles

I. PROJECT PROPOSAL

A. Applicant and Property

AG SCH 8150 Sunset Boulevard Owner L.P. (the “**Applicant**”) is the owner of the property located at 8150 Sunset Boulevard, Los Angeles (APN 5554-007-014 and 5554-007-015), which is comprised of one legal lot (the “**Property**”). The approximately 2.56-acre (111,339 square foot) Property is zoned C4-1D and is developed with approximately 80,000 square feet of commercial uses and 222 parking spaces.

B. Project Overview

The Project consists of the development of 249 rental apartments, of which 28 would be set aside for Very-Low Income Households, amenities for the apartments, approximately 111,000 square feet of community serving retail uses, and 849 parking spaces (the “**Project**”).

One of the Project’s primary objectives is to provide a significant number of affordable housing units in a part of the City of Los Angeles (the “**City**”) that lacks quality affordable housing in close proximity to major transportation nodes and major employment centers. In addition, the Project would replace an outdated commercial use with a mixed-use project comprised of residential uses and community serving retail uses that would be consistent with the needs of this area of the City.

C. Request

The Applicant requests the City’s approval of the following to allow for the development of the Project:

1. Pursuant to Section 16.05 of the Los Angeles Municipal Code (the “**LAMC**”), Site Plan Review for a development that creates 50 or more dwelling units;
2. Pursuant to Section 12.22-A,25 of the LAMC, in consideration of restricting 11 percent of the total number of dwelling units for Very-Low Income Households (28 units), utilizing Parking Option 1, and the following Affordable Housing Incentives:

- a. An off-menu Incentive to permit a 3:1 floor area ratio for a Housing Development Project located within approximately 1,560 feet of a Transit Stop, in lieu of the 1,500 foot distance specified in the on-menu Incentive allowing a 3:1 floor area ratio (LAMC Section 12.22-A,25(f)(4)(ii));
- b. An off-menu Incentive to allow an increase in the number of compact parking spaces that may be provided for commercial uses from 40% to 60% and to allow parking for residential uses in excess of one standard parking stall for 146 residential units to be provided as compact spaces instead of one standard parking space for each unit (or 249 spaces), with the rest provided as compact spaces, in-lieu of the requirements set forth in LAMC §12.21-A,5(c), with attendant parking for both commercial and residential parking; and
- c. An off-menu Incentive to permit a 0' to 16' 4" south side yard for residential parking above the second above-ground level, in lieu of the 16-foot side yard otherwise required by Section 12.16-C,2 of the LAMC.

In addition, the Applicant will submit separate applications for the following entitlement and permit requests related to the Project:

- Conditional Use to permit the on-site sales, dispensing, and consumption of a full line of alcoholic beverages in four establishments, and the off-site sales of a full line of alcoholic beverages in connection with a full-service grocery store, pursuant to Section 12.24-W,1 of the LAMC;
- Variances for the following, pursuant to Section 12.27 of the LAMC:
 - To allow outdoor dining above the first floor in the C4 zone, as not otherwise permitted by Sections 12.16-A,2(p) and 12.14-A.1(b)(3) of the LAMC; and
 - To allow a fitness studio in the C4 zone, as not otherwise permitted by Section 12.16-A,2 of the LAMC.
- Pursuant to Section 17.15 of the LAMC, Vesting Tentative Tract Map (the "VTTM") No. 72370 to subdivide the Property; and
- Approvals and permits from the City of Los Angeles Department of Building and Safety and other municipal agencies for Project construction

activities, including, but not limited to demolition, haul route, excavation, shoring, grading, foundation, and building and interior improvements.

D. Existing Conditions

The Property is located at 8150 Sunset Boulevard, at the southwest corner of Sunset Boulevard and Crescent Heights Boulevard in the City. The Property is bounded by Havenhurst Drive to the west, Crescent Heights Boulevard to the east, Sunset Boulevard to the north, and multi-family residential dwelling units to the south, which are located in the City of West Hollywood.

The Property's General Plan designation is Neighborhood Office Commercial. The Property is zoned C4-1D. The "D" Limitation restricts the Property's floor area ratio to 1:1. The Property is not subject to a maximum height limit.

The Property is currently developed with an approximately 80,000 square foot retail strip mall, which includes 11,646 square feet of fast food restaurants and a 20,172 square foot bank. The retail strip mall was built in 1988 and the building housing the bank was built in 1960 and subsequently expanded in 1963 and 1973. In addition, there are currently approximately 222 parking spaces. There is also a billboard located at the Property that until recently was digital.

The Property is located in a well-established community of residential, retail, and commercial uses. The area is within a larger, developed commercial and retail area that includes commercial and multi-family residential uses to the west, a large commercial development, which includes a Trader Joe's, a Burke Williams Day Spa, the Sundance Cinemas movie theaters, and a Crunch gym, to the east. The XIV restaurant, a liquor store and Bar Marmont are located to the north along Sunset Boulevard and multi-family residences in the City of West Hollywood are located immediately south of the Property.

As such, the Project would be surrounded by a mix of commercial uses that are easily accessible to Project residents and visitors and by multi-family housing, uses that are consistent with the Project.

E. Project Description

The Project proposes to demolish the existing uses and redevelop the Property with a 16-story mixed use project that would include 249 residential apartments, of which 28 would be set aside for Very-Low Income Households, amenities for the residents, approximately 111,000 square feet of community serving retail uses, and 849 parking spaces. The building would be comprised of various elements ranging in height from two stories up to 16 stories (approximately 42' above the ground elevation at the intersection of Sunset and Crescent Heights Boulevards, increasing to approximately 108' for the nine story portion and approximately 191' for the 16 story portion of the building; the overall building height is approximately 216' as measured from the lowest point of the sloping site along Havenhurst Drive to the top of the 16 story portion of the building).

The Property is 111,339 square feet, which is the basis for the Project's floor area ratio ("FAR") calculation. The requested FAR would be 3:1, which is equivalent to 334,017 square feet of floor area. The Project FAR would be 2.99, based upon 333,872 square feet of proposed floor area, and would therefore be within the 3:1 FAR limit.

Table 1, below, provides an overview of the Project's various components.

Table 1: Project Summary

Project Component	Residences	LAMC Floor Area
Residential Units	73 studio units 130 1 BR units 38 2 BR units 8 3 BR units	222,564 SF
Retail Use	N/A	51,308 SF
Restaurant	N/A	22,000 SF
Organic Grocery Store	N/A	25,000 SF
Fitness Studio	N/A	8,000 SF
Walk-in Bank	N/A	5,000 SF
Total	249 units	333,872 SF

1. Residential Component

The Project would include 73 studio units, 130 one-bedroom units, 38 two-bedroom units, and 8 three-bedroom units. 28 units would be set aside for Very Low Income Households. The total residential floor area, including all common areas, would be approximately 222,564 square feet. Table 2, below, provides a breakdown of the residential unit count and square footage.

Table 2: Residential Unit Breakdown¹

	Unit Count	Average SF per Unit	Total SF
Studio Units	73	494 SF	35,257 SF
One Bedroom Units	130	758 SF	98,332 SF
Two Bedroom Units	38	1,168 SF	44,622 SF
Three Bedroom Units	8	1,639 SF	13,113 SF
Total	249	768 SF	191,324 SF

The residential portion of the Project would include approximately 6,900 square feet of indoor amenities, which would include an approximately 1,500 square foot lobby, an approximately 1,152 square foot recreation room, an approximately 1,815 square foot fitness center, approximately 738 square feet of men's and women's changing facilities, an approximately 536 square foot business center, an approximately 1,140 square foot library, and an outdoor swimming pool, spa and roof deck located at the southeast corner of the Property.

The residential units within the Project feature significant setbacks from all property lines, as follows: Sunset Boulevard – approximately 125 feet to 160 feet; Crescent Heights Boulevard – approximately 31 to 37 feet; Havenhurst Drive – approximately 48 feet; and approximately 60 feet from the south property line. The residential parking garage will observe a setback ranging from zero feet to 16' 4" along the south property line. In addition, the 16-story portion of the Project has been oriented in a north-south direction to maximize views from and towards the Hollywood Hills from other properties.

2. Retail Component

The Project proposes the development of approximately 111,000 square feet of retail and commercial uses, including an approximately 25,000 square foot organic grocery store, approximately 22,000 square feet of restaurant uses, an approximately 8,000 square foot fitness studio, approximately 51,000 square feet of traditional community serving retail uses, and an approximately 5,000 square foot walk-in bank.

The Project's retail component has been designed to enhance the pedestrian experience along Sunset Boulevard by locating vibrant retail uses along Sunset Boulevard, creating large open spaces to encourage pedestrian activity, and engaging pedestrians along Sunset Boulevard by

¹ Numbers shown are net rentable square feet only and exclude corridors and common areas; the total "floor area" as defined by the LAMC for the residential component is 222,564 square feet.

creating transparent retail storefronts and view corridors that connect the Project's open spaces and retail uses to Sunset Boulevard and Crescent Heights. The main retail component consists of a two-story street-level complex facing Sunset Boulevard and Crescent Heights Boulevard and surrounding a large central plaza that would be open to the public. The landscaped plaza would include areas set aside for outdoor dining and other public gathering areas. Roof terraces on the portion of the commercial complex fronting on Sunset Boulevard would also be available for outdoor dining and occasional special events. An approximately 25,000 square foot organic grocery store is proposed to be located on Basement Level 1, below the plaza level (Level 1). Pedestrian access between the parking and commercial uses would be provided by escalators, elevators and stairs. A rooftop restaurant and lounge would be located on the Level 16, and would include indoor and outdoor seating areas.

3. Recreation, Landscaping and Open Space

The Project would include a substantial amount of outdoor open space, which is integral to the Applicant's desire to create a pedestrian friendly project. The Project would include an approximately 34,000 square foot publicly accessible central plaza that would form the ground-level core for both the commercial and residential uses. This plaza, which would include numerous benches and areas for public congregation, would provide a pedestrian connection among Sunset Boulevard, Crescent Heights Boulevard and Havenhurst Drive, encouraging pedestrian activity throughout the Property. In addition, the existing traffic island at the intersection of Sunset and Crescent Heights Boulevards would be reconfigured to adjoin the Property, providing approximately 9,100 square feet of additional street-level open space that would be functionally integrated with the Project through landscaping, outdoor dining, and other common elements and amenities, although it would remain public property.

The Project would also include approximately 20,200 square feet of private balcony space and terraces and over 18,600 square feet of common space on rooftop areas for use by the Project residents.

The Project would include approximately 6,900 square feet of indoor amenities for the residents, including an approximately 1,152 square foot recreation room, an approximately 1,815 square foot fitness room, approximately 738 square feet of men's and women's changing facilities, an approximately 536 square foot business center, an approximately 1,140 square foot library, and an approximately 1,500 square foot lobby. In addition, the Project includes an outdoor swimming pool, spa and roof deck.

Landscaping would be provided along the perimeter of the Property, as well as within the central plaza, rooftop decks and along the various pedestrian walkways integrated throughout the Property.

4. Parking and Access

The Project proposes to provide parking within three subterranean and semi-subterranean levels and six levels of above-grade structured parking. The Project would provide 849 parking spaces.

Because the Project involves a Housing Development Project that is eligible for a Density Bonus, the parking requirements for the residential uses are set forth in LAMC §12.22-A,25(d). Parking requirements for the commercial uses are set forth in LAMC §12.21-A,4. LAMC §12.22-A,25(d)(1) provides that all residential units in the Housing Development Project (not just the restricted units), inclusive of handicapped and guest parking, shall be provided with one parking space for one and two bedroom units and two parking spaces for two and three bedroom units. Based on this requirement, the Project's residential Code parking requirement is 295 parking spaces, as identified in Table 5, below.

Table 5 – Residential Parking

Unit Type	Number of Units	Required Number of Parking Spaces
0 and 1 Bedrooms	203 units	203 parking spaces
2 and 3 Bedrooms	46 units	92 parking spaces
Total Required	249 Units	295 parking spaces
Total Provided		295 parking spaces

The Code parking requirement for the commercial uses is 492 parking spaces, as identified in Table 6, below:

Table 6 – Commercial Parking

Use	Square Footage	Required Parking per LAMC
Restaurant	22,000 square feet	220
Grocery Store	25,000 square feet	100
Retail	51,308 square feet	205
Health Club	8,000 square feet	80
Walk-in Bank	5,000 square feet	10
Bicycle Parking Reduction (LAMC §12.21-A,4)		-123
Total Required	111,308 square feet	492
Total Provided		554

The Project includes a significant number of both short-term and long-term bicycle parking spaces to encourage and facilitate bicycle use by Project employees, visitors and residents, and thereby reducing the need to use an automobile to travel to and from the Project. Over 900 short-and long-term bicycle parking spaces will be provided within the enclosed parking garage and outside at the plaza level.

Access to the commercial parking levels would be provided by ramps off of both Sunset Boulevard and Crescent Heights Boulevard, while retail valet parking service would be provided via a valet drop-off area off Crescent Heights Boulevard and the primary valet drop-off/pick-up area located on Basement Level 1. Parking would be by valet during peak hours and self-parking, with attendant assistance, during off-peak hours. Resident parking levels would be accessed via a dedicated residential access driveway off of Havenhurst Drive. Residential parking would be provided by valet during all hours from the valet area located on Level 1.

5. **Affordable Housing**

The Applicant is committed to providing on-site affordable housing. Therefore, the Project would provide 11 percent of the total 249 units, or 28 units, as on-site affordable units set aside for Very Low Income Households (the "**Restricted Units**"). The 28 Restricted Units would include 9 studio units, 15 one-bedroom units, and 4 two-bedroom units. The Restricted Units would be comparable to the market rate units, including total square footage, bedroom size, and number of bathrooms. In addition, the Restricted Units would be interspersed among the market-rate units within the Project.

A Housing Development Project that provides a minimum of 11 percent of units reserved for Very Low Income Households is entitled to a Density Bonus of 35 percent (California Government Code §65915 *et seq.* (i.e., SB 1818) and LAMC §12.22-A,25(c)(1)). As identified in Table 3, below, the Project is eligible for a 35 percent Density Bonus because 11 percent (28 units) of the total 249 units at the Project would be set aside for Very Low Income Households.

Table 3: Permitted Density Bonus Calculation²

Percentage Very Low Income Units	Percentage Density Bonus
5	20
6	22.5
7	25
8	27.5
9	30
10	32.5
11	35

Table 4: Project Density Bonus Calculation

Total Number of Units Provided	249
Percentage of Very Low Income Units Required to Qualify for 35% Density Bonus	11%
Number of Very Low Income Units Provided	28 (11%)

a. Affordable Housing Incentives

Pursuant to California Government Code Section 65915(d)(2)(B) and LAMC Section 12.22.A.25(e)(1), a housing development project that qualifies for a density bonus shall be granted two development Incentives for providing at least 10% of the Project's base density for Very Low Income Households. Additional Affordable Housing Incentives may be granted at the discretion of the City. The proposed Project is providing 11% (28 units) Very Low Income units and is requesting three Incentives, as follows: (1) an off-menu Incentive to permit a 3:1 floor area ratio for a Housing Development Project located within approximately 1,560 feet of a Transit Stop, in lieu of the 1,500 foot distance specified in the on-menu Incentive allowing a 3:1 floor area ratio (LAMC Section 12.22-A,25(f)(4)(ii)); (2) an off-menu Incentive to allow an increase in the number of compact parking spaces that may be provided for commercial uses from 40% to 60% and to allow parking for residential uses in excess of one standard parking stall for 146 residential units to be provided as compact spaces instead of one standard parking space for each unit (or 249 spaces), with the rest provided as compact spaces, in-lieu of the requirements set forth in LAMC §12.21-A,5(c), with attendant parking for both commercial and residential parking; and (3) an off-menu Incentive to permit a 0' to 16' 4" south side yard for

² LAMC §12.22-A,25(c)(1)

residential parking above the second above-ground level, in lieu of the 16-foot side yard otherwise required by Section 12.16-C,2 of the LAMC. Floor area ratio and setback requirements are explicitly defined in Government Code Section 65915(o)(1) as development standards that may be waived or modified in connection with a project that qualifies for a density bonus. Further, Government Code Section 65915(p)(3) specifically provides that parking incentives and concessions may be requested beyond those provided in that section for a project that qualifies for a density bonus.

LAMC §12.22-A,25(f)(4)(ii) provides that an Applicant can request, in lieu of the otherwise applicable floor area ratio, a floor area ratio not to exceed 3:1, provided that the parcel is in a commercial zone in Height District 1 (including 1VL, 1L and 1XL), and fronts on a Major Highway as identified in the City's General Plan, and

- a. the Housing Development Project includes the number of Restricted Affordable Units sufficient to qualify for a 35 percent Density Bonus, and
- b. 50 percent or more of the commercially zoned parcel is located in or within 1,500 feet of a Transit Stop/Major Employment Center.

The Property is zoned C4, which is a commercial zone and is in Height District 1. The Property fronts Sunset Boulevard and Crescent Heights Boulevard, both of which are a Major Highway as identified by the City's General Plan.

Eleven percent of the Housing Development Project would be set aside for Very Low Income Households, which qualifies for a 35 percent Density Bonus.

Fifty percent of the commercially zoned parcel is located within approximately 1,560 feet of a Transit Stop at the intersection of Fairfax Avenue and Sunset Boulevard (Metro Rapid Route 780). This Transit Stop is located approximately 60 feet further than the 1,500 foot requirement for an on-menu Incentive.

However, LAMC §12.22,A-25(g)(3) permits an applicant to request an off-menu Incentive. Therefore, the Applicant is requesting an off-menu Incentive for the City to grant the same Incentive of the 3:1 floor area ratio as the on-menu Incentive identified in §12.22-A,25(f)(4)(ii) of the LAMC because all other requirements are met by the Project and fifty percent of the commercially zoned portion of the Property is located only approximately 60 feet further than the 1,500 foot requirement from the nearest Transit Stop, which satisfies the City's intent to locate affordable housing projects near Transit Stops.

The City's intent of requiring at least fifty percent of the commercially zoned parcel be located within 1,500-feet of a Transit Stop is to ensure that the property is accessible without a passenger

vehicle. The Property is located in a portion of the City that is served by a significant amount of public transportation. In addition to the Metro Rapid Line 780 stop, which is located approximately 1,560 feet from the Property line, Metro also operates the following public transportation stops near the Property:

- The Metro Local and Limited Line 2/302 (24-hour service) stop is located at the intersection of Sunset Boulevard and Crescent Heights Boulevard, which is adjacent to the Property. Line 2/302, which has an annual ridership of more than 6 million passengers,³ also has stops at the intersection of Fairfax Avenue and Sunset Boulevard, providing a convenient transfer point to and from Metro Lines 217 and 780.
- The Metro Local and Limited Line 218 stop is located at the intersection of Sunset Boulevard and Crescent Heights Boulevard, which is adjacent to the Property.
- The Metro Local and Limited Line 217 (24-hour service) stop is located at the intersection of Fairfax Avenue and Sunset Boulevard, at the same location as the Metro Rapid Line 780 stop.

Together, these lines had a combined annual ridership of more than 12 million passengers.⁴ Metro Lines 2/302, 217, and 780 all offer peak hour headways of 15 minutes or less, consistent with the definition of a Major Bus Route in the LAMC and the City's adopted Affordable Housing Incentives Guidelines. The LAMC further provides that areas proximate to Major Bus Routes are appropriate locations for mixed-use developments. The intersection of Sunset Boulevard and Fairfax Avenue serves as a transit node that provides interconnectivity to transit throughout the area and the City.

In addition, the Applicant is requesting approval of an off-menu Incentive to allow an increase in the number of compact parking spaces that may be provided for commercial and residential uses in-lieu of the requirements set forth in LAMC §12.21-A,5(c), and an off-menu Incentive to permit a 0' to 16' 4" south side yard, in lieu of the 16 foot side yard setback otherwise required by Section 12.16-C,2 of the LAMC.

F. Streets and Circulation

Sunset Boulevard adjoining the Property to the north is designated a Major Highway Class II on the City's General Plan.

Crescent Heights Boulevard adjoining the Property to the east is also designated a Major Highway Class II on the City's General Plan.

³ 2012 annual estimated ridership, <http://isotp.metro.net/MetroRidership/IndexSys.aspx>

⁴ Ibid.

Havenhurst Drive adjoining the Property to the west is designated a local street on the City's General Plan.

G. Previous Cases, Affidavits, Permits, Etc.

Previous and relevant zoning-related actions affecting the Property include:

- Ordinance No. 164,714 imposing a "D" Development Limitation on the Property, limiting the total floor area of all buildings on the Property to no more than one times the buildable area of the lot;
- Case No. ZA 2007-3626(CUB) approving a conditional use permit for the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant having operating hours of 7 a.m. to midnight daily;
- Case No. ZA 2001-5784(CUB)(CU) approving a conditional use permit for the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant having operating hours of 7 a.m. to midnight daily;
- Case No. ZA 93-0211(ZV) approving a variance to permit the construction, use, and maintenance of a dry cleaning business, as not permitted in the C4 Zone;
- Case No. ZA 92-1141(CUZ)(CCR)(ZV)(PAD) approving: 1) a conditional use permit to allow: a) the continued use and maintenance of a drive-through fast food restaurant; b) the continued use and maintenance of an existing commercial corner development with four restaurants operating between 11 p.m. and 7 a.m.; and 2) a variance to permit 222 parking spaces in lieu of the 376 spaces required by the LAMC;
- Case No. ZA 88-0939(E) approving a conditional use exemption to permit the sale of alcoholic beverages for on-site consumption within a 78-seat restaurant; and
- Case No. ZA 83-398(CUB) approving a conditional use permit authorizing the sale and dispensing of alcoholic beverages for on-site consumption within a proposed 120 seat restaurant.

H. Requested Approvals

1. Site Plan Review

The Applicant is requesting approval of a Site Plan Review pursuant to LAMC §16.05 to authorize a development that creates 50 or more dwelling units.

2. Affordable Housing Incentives

The Applicant is entitled to a 35 percent density bonus pursuant to LAMC Section 12.22-A.25(c)(1) because 11 percent of the units have been set aside for very Low Income Households. A 35 percent density bonus shall be granted in connection with a development project that sets aside 11 percent of the number of dwelling units (before the inclusion of additional units allowed as a result of the density bonus) for Very Low Income Households. In the case of the Project, 28 units, representing 11 percent of the proposed total 249 units, would be set aside for Very Low Income households. A project that qualifies for a density bonus is also entitled to provide parking as required by Parking Option 1, pursuant to the provisions of LAMC §12.22-A.25(d)(1). In addition, the Applicant is requesting the approval of three Affordable Housing Incentives pursuant to California Government Code §65915 and LAMC §12.22-A.25 to facilitate the provision of affordable housing, as follows:

a. An off menu Incentive to permit a 3:1 floor area ratio for a Housing Development Project where 50% or more of the parcel is located within approximately 1,560 feet of a Transit Stop, in lieu of 50% or more of the parcel being within 1,500 feet, as specified in the on-menu Incentive allowing a 3:1 floor area ratio (LAMC Section 12.22-A.25(f)(4)(ii));

b. An off-menu Incentive to allow an increase in the number of compact parking spaces that may be provided for commercial uses from 40% to 60% and to allow parking for residential uses in excess of one standard parking stall for 146 residential units to be provided as compact spaces instead of one standard parking space for each unit (or 249 spaces), with the rest provided as compact spaces, in-lieu of the requirements set forth in LAMC §12.21-A.5(c) with attendant parking for both commercial and residential parking; and

c. An off-menu Incentive to permit a 0' to 16' 4" foot south side yard for residential parking above the second above-ground level, in lieu of the 16 foot side yard setback otherwise required by Section 12.16-C.2 of the LAMC.

II. DRAFT FINDINGS

In order to approve the requests as outlined above in Section I.B and discussed in detail in Section I.G, the City must make the following findings:

A. Site Plan Review Findings:

1. The project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any applicable specific plan;

The Project would be in substantial conformance with the purposes, intent and provisions of the General Plan, the Hollywood Community Plan, and with the applicable provisions of the LAMC, including the Planning and Zoning Code.

The Property is located within the adopted Hollywood Community Plan area and is currently classified within the "Neighborhood Office Commercial" land use designation, corresponding to the C4 zone. The Property is within the C4-1D zone and is not within a specific plan area.

The Project has been designed to comply with the City's vision of Hollywood. Specifically, the Hollywood Community Plan envisions:

... a compact city that is growing vertically, mixing residential, commercial and industrial uses in new and interesting ways. With core industries in entertainment, tourism and health care, this is a Hollywood which supports a strong local and regional economy. A rich, multimodal transit system, an inviting walking environment, and mixed-use housing along transit corridors promote a livable community and enable many Hollywood residents to reduce their use of cars.

The balanced growth of commercial and residential uses provides a jobs-housing balance, enabling an increasing number of residents and visitors to live, work, play and shop in Hollywood. Implementation of mixed-income housing incentives creates opportunities for people who work in Hollywood to find affordable housing nearby.

Pursuant to LAMC Section 12.16, the C4 Zone permits residential uses, including apartments and condominiums, as well as a wide range of commercial and retail uses. Mixed-use projects are permitted within the C4 Zone.

The Project would consist of the demolition of an outdated 80,000 square foot strip mall and the construction of a vertical, mixed-use residential and commercial project that would include 249

residential units, including 28 units designated for Very Low Income Households, and approximately 111,000 square feet of neighborhood serving commercial uses, including an approximately 25,000 square foot organic grocery store, an approximately 8,000 square foot fitness studio, and multiple restaurants, and other commercial uses. The Project would balance the growth of commercial and residential uses and provide a jobs-housing balance, enabling residents to live, work, play, and shop in Hollywood. The Project would also include a significant affordable housing component, which would create great opportunities for people who work in Hollywood to find affordable housing near their place of employment.

The 249 residential dwelling units would occupy approximately 222,564 square feet of floor area and the retail, restaurant, and lounge uses would occupy approximately 111,000 square feet of floor area. The number of dwelling units is within the dwelling unit density permitted in the C4 zone, which would allow a maximum of 278 dwelling units.

Parking for the on-site uses would be provided within a multilevel parking structure with 849 parking spaces. The lower parking levels would be subterranean and semi-subterranean, while the upper levels would begin at ground level and would form the podium upon which portions of the Project would be located. The parking areas would be physically integrated within the Project and would be surrounded by proposed uses. Vehicular access to the parking areas would be provided at Sunset Boulevard, Crescent Heights and Havenhurst Drive.

A substantial portion of the Project would include landscaped courtyards and pathways and other open space features that connect the various proposed uses to establish a pedestrian-oriented environment within the Project's vicinity. Approximately 30 percent of the Property would be publicly-accessible open space at the street, including the approximately 34,050 square foot central plaza. In addition, the existing traffic island at the intersection of Sunset and Crescent Heights Boulevards would be reconfigured to adjoin the Property, providing approximately 9,100 square feet of additional street-level open space that would be functionally integrated with the Project through landscaping, outdoor dining, and other common elements and amenities.

The project would also provide approximately 16,055 square feet of publicly-accessible roof terrace areas would be provided on the roof of the retail building fronting Sunset Boulevard. These areas would be landscaped with trees and planter beds, and would include a sculpture garden and seating areas. At least 50 trees would be planted throughout the Property, including in tree wells in the sidewalks along Sunset Boulevard, Crescent Heights, and Havenhurst Drive. An additional approximately 5,099 sf of roof deck area would be provided adjoining the restaurant on Level 16.

The residential uses would also provide significant private and common open space areas. The Project includes approximately 20,200 square feet of private terraces and balconies, approximately 3,500 square feet of recreation and fitness uses that count as open space, and approximately 18,600 square feet of common open space, including a large landscaped deck at Level 4 and the roof deck and swimming pool at Level 9. These areas exceed the minimum

required open space area of 26,450 square feet by approximately 15,850 square feet, or 60 percent.

Upon approval of the requested Affordable Housing Incentives, the Project's FAR would be permitted at the Property.

Pursuant to LAMC Section 12.21.1-A,1, Height District No. 1 does not establish a maximum height but limits the "total floor area contained in all buildings on a lot" to no more than one-and-one half times the buildable area of said lot (i.e., a floor area ratio or FAR of 1.5:1). The "D" limitation currently limits the Property's FAR to 1.0:1. With approval of the requested Affordable Housing Incentives, the maximum allowable FAR would be 3.0:1.

The building would be comprised of various elements ranging in height from two stories up to 16 stories (approximately 42' above the ground elevation at the intersection of Sunset and Crescent Heights Boulevards, increasing to approximately 108' for the nine story portion and approximately 191' for the 16 story portion of the building; the overall building height is approximately 216' as measured from the lowest point of the sloping site along Havenhurst Drive to the top of the 16 story portion of the building), and would have a 2.99:1 FAR. The building height would be compatible with other multi-story buildings in the vicinity of the Project site, including the Chateau Marmont hotel, the Sunset Tower hotel and the Andaz hotel.

As the plans depict, the Project would comply with the area and yard provisions of the C4 Zone (LAMC Section 12.16-C). The number of residential dwelling units (249) would be within the maximum density of 278 dwelling units permitted on the Property pursuant to LAMC Section 12.16-C,3 (400 square feet per dwelling unit). In conformance with LAMC Section 12.16-C,4, loading spaces complying with the requirements of LAMC Section 12.21-C,6 would be provided.

The Project would be in substantial conformance with the purposes, intent and provisions of the Hollywood Community Plan. Specifically, the Project would be in substantial conformance with the following Hollywood Community Plan Policies:

- *Policy LU.1.22:* Maintain existing streets open and accessible for public use. Protect existing streets from gating or closure to prevent the creation of "superblocks", improve circulation, keep streets and public rights of way publicly accessible, and support walkable and bikeable neighborhoods.

The Project has been designed to prevent the creation of a superblock. The Project includes a pedestrian friendly and inviting pathway that would connect Havenhurst Drive to Crescent Heights. Likewise, the frontage along Sunset Boulevard creates an expanded 15 foot wide sidewalk and has a balance of storefront retail transparency and direct pedestrian access to the open air plaza. This pathway would include significant open space and landscaping, seating available to the public, retail shops, and restaurants and coffee shops. The Project would also

provide over 900 short- and long-term bicycle parking spaces to support a walkable and bikeable neighborhood.

- *Policy LU.2.12:* Incentivize jobs and housing growth around transit nodes and along transit corridors.

The Property is located in a portion of the City that is served by a significant amount of public transportation. The Metro Rapid Line 780 stop is located at the intersection of Sunset Boulevard and Fairfax Boulevard, approximately 1,560 feet from the Property. In addition, the Metro Local and Limited Line 2 and 302 has stops located adjacent to the Property and at the intersection of Sunset Boulevard and Fairfax Boulevard. The Metro Local and Limited Line 218 stop is located at the intersection of Laurel Canyon Boulevard and Sunset Boulevard, approximately 80 feet from the Property. Together, these Metro lines have an annual ridership of more than 12 million passengers.⁵ Therefore, the Project would incentivize jobs and housing growth on Sunset Boulevard, a portion of the City that is served by significant public transportation opportunities.

- *Policy LU.2.13:* Utilize higher Floor Area Ratios to incentivize mixed-use development around transit nodes and along commercial corridors served by the Metro Rail, Metro Rapid bus or 24-hour buslines (Map 29).

As discussed above, the Metro Rapid Line 780 stop is located at the intersection of Sunset Boulevard and Fairfax Boulevard, approximately 1,560 feet from the Property. In addition, Metro Line 2/302 provides 24-hour service. The mixed-use Project, which has a 2.99 FAR and includes 28 Very Low Income Units, is ideally located near the Metro Rapid Line.

- *Policy LU.2.14:* Encourage projects which utilize Floor Area Ratio (FAR) incentives to incorporate uses and amenities which make it easier for residents to use alternative modes of transportation and minimize automobile trips.

The Project includes numerous amenities and uses, including bicycle parking, recreational facilities, an organic grocery store, and convenient access to transit, all of which make it easier for residents to use alternative modes of transportation and minimize automobile trips. The mixed-use nature of the Project creates synergy and an urban village concept, which translates to less reliance on automobile usage and an enhanced quality of life.

- *Policy LU.2.15:* Encourage mixed-use and multifamily residential projects to provide bicycle parking and/or bicycle lockers.

In order to encourage residents, employees, and visitors to use alternative modes of transportation, the mixed-use project would include over 900 short- and long-term bicycle

⁵ 2012 annual estimated ridership, <http://isotp.metro.net/MetroRidership/IndexSys.aspx>

parking spaces for residents, customers and employees, as well as lockers and showers for employees of the Project.

- *Policy LU.2.16:* Encourage large mixed-use projects to consider neighborhood serving tenants such as grocery stores and shared car or rental car options.

The mixed-use project would include an approximately 25,000 square foot organic grocery store, which would serve not only the Project's residents and employees, but also nearby residents.

- *Policy LU.2.17:* Provide an adequate supply of rental and ownership housing opportunities for households of all income levels and needs.

The project would include 249 rental units ranging from studios to three bedrooms, of which 28 would be set aside for Very Low Income Households.

- *Policy LU.2.18:* Promote the use of existing citywide programs to increase rental and housing ownership opportunities, such as small lot subdivisions, adaptive reuse of office buildings, when appropriate, and density bonuses in exchange for affordable housing set asides.

In order to increase the number of affordable housing units in the Property's vicinity, the Project uses existing citywide programs, such as a density bonus, to increase rental opportunities for affordable housing.

- *Policy LU.3.1:* Widen sidewalks to a minimum of 15 feet, or maintain existing sidewalk widths of 15 feet, along major and secondary highways with high levels of pedestrian traffic. Support the adoption of Modified Street Standards (Map 33) for the sake of preserving sidewalks which are already wide (15 feet or wider) and widening sidewalks, taking into consideration the impact on bicyclists.

The Project has been designed to provide a 15-foot sidewalk on Sunset Boulevard to encourage pedestrian activity. In addition, the project would rehabilitate, maintain, and incorporate the island at the intersection of Sunset Boulevard and Crescent Heights to encourage a more walkable Project.

- *Policy LU.3.3:* Encourage the use of sidewalk pavement materials which maintain flat, walkable surfaces.

The Project's sidewalk pavement materials would maintain flat, walkable surfaces.

- *Policy LU.3.4:* Design sidewalks that make pedestrians feel welcome and safe by minimizing the conflict between cars, buses and pedestrians.

The sidewalk along Sunset Boulevard, which would be 15-feet wide, and the sidewalks along Crescent Heights Boulevard and Havenhurst Drive have been designed to make pedestrians feel welcome and safe. Vehicular access points would be clearly identified and minimized to create a more pedestrian friendly experience. In addition, retail and restaurant uses along the sidewalks would create a sense of belonging to encourage pedestrian activity.

- *Policy LU.3.6:* Discourage the siting of parking lots next to sidewalks which carry high volumes of pedestrian traffic.

Unlike the existing condition, the Project would not include any parking lots located next to sidewalks. All parking for the Project would be provided within an easily accessible yet enclosed parking garage.

- *Policy LU.3.8:* Provide pedestrian amenities to invite walking.

The Project includes a very inviting central plaza that would include landscaping, public seating, restaurants, and coffee shops to inviting promote pedestrian activity and invite walking. The plaza would be connected by paseos to Sunset Boulevard, Havenhurst Drive and Crescent Heights Boulevard.

- *Policy LU.3.9:* Encourage the planting of street trees for shade.

The Project proposes to plant approximately 28 street trees along Havenhurst Drive, Sunset Boulevard, and Crescent Heights Boulevard, and including the reconfigured traffic island at the intersection of Sunset Boulevard and Crescent Heights Boulevard, which would provide comfortable, shady walking environments.

- *Policy LU.3.12:* Develop pedestrian paths to activity centers that make walking convenient, safe and practical.

The Project includes a very inviting central plaza that would include landscaping and public seating to create a pedestrian path to activity centers, such as restaurants, and coffee shops. Paseos on the north, east and west sides of the plaza would connect the interior of the Project to Sunset Boulevard, Havenhurst Drive and Crescent Heights Boulevard to facilitate and encourage pedestrian circulation through the Project and the area in general.

- *Policy LU.3.17:* Encourage public art, landscaping, street furniture and plazas which encourage pedestrians to linger in designated spaces.

The Project includes a very inviting central plaza and adjoining paseos that would include landscaping, street furniture, plazas, restaurants, and coffee shops to encourage pedestrians to linger in designated spaces.

- *Policy LU.3.21:* Encourage building designs which create interesting, attractive walking environments on streets with high pedestrian activity.

The Project would feature large storefront windows with visually interesting displays along the Project's façades facing Sunset and Crescent Height Boulevards. Wide sidewalks along both of these streets would encourage and enhance pedestrian activity.

- *Policy LU.3.22:* Promote well-designed retail with transparent facades to allow visibility of commercial uses as illustrated in the Urban Design Chapter, Chapter 7.

The ground floor front façades of the Project emphasize large quantities of transparent elements to provide interesting and highly visible storefronts along Sunset and Crescent Heights Boulevards. Similarly, the facades would be flexible in order to encourage a wider range of indoor/outdoor possibilities.

- *Policy LU.3.23:* Encourage large commercial projects to consider designs which break up the floor plate, providing pedestrian connections, and human scale design features, such as plazas, greenspace or a public focal point. Discourage "superblocks".

The Project proposes several smaller commercial tenant spaces surrounding an interior landscaped plaza instead of providing a single larger commercial floor plate. Paseos on the north, east and west sides of the plaza provide pedestrian connections from the interior of the Project to the surrounding streets. Further, the many large and varied terraces and balconies create articulation and visual interest at the building facades.

- *Policy LU.3.24:* Promote pedestrian-friendly land uses along streets with high pedestrian activity.

The Project would include retail and restaurant uses along Sunset Boulevard, which has high pedestrian activity. The retail and restaurant uses along Sunset Boulevard would increase and promote pedestrian activity.

- *Policy LU.3.27:* Encourage extended hour active commercial uses and discourage concentrations of commercial uses which have limited operating hours in areas with high pedestrian activity.

The Project would include multiple types of uses, including restaurants and retail stores that would encourage pedestrians to visit the Project and spend time enjoying the public plaza and the variety of retail and restaurant uses. Further, the residential population living in the mixed-use development would enhance pedestrian activity in the area.

- *Policy LU.4.19:* Encourage the construction of public plazas, in addition to greenspaces.

The Project features a large central plaza surrounded by vibrant retail and restaurant uses. The plaza would be connected to the surrounding public streets by paseos on the north, east and west sides of the plaza.

- *Policy LU.5.2:* Promote land use policies which support mobility options to reduce auto dependence. Promote the General Plan Framework's transit-oriented development policies which encourage compact, mixed-use development near transit to reduce vehicle trips and improve air quality.

The mixed-use project would include multiple retail uses, restaurants, and an organic grocery store to encourage residents and employees to remain on-site and not to travel to other locations for their needs. In addition, since the Project is located in an urban area, nearby residents and employees would also be able to take advantage of the neighborhood services uses, including the grocery store, and to avoid driving. The Project would include over 900 short- and long-term bicycle spaces to reduce auto dependence. The Project is also located near public transportation, so people would be able to visit the Project without driving their own vehicles.

- *Policy LU.5.4:* Encourage green space, landscaping and street management policies which reduce the energy costs of cooling, support the pedestrian environment, and improve the public realm.

The Project would include a large public paseo with significant green space that would support the pedestrian environment and improve the public realm.

- *Policy LU.5.5:* Promote the planting of street trees to provide comfortable, shady walking environments, cooling, and absorption of carbon dioxide.

The Project proposes to plant approximately 28 street trees along Havenhurst Drive, Sunset Boulevard, and Crescent Heights Boulevard, and including the reconfigured traffic island at the intersection of Sunset Boulevard and Crescent Heights Boulevard, which would provide comfortable, shady walking environments, cooling, and absorption of carbon dioxide.

- *Policy LU.5.6:* Support policies which conserve water, recharge local groundwater aquifers and reduce the pollution of water resources. Meet increases in the demand for water through conservation and recycling.

The Project would comply with applicable requirements, including the Low Impact Development requirements set forth in Article 4.4 of Chapter VI of the LAMC. The Project would incorporate Best Management Practices, including activities, practices, facilities and/or procedures that would, when implemented, prevent or reduce pollutants in stormwater runoff. Stormwater runoff would be routed through on-site planter boxes to reduce the amount of direct discharge into the storm drains. In addition, the Project would use water-efficient plumbing fixtures and landscape irrigation in order to conserve water to the greatest degree feasible.

- *Policy M.1.10:* Identify and implement intersection improvements on all Major Class II and Secondary Highways, and along some Collector streets, throughout the Hollywood Community Plan Area.
- *Policy M.1.28:* Encourage projects located at intersections served by different transit modes, or intersections which Metro identifies as major transfer nodes, to provide transit amenities such as shade trees, countdown crosswalk signals, bus shelters, bicycle racks or lockers and stamped crosswalks.

Consistent with these Policies, the Project proposes to reconfigure the existing traffic island at the intersection of Sunset Boulevard and Crescent Heights Boulevard, which will improve pedestrian safety by eliminating one crosswalk segment. The reconfigured island will adjoin the Project site and is proposed to be landscaped and functionally integrated into the Project site, although it would remain public property. The Project proposes to provide significant numbers of bicycle parking spaces for both short-term and long-term use, and showers and lockers for employees of the Project.

The Project is also consistent with several objectives and policies set forth in the Housing Element, including:

- *Objective 1.1:* Plan the capacity and develop incentives for the production of an adequate supply of rental and ownership housing for households of all income levels and needs.
- *Policy 1.1.2:* Promote affordable rental housing for all income groups that need assistance.
- *Policy 1.1.3:* Facilitate new construction of a variety of housing types that address current and projected needs of the city's households.
- *Policy 1.4.2:* Promote the development of new affordable housing units citywide and within each Community Plan area.

The Project includes a number of rental housing types for households of varying income levels and housing needs. The Project includes 249 units ranging in size from studios to three bedroom units. In addition, the Project proposes to include 28 units specifically designated for Very Low Income Households.

Therefore, the Project would be in substantial conformance with the purposes, intent and provisions of the General Plan, the Hollywood Community Plan, and with the applicable provisions of the LAMC, including the Planning and Zoning Code.

2. The project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements, that is or will be compatible with existing and future development on adjacent properties and neighboring properties; and

The project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements that is or would be compatible with existing and future development on adjacent properties and neighboring properties.

The Project proposes to redevelop the Property with a 16-story mixed use project that would include 249 residential apartments, of which 28 would be set aside for Very-Low Income Households, amenities for the residents, approximately 111,000 square feet of community serving commercial uses, and 849 parking spaces. The building would be comprised of various elements ranging in height from two stories up to 16 stories (approximately 42' above the ground elevation at the intersection of Sunset and Crescent Heights Boulevards, increasing to approximately 108' for the nine story portion and approximately 191' for the 16 story portion of the building; the overall building height is approximately 216' as measured from the lowest point of the sloping site along Havenhurst Drive to the top of the 16 story portion of the building).

The Property is 111,339 square feet, which is the basis for the Project's FAR calculation. The requested FAR would be 3:1, which is equivalent to 334,017 square feet of floor area. The Project FAR would be 2.99, based upon 333,872 square feet of proposed floor area, and would therefore be within the 3:1 FAR limit.

The Property is located in a well-established community of residential, retail, and commercial uses. The area is within a larger, developed commercial and retail area that includes commercial and multi-family residential uses to the west, a large commercial development, which includes a Trader Joe's, a Burke Williams Day Spa, the Sundance Cinemas movie theaters, and a Crunch gym, to the east. The XIV restaurant, a liquor store and Bar Marmont are located to the north along Sunset Boulevard, and multi-family residences in the City of West Hollywood are located immediately south of the Property. As such, the Project would be surrounded by a mix of commercial uses that are easily accessible to Project residents and visitors and by multi-family housing, uses that are consistent with the Project.

The Project would provide 849 parking spaces to ensure that Project visitors and residents have sufficient spaces to park within the Project.

Commercial and residential delivery vehicles would enter the Project from Havenhurst Drive and would exit the Project onto Crescent Heights Boulevard. Commercial and residential delivery vehicles would not make any other maneuvers around the Project. Trash trucks would use the same points of ingress and egress.

The Project would include typical lighting, which would be shielded in compliance with the LAMC to avoid significant impacts to nearby uses.

The Project would include a substantial amount of outdoor open space, which is integral to the Applicant's desire to create a pedestrian friendly project. The Project would include an approximately 34,000 square foot publicly accessible central plaza that would form the ground-level core for both the commercial and residential uses. This plaza, which would include numerous benches and areas for public congregation, would provide a pedestrian connection among Sunset Boulevard, Crescent Heights Boulevard and Havenhurst Drive, encouraging pedestrian activity throughout the Property. In addition, the existing traffic island at the intersection of Sunset and Crescent Heights Boulevards would be reconfigured to adjoin the project site, providing approximately 9,100 square feet of street-level open space that would be functionally integrated with the project through landscaping, outdoor dining, and other common elements, although it would remain public property.

Therefore, the project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements that is or would be compatible with existing and future development on adjacent properties and neighboring properties.

3. Any residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.

The project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.

The residential component of the Project provides numerous recreational and service amenities that would be available for residents. The residential amenities are provided on the ninth floor of the residential building, and include an outdoor pool and spa with a large sundeck, an approximately 1,815 square foot fitness facility, approximately 738 square feet of men's and women's changing facilities, an approximately 1,152 square foot recreation room, an approximately 1,140 square foot library and an approximately 536 square foot business center. In addition, there is a significant amount of private and common open spaces located throughout the Project. The significant recreational and open space facilities proposed will minimize impacts on parks and other open space in the neighborhood since these facilities are included onsite. Finally, the retail component of the Project, including the organic grocery store, fitness studio, restaurants, and other retail uses, would provide services and improve habitability for the Project's residents and reduce the need to drive to other areas for these uses since they are provided on-site. The retail uses are oriented towards Sunset Boulevard and Crescent Heights Boulevard, and internally within the Project, in order to minimize impacts on the residential areas to the south and west.

Therefore, the project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.

B. Affordable Housing Incentive Findings

The Director shall approve requested Affordable Housing Incentive(s) *unless* the Director finds that:

1. The Incentive is not required in order to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5, or Section 50053 for rents for the affordable units; or

An applicant for an affordable housing project that requests approval of Incentives must demonstrate that the Incentives are required in order to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5, or Section 50053 for rents of the affordable units.

The proposed 28 Very Low Income units complicates the financing for the Project and restricts the feasibility of the Project, unless the requested Affordable Housing Incentives are granted. The Incentives are necessary to provide for affordable housing costs as defined in the California Health and Safety Code Section 50052.5, or Section 50053 for rents for affordable units because the reduced construction costs savings resulting from a reduction in the size of the required parking spaces and the allowance to increase the floor area ratio and utilizing Parking Option One, provides the costs savings necessary for the developer to provide 28 units in the building as affordable to very low income families.

The 28 affordable units would include 9 studio units, 15 one-bedroom units, and 4 two-bedroom units. At present, Very Low Income unit rent limits for 2013 specified by the City of Los Angeles Housing Department, are as follows: studio – \$567; one bedroom – \$648; two bedroom – \$729.⁶ However, the average monthly market-level rental rate for the Hollywood submarket is \$1,913⁷, which is significantly more than the rents that may be charged for the affordable units. The only way to be able to provide the significant affordable housing component is to allow additional floor area to accommodate additional market rate units to offset the subsidy required to provide the affordable units. Since the proposed Project would be required to record a covenant against the property for a thirty year period from the issuance of the Certificate of Occupancy, the loss in revenue from rents without accounting for inflation during this period would be significant. Given these factors alone, without factoring the pro rata apportionment to the Very Low Income units for land acquisition costs, entitlement costs, utility expenses, and other variables, the decreased profitability of the project after provision of the Very Low Income units is evident. In the current real estate market, the ability to obtain financing for a

⁶ Rent limits per Los Angeles Housing Department's Income and Rent Limits - Land Use Schedule 7.

⁷ http://www.marcusmillichap.com/research/reports/Apartment/LosAngeles_3Q13Apt.pdf

development project with such high expenses attributable to the provision of affordable housing would be impossible without the provision of additional floor area, which in turn allows for significant common area amenities, larger unit sizes, and more market-rate units to counter-balance the high costs of the Very Low Income units.

The requested Incentive to allow an increase in FAR is necessary in order to be able to provide the 28 proposed affordable units. The Property is currently limited to an FAR of 1:1, which would not permit the inclusion of a significant number of affordable units. The request for additional floor area within proximity to significant transit options is consistent with the spirit and intent of the on-menu Incentive allowing a 3:1 FAR on a commercial parcel where 50% or more of the parcel is within 1,500 feet of a Transit Stop. In the case of the Project, the Property is located within 1,500 feet of a Transit Stop, although the distance to 50% of the Property is 1,560 feet. The additional floor area is required in order to provide the significant affordable housing component and to make the Project financially viable can only be achieved with the approval of the requested Incentives.

The requested Incentive to allow an increase in the number of compact parking spaces above what is otherwise allowed by the Zoning Code would result in actual cost savings that help make the provision of the affordable units feasible. Because the project will provide valet-assisted parking for the residential uses at all times, and at peak times for the non-residential uses, it is possible to provide a higher number of compact parking spaces since the cars would be parked by experienced professionals, and cars would not occupy more than one parking space, as may occur with self-parking. As a result, more compact parking spaces can be provided and less standard parking spaces are required. The provision of additional standard parking spaces would require at least an additional level of subterranean parking to be provided at a significant cost. The elimination of this additional expense assists in providing for affordable housing costs.

The requested Incentive to modify the south side yard to allow a setback of between zero feet and 16' 4" for residential parking above the second above-ground level, in lieu of the 16-foot setback that would otherwise be required between the residential parking area and the property line. The setback requirement for residential parking has been determined through a Zoning Administrator's Interpretation (ZA-2004-7115-ZAI) (the "ZAI"), which permits parking for residential uses on the ground floor of a mixed use project in the C4 zone to not observe the residential yard requirements at that level. However, the ZAI has been interpreted to require residential parking above the ground floor to observe the same setback as would be required for actual residential units, even though commercial parking and uses could be built to the property line without observing any setbacks. In the case of the Project, significant setbacks from the property lines to the residential units would be provided, as follows: Sunset Boulevard – approximately 125 feet to 160 feet; Crescent Heights Boulevard – approximately 31 to 37 feet; Havenhurst Drive – approximately 48 feet; and approximately 60 feet from the south property line. In addition, the first two above-ground parking levels located along the south property line are for the commercial uses. The residential parking then continues above with three enclosed

levels and one partially uncovered level. Although commercial parking may be built to the property line, requiring residential parking to be built to the property line would result in less area of the Property available for development of residential building area, which would adversely affect the provision of affordable housing.

Therefore, the Incentives are required in order to provide for affordable housing costs.

2. The Incentive will not have a Specific Adverse Impact upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the Specific Adverse Impact without rendering the development unaffordable to Very Low, Low and Moderate Income households. Inconsistency with the zoning ordinance or general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.

The requested Incentives would not have a specific adverse impact, as defined in Section 65915 of the California Government Code, upon public health and safety or the physical environment. A "specific adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

The subject Project, a mixed-use development with 28 units reserved for Very Low Income Households, is allowed in the C4 zone. The proposed residential and commercial uses are compatible with the adjacent residential and commercial uses. The Applicant has requested Waivers and Modifications to Development Standards consistent with both LAMC Section 12.22 A 25(g)(3), the Density Bonus Ordinance, as well as the California State Government Code Section 65915, the State Density Bonus Program. The proposed Project would not have any adverse public health or safety impacts. The proposed Project would remove numerous high-traffic generating uses, including a fast food restaurant with a drive-through lane[, and would not significantly impact any intersections in the City.] The Project would also not result in any long term significant environmental impacts.

The subject site is not located within a Historic Preservation Overlay, nor are any of the structures located upon the Property designated as City Historic Cultural monuments or listed in the California Register of Historic Resources. Although there are properties in the vicinity that are designated historical landmarks, the Project would not impair or otherwise impact the integrity of these resources. Therefore, the requested Incentives would not have an adverse impact upon any real property that is listed in the California Register of Historic Resources.

ATTACHMENT A
PROJECT NARRATIVE – CONDITIONAL USE AND VARIANCE

8150 Sunset Boulevard, Los Angeles

I. PROJECT PROPOSAL

A. Applicant and Property

AG SCH 8150 Sunset Boulevard Owner L.P. (the “**Applicant**”) is the owner of the property located at 8150 Sunset Boulevard, Los Angeles (APN 5554-007-014 and 5554-007-015), which is comprised of one legal lot (the “**Property**”). The approximately 2.56-acre (111,339 square foot) Property is zoned C4-1D and is developed with approximately 80,000 square feet of commercial uses and 222 parking spaces.

B. Project Overview

The Project consists of the development of 249 rental apartments, of which 28 would be set aside for Very-Low Income Households, amenities for the apartments, approximately 111,000 square feet of community serving retail uses, and 849 parking spaces (the “**Project**”).

One of the Project’s primary objectives is to provide a significant number of affordable housing units in a part of the City of Los Angeles (the “**City**”) that lacks quality affordable housing in close proximity to major transportation nodes and major employment centers. In addition, the Project would replace an outdated commercial use with a mixed-use project comprised of residential uses and community serving retail uses that would be consistent with the needs of this area of the City.

C. Request

The Applicant requests the City’s approval of the following in connection with the development of the Project:

1. Pursuant to Section 12.24-W,1 of the Los Angeles Municipal Code (the “**LAMC**”), Conditional Use to permit the on-site sales, dispensing, and consumption of a full line of alcoholic beverages in four establishments, and the off-site sales of a full line of alcoholic beverages in connection with a full-service grocery store;
2. Pursuant to Section 12.27 of the LAMC, Variances for the following:
 - a. To allow outdoor dining above the first floor in the C4 zone, as not otherwise permitted by Sections 12.16-A,2(p) and 12.14-A.1(b)(3) of the LAMC; and

- b. To allow a fitness studio in the C4 zone, as not otherwise permitted by Section 12.16-A,2 of the LAMC.

The Project's primary entitlement request is being submitted in a separate application for the following:

- Site Plan Review for a development that creates 50 or more dwelling units Pursuant to Section 16.05 of the LAMC;
- Parking Option 1 and the following Affordable Housing Incentives, pursuant to Section 12.22-A,25 of the LAMC in consideration of restricting 11 percent of the total number of dwelling units for Very-Low Income Households (28 units):
 - An off menu Incentive to permit a 3:1 floor area ratio for a Housing Development Project located within approximately 1,560 feet of a Transit Stop, in lieu of the 1,500-foot distance specified in the on-menu incentive allowing a 3:1 floor area ratio (LAMC Section 12.22-A,25(f)(4)(ii));
 - An off-menu incentive to allow an increase in the number of compact parking spaces that may be provided for retail and residential uses in-lieu of the requirements set forth in LAMC §12.21-A,5(c).
 - An off-menu incentive to permit a 0' to 16' 4" foot south side yard for residential parking above the second above-ground level, in lieu of the 16 foot side yard setback otherwise required by Section 12.16-C,2 of the LAMC.

In addition, the Applicant will submit a separate application for Vesting Tentative Tract Map (the "VTTM") No. 72370 to subdivide the Property, pursuant to Section 17.15 of the LAMC.

D. Existing Conditions

The Property is located at 8150 Sunset Boulevard, at the southwest corner of Sunset Boulevard and Crescent Heights Boulevard in the City. The Property is bounded by Havenhurst Drive to the west, Crescent Heights Boulevard to the east, Sunset Boulevard to the north, and multi-family residential dwelling units to the south, which are located in the City of West Hollywood.

The Property's General Plan designation is Neighborhood Office Commercial. The Property is zoned C4-1D. The "D" Limitation restricts the Property's floor area ratio to 1:1. The Property is not subject to a maximum height limit.

The Property is currently developed with an approximately 80,000 square foot retail strip mall, which includes 11,646 square feet of fast food restaurants and a 20,172 square foot bank. The

retail strip mall was built in 1988 and the building housing the bank was built in 1960 and subsequently expanded in 1963 and 1973. In addition, there are currently approximately 222 parking spaces. There is also a billboard located at the Property that until recently was digital.

The Property is located in a well-established community of residential, retail, and commercial uses. The area is within a larger, developed commercial and retail area that includes commercial and multi-family residential uses to the west, a large commercial development, which includes a Trader Joe's, a Burke Williams Day Spa, the Sundance Cinemas movie theaters, and a Crunch gym, to the east. The XIV restaurant, a liquor store and Bar Marmont are located to the north along Sunset Boulevard and multi-family residences in the City of West Hollywood are located immediately south of the Property.

As such, the Project would be surrounded by a mix of commercial uses that are easily accessible to Project residents and visitors and by multi-family housing, uses that are consistent with the Project.

E. Project Description

The Project proposes to demolish the existing uses and redevelop the Property with a 16-story mixed use project that would include 249 residential apartments, of which 28 would be set aside for Very-Low Income Households, amenities for the residents, approximately 111,000 square feet of community serving retail uses, and 849 parking spaces. The building would be comprised of various elements ranging in height from two stories up to 16 stories (approximately 42' above the ground elevation at the intersection of Sunset and Crescent Heights Boulevards, increasing to approximately 108' for the nine story portion and approximately 191' for the 16 story portion of the building; the overall building height is approximately 216' as measured from the lowest point of the sloping site along Havenhurst Drive to the top of the 16 story portion of the building).

The Property is 111,339 square feet, which is the basis for the Project's floor area ratio ("FAR") calculation. The requested FAR would be 3:1, which is equivalent to 334,017 square feet of floor area. The Project FAR would be 2.99, based upon 333,872 square feet of proposed floor area, and would therefore be within the 3:1 FAR limit.

Table 1, below, provides an overview of the Project's various components.

Table 1: Project Summary

Project Component	Residences	LAMC Floor Area
Residential Units	73 studio units 130 1 BR units 38 2 BR units 8 3 BR units	222,564 SF
Retail Use	N/A	51,308 SF
Restaurant	N/A	22,000 SF
Organic Grocery Store	N/A	25,000 SF
Fitness Studio	N/A	8,000 SF
Walk-in Bank	N/A	5,000 SF
Total	249 units	333,872 SF

1. Residential Component

The Project would include 73 studio units, 130 one-bedroom units, 38 two-bedroom units, and 8 three-bedroom units. 28 units would be set aside for Very Low Income Households. The total residential floor area, including all common areas, would be approximately 222,564 square feet. Table 2, below, provides a breakdown of the residential unit count and square footage.

Table 2: Residential Unit Breakdown¹

	Unit Count	Average SF per Unit	Total SF
Studio Units	73	494 SF	35,257 SF
One Bedroom Units	130	758 SF	98,332 SF
Two Bedroom Units	38	1,168 SF	44,622 SF
Three Bedroom Units	8	1,639 SF	13,113 SF
Total	249	768 SF	191,324 SF

¹ Numbers shown are net rentable square feet only and exclude corridors and common areas; the total "floor area" as defined by the LAMC for the residential component is 222,564 square feet.

The residential portion of the Project would include approximately 6,900 square feet of indoor amenities, which would include an approximately 1,500 square foot lobby, an approximately 1,152 square foot recreation room, an approximately 1,815 square foot fitness center, approximately 738 square feet of men's and women's changing facilities, an approximately 536 square foot business center, an approximately 1,140 square foot library, and an outdoor swimming pool, spa and roof deck located at the southeast corner of the Property.

The residential units within the Project feature significant setbacks from all property lines, as follows: Sunset Boulevard – approximately 125 feet to 160 feet; Crescent Heights Boulevard – approximately 31 to 37 feet; Havenhurst Drive – approximately 48 feet; and approximately 60 feet from the south property line. The residential parking garage will observe a setback ranging from zero feet to 16' 4" along the south property line. In addition, the 16-story portion of the Project has been oriented in a north-south direction to maximize views from and towards the Hollywood Hills from other properties.

2. **Retail Component**

The Project proposes the development of approximately 111,000 square feet of retail and commercial uses, including an approximately 25,000 square foot organic grocery store, approximately 22,000 square feet of restaurant uses, an approximately 8,000 square foot fitness studio, approximately 51,000 square feet of traditional community serving retail uses, and an approximately 5,000 square foot walk-in bank.

The Project's retail component has been designed to enhance the pedestrian experience along Sunset Boulevard by locating vibrant retail uses along Sunset Boulevard, creating large open spaces to encourage pedestrian activity, and engaging pedestrians along Sunset Boulevard by creating transparent retail storefronts and view corridors that connect the Project's open spaces and retail uses to Sunset Boulevard and Crescent Heights. The main retail component consists of a two-story street-level complex facing Sunset Boulevard and Crescent Heights Boulevard and surrounding a large central plaza that would be open to the public. The landscaped plaza would include areas set aside for outdoor dining and other public gathering areas. Roof terraces on the portion of the commercial complex fronting on Sunset Boulevard would also be available for outdoor dining and occasional special events. An approximately 25,000 square foot organic grocery store is proposed to be located on Basement Level 1, below the plaza level (Level 1). Pedestrian access between the parking and commercial uses would be provided by escalators, elevators and stairs. An approximately 6,200 square foot rooftop restaurant and lounge would be located on the Level 16, and would include indoor and outdoor seating areas.

3. Recreation, Landscaping and Open Space

The Project would include a substantial amount of outdoor open space, which is integral to the Applicant's desire to create a pedestrian friendly project. The Project would include an approximately 34,000 square foot publicly accessible central plaza that would form the ground-level core for both the commercial and residential uses. This plaza, which would include numerous benches and areas for public congregation, would provide a pedestrian connection among Sunset Boulevard, Crescent Heights Boulevard and Havenhurst Drive, encouraging pedestrian activity throughout the Property. An additional approximately 21,700 square feet of open space would be provided on roof terraces, with approximately 16,600 square feet at Level 3 and approximately 5,100 square feet at Level 16. In addition, the existing traffic island at the intersection of Sunset and Crescent Heights Boulevards would be reconfigured to adjoin the Property, providing approximately 9,100 square feet of additional street-level open space that would be functionally integrated with the Project through landscaping, outdoor dining, and other common elements and amenities, although it would remain public property.

The Project would also include approximately 20,200 square feet of private balcony space and terraces and over 18,600 square feet of common space on rooftop areas for use by the Project residents.

The Project would include approximately 6,900 square feet of indoor amenities for the residents, including an approximately 1,152 square foot recreation room, an approximately 1,815 square foot fitness room, approximately 738 square feet of men's and women's changing facilities, an approximately 536 square foot business center, an approximately 1,140 square foot library, and an approximately 1,500 square foot lobby. In addition, the Project includes an outdoor swimming pool, spa and roof deck.

Landscaping would be provided along the perimeter of the Property, as well as within the central plaza, rooftop decks and along the various pedestrian walkways integrated throughout the Property.

4. Parking and Access

The Project proposes to provide parking within three subterranean and semi-subterranean levels and six levels of above-grade structured parking. The Project would provide 849 parking spaces.

Because the Project involves a Density Bonus, the parking requirements for the residential uses are set forth in LAMC §12.22-A,25(d). Parking requirements for the commercial uses are set forth in LAMC §12.21-A,4.

LAMC §12.22-A,25(d)(1) provides that all residential units in the Housing Development Project (not just the restricted units), inclusive of handicapped and guest parking, shall be provided with one parking space for one and two bedroom units and two parking spaces for two and three

bedroom units. Based on this requirement, the Project's residential Code parking requirement is 295 parking spaces, as identified in Table 5, below.

Table 5 – Residential Parking

Unit Type	Number of Units	Required Number of Parking Spaces
0 and 1 Bedrooms	203 units	203 parking spaces
2 and 3 Bedrooms	46 units	92 parking spaces
Total Required	249 Units	295 parking spaces
Total Provided		295 parking spaces

The Code parking requirement for the commercial uses is 492 parking spaces, as identified in Table 6, below:

Table 6 – Commercial Parking

Use	Square Footage	Required Parking per LAMC
Restaurant	22,000 square feet	220
Grocery Store	25,000 square feet	100
Retail	51,308 square feet	205
Health Club	8,000 square feet	80
Walk-in Bank	5,000 square feet	10
Bicycle Parking Reduction (LAMC §12.21-A,4)		-123
Total Required	111,308 square feet	492
Total Provided		554

The Project includes a significant number of both short-term and long-term bicycle parking spaces to encourage and facilitate bicycle use by Project employees, visitors and residents, and

thereby reducing the need to use an automobile to travel to and from the Project. Over 900 short-and long-term bicycle parking spaces will be provided within the enclosed parking garage and outside at the plaza level.

Access to the commercial parking levels would be provided by ramps off of both Sunset Boulevard and Crescent Heights Boulevard, while retail valet parking service would be provided via a valet drop-off area off Crescent Heights Boulevard and the primary valet drop-off/pick-up area located on Basement Level 1. Parking would be by valet during peak hours and self-parking, with attendant assistance, during off-peak hours. Resident parking levels would be accessed via a dedicated residential access driveway off of Havenhurst Drive. Residential parking would be provided by valet during all hours from the valet area located on Level 1.

5. **Affordable Housing**

The Applicant is committed to providing on-site affordable housing. Therefore, the Project would provide 11 percent of the total 249 units, or 28 units, as on-site affordable units set aside for Very Low Income Households (the "**Restricted Units**"). The 28 Restricted Units would include 9 studio units, 15 one-bedroom units, and 4 two-bedroom units. The Restricted Units would be comparable to the market rate units, including total square footage, bedroom size, and number of bathrooms. In addition, the Restricted Units would be interspersed among the market-rate units within the Project.

a. **Affordable Housing Incentives**

Pursuant to California Government Code Section 65915(d)(2)(B) and LAMC Section 12.22.A.25(e)(1), a housing development project that qualifies for a density bonus shall be granted two development Incentives for providing at least 10% of the Project's base density for Very Low Income Households. Additional Affordable Housing Incentives may be granted at the discretion of the City. The proposed Project is providing 11% (28 units) Very Low Income units and is requesting three Incentives, as follows: (1) an off menu Incentive to permit a 3:1 floor area ratio for a Housing Development Project located within approximately 1,560 feet of a Transit Stop, in lieu of the 1,500 foot distance specified in the on-menu Incentive allowing a 3:1 floor area ratio (LAMC Section 12.22-A.25(f)(4)(ii)); (2) an off-menu Incentive to allow an increase in the number of compact parking spaces that may be provided for commercial uses from 40% to 60% and to allow parking for residential uses in excess of one standard parking stall for [158/146] residential units to be provided as compact spaces instead of one standard parking space for each unit, with the rest provided as compact spaces, in-lieu of the requirements set forth in LAMC §12.21-A.5(c) with attendant parking for both commercial and residential parking; and (3) an off-menu Incentive to permit a 0' to 16' 4" south side yard for residential parking above the second above-ground level, in lieu of the 16-foot side yard otherwise required by Section 12.16-C.2 of the LAMC. Floor area ratio and setback requirements are explicitly defined in Government Code Section 65915(o)(1) as development standards that may be waived or modified in connection with a project that qualifies for a density bonus. Further, Government

Code Section 65915(p)(3) specifically provides that parking incentives and concessions may be requested beyond those provided in that section for a project that qualifies for a density bonus.

LAMC §12.22-A,25(f)(4)(ii) provides that an Applicant can request, in lieu of the otherwise applicable floor area ratio, a floor area ratio not to exceed 3:1, provided that the parcel is in a commercial zone in Height District 1 (including 1VL, 1L and 1XL), and fronts on a Major Highway as identified in the City's General Plan, and

- a. the Housing Development Project includes the number of Restricted Affordable Units sufficient to qualify for a 35 percent Density Bonus, and
- b. 50 percent or more of the commercially zoned parcel is located in or within 1,500 feet of a Transit Stop/Major Employment Center.

The Property is zoned C4, which is a commercial zone and is in Height District 1. The Property fronts Sunset Boulevard and Crescent Heights Boulevard, both of which are a Major Highway as identified by the City's General Plan.

Eleven percent of the Housing Development Project would be set aside for Very Low Income Households, which qualifies for a 35 percent Density Bonus.

Fifty percent of the commercially zoned parcel is located within approximately 1,560 feet of a Transit Stop at the intersection of Fairfax Avenue and Sunset Boulevard (Metro Rapid Route 780). This Transit Stop is located approximately 60 feet further than the 1,500 foot requirement for an on-menu Incentive.

However, LAMC §12.22,A-25(g)(3) permits an applicant to request an off-menu Incentive. Therefore, the Applicant is requesting an off-menu Incentive for the City to grant the same Incentive of the 3:1 floor area ratio as the on-menu Incentive identified in §12.22-A,25(f)(4)(ii) of the LAMC because all other requirements are met by the Project and fifty percent of the commercially zoned portion of the Property is located only approximately 60 feet further than the 1,500 foot requirement from the nearest Transit Stop, which satisfies the City's intent to locate affordable housing projects near Transit Stops.

The City's intent of requiring at least fifty percent of the commercially zoned parcel be located within 1,500-feet of a Transit Stop is to ensure that the property is accessible without a passenger vehicle. The Property is located in a portion of the City that is served by a significant amount of public transportation. In addition to the Metro Rapid Line 780 stop, which is located approximately 1,560 feet from the Property line, Metro also operates the following public transportation stops near the Property:

- The Metro Local and Limited Line 2/302 (24-hour service) stop is located at the intersection of Sunset Boulevard and Crescent Heights Boulevard, which is adjacent to the Property. Line 2/302, which has an annual ridership of more than 6 million passengers,² also has stops at the intersection of Fairfax Avenue and Sunset Boulevard, providing a convenient transfer point to and from Metro Lines 217 and 780.
- The Metro Local and Limited Line 218 stop is located at the intersection of Sunset Boulevard and Crescent Heights Boulevard, which is adjacent to the Property.
- The Metro Local and Limited Line 217 (24-hour service) stop is located at the intersection of Fairfax Avenue and Sunset Boulevard, at the same location as the Metro Rapid Line 780 stop.

Together, these lines had a combined annual ridership of more than 12 million passengers.³ Metro Lines 2/302, 217, and 780 all offer peak hour headways of 15 minutes or less, consistent with the definition of a Major Bus Route in the LAMC and the City's adopted Affordable Housing Incentives Guidelines. The LAMC further provides that areas proximate to Major Bus Routes are appropriate locations for mixed-use developments. The intersection of Sunset Boulevard and Fairfax Avenue serves as a transit node that provides interconnectivity to transit throughout the area and the City.

In addition, the Applicant is requesting approval of an off-menu Incentive to allow an increase in the number of compact parking spaces that may be provided for commercial and residential uses in-lieu of the requirements set forth in LAMC §12.21-A,5(c), and an off-menu Incentive to permit a 0' to 16' 4" foot south side yard for residential parking above the second above-ground level, in lieu of the 16 foot side yard setback otherwise required by Section 12.16-C,2 of the LAMC.

F. Streets and Circulation

Sunset Boulevard adjoining the Property to the north is designated a Major Highway Class II on the City's General Plan.

Crescent Heights Boulevard adjoining the Property to the east is also designated a Major Highway Class II on the City's General Plan.

Havenhurst Drive adjoining the Property to the west is designated a local street on the City's General Plan.

² 2012 annual estimated ridership, <http://isotp.metro.net/MetroRidership/IndexSys.aspx>

³ Ibid.

G. Previous Cases, Affidavits, Permits, Etc.

Previous and relevant zoning-related actions affecting the Property include:

- Ordinance No. 164,714 imposing a "D" Development Limitation on the Property, limiting the total floor area of all buildings on the Property to no more than one times the buildable area of the lot;
- Case No. ZA 2007-3626(CUB) approving a conditional use permit for the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant having operating hours of 7 a.m. to midnight daily;
- Case No. ZA 2001-5784(CUB)(CU) approving a conditional use permit for the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant having operating hours of 7 a.m. to midnight daily;
- Case No. ZA 93-0211(ZV) approving a variance to permit the construction, use, and maintenance of a dry cleaning business, as not permitted in the C4 Zone;
- Case No. ZA 92-1141(CUZ)(CCR)(ZV)(PAD) approving: 1) a conditional use permit to allow: a) the continued use and maintenance of a drive-through fast food restaurant; b) the continued use and maintenance of an existing commercial corner development with four restaurants operating between 11 p.m. and 7 a.m.; and 2) a variance to permit 222 parking spaces in lieu of the 376 spaces required by the LAMC;
- Case No. ZA 88-0939(E) approving a conditional use exemption to permit the sale of alcoholic beverages for on-site consumption within a 78-seat restaurant; and
- Case No. ZA 83-398(CUB) approving a conditional use permit authorizing the sale and dispensing of alcoholic beverages for on-site consumption within a proposed 120 seat restaurant.

H. Requested Approvals

1. Conditional Use

The Applicant is requesting approval of a Conditional Use pursuant to LAMC §12.24-W,1 to permit (1) the on-site sales, dispensing, and consumption of a full line of alcoholic beverages in four establishments, and (2) the approval of a Conditional use to permit the off-site sale of a full line of alcoholic beverages in connection with a full-service organic grocery store.

2. Variance

The Applicant is requesting approval of Variances pursuant to LAMC §12.27 to allow (1) outdoor dining above the first floor in the C4 zone, as not otherwise permitted by Sections 12.16-A,2(p) and 12.14-A.1(b)(3) of the LAMC, and (2) a fitness studio in the C4 zone, as not otherwise permitted by Section 12.16-A,2 of the LAMC.

II. DRAFT FINDINGS

A. Conditional Use Permit

Findings to permit (1) the on-site sales, dispensing, and consumption of a full line of alcoholic beverages in four establishments, and (2) the off-site sale of a full line of alcoholic beverages in connection with a full-service organic grocery store:

1. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region;

The 111,339 square foot Property is located in a well-established community of residential, retail, and commercial uses. The area is within a larger, developed commercial and retail area that includes commercial and multi-family residential uses to the west, a large commercial development, which includes a Trader Joe's, a Burke Williams Day Spa, the Sundance Cinemas movie theaters, and a Crunch gym, to the east. The XIV restaurant, a liquor store and Bar Marmont are located to the north along Sunset Boulevard and multi-family residences in the City of West Hollywood are located immediately south of the Property.

The Property is currently developed with an approximately 80,000 square foot retail strip mall, which includes approximately 11,600 square feet of fast food restaurants and a 20,000 square foot bank. Alcoholic beverages have been available on the Property for approximately the past 30 years, in connection with a number of restaurants located upon the premises. In addition, prior to the current commercial development of the Property, alcoholic beverages were available for decades in connection with the Garden of Allah hotel, restaurant, and bar complex. Presently, there is one restaurant on the Property that offers beer and wine for consumption on the premises.

The Project proposes to demolish the existing obsolete commercial development and redevelop the Property with a 16-story mixed use project that would include 249 residential apartments, approximately 111,000 square feet of community serving commercial uses, and 849 parking spaces. The mixed-use project would include multiple retail uses, upscale restaurants, and an organic grocery store to encourage residents and employees to remain on-site and not travel to other locations for their needs. In addition, since the Project is located in an urban area, nearby residents and employees would be able to also take advantage of the neighborhood services uses, including the grocery store, and avoid driving. The availability of alcoholic beverages in connection with the Project's restaurants and the grocery store is a customary and incidental component of these uses. Patrons expect the ability to order alcoholic beverages within the types of restaurants that are anticipated to be tenants at the Project. In addition, the ability to offer alcoholic beverages to patrons is critical in attracting a top quality dining establishments to the site; the restaurateurs must have the ability to serve alcohol in order for the restaurants to remain viable and competitive. Highly regarded dining establishments would serve as an attraction for

visitors and neighbors in the area, and would reduce the need for local residents to travel to other areas for dining experiences.

Further, customers expect that a full-service grocery store would also offer a full line of alcoholic beverages for purchase and consumption off of the premises. These uses would expand the choices available for residents and employees of, and visitors to, the area.

Therefore, the Project would enhance the built environment in the surrounding neighborhood and would perform a function and provide a service that is beneficial to the community, city, and region, and desirable to the public convenience and necessity.

2. That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety:

The Property is located in a well-established community of residential, retail, and commercial uses. The area is within a larger, developed commercial and retail area that includes commercial and multi-family residential uses to the west, a large commercial development, which includes a Trader Joe's, a Burke Williams Day Spa, the Sundance Cinemas movie theaters, and a Crunch gym, to the east. The XIV restaurant, a liquor store and Bar Marmont are located to the north along Sunset Boulevard and multi-family residences in the City of West Hollywood are located immediately south of the Property. As such, the Project would be surrounded by a mix of commercial uses that are easily accessible to Project residents and visitors and by multi-family housing, uses that are consistent with the Project.

The Project proposes to redevelop the Property with a 16-story mixed use project that would include 249 residential apartments, of which 28 would be set aside for Very-Low Income Households, amenities for the residents, approximately 111,000 square feet of community serving commercial uses, and 849 parking spaces. The building would be comprised of various elements ranging in height from two stories up to 16 stories (approximately 42' above the ground elevation at the intersection of Sunset and Crescent Heights Boulevards, increasing to approximately 108' for the nine story portion and approximately 191' for the 16 story portion of the building; the overall building height is approximately 216' as measured from the lowest point of the sloping site along Havenhurst Drive to the top of the 16 story portion of the building).

The restaurant areas would occupy only approximately 20% of the total commercial floor area, and would not be disproportionate given the entire area of the project. Similarly, the grocery store would occupy only approximately 23% of the total commercial floor area, however the alcohol sales areas within the store would only be a fraction of the overall area of the store, and therefore much lower than 23 percent of the total commercial floor area. The restaurant areas would be internally oriented or located along the major commercial thoroughfares of Sunset and

Crescent Heights Boulevards and the grocery store would be located within a subterranean level, in order to avoid impacts on the residential uses located in the vicinity.

Alcoholic beverages for consumption on the premises would be dispensed in a carefully controlled environment, and alcohol sales within the grocery store would also be similarly controlled. The sale of alcoholic beverages would be closely monitored and controlled to prevent problems that could be associated with the availability of alcoholic beverages. Restaurant and grocery store personnel would be trained to confirm the ages of patrons ordering alcoholic beverages on the restaurants and purchasing alcoholic beverages for consumption off of the premises. The Project's security personnel along with restaurant and grocery store personnel would also ensure that alcohol is not consumed in unauthorized areas of the Project or within the immediately adjoining areas.

Therefore, the Project's location, size, height, operations and other significant features, as they relate to the sale and consumption of alcohol, would be compatible with and would not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

3. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan;

The Property is located within the adopted Hollywood Community Plan area and is currently classified within the "Neighborhood Office Commercial" land use designation, corresponding to the C4 zone. The Property is within the C4 zone and is not within a specific plan area. The Property is located at the intersection of two designated Major Highways – Sunset Boulevard and Crescent Heights Boulevard. The proposed restaurants and grocery store are consistent with the General Plan land use designation which is intended to provide for concentrations of commercial uses, including restaurants and grocery stores, within multiple function buildings. Further, the General Plan supports the maintenance of the commercial base of the City and occupancy of commercial properties by viable commercial uses. Consistent with the goals and policies of the General Plan, the project would be located within an established commercial area, encourage pedestrian activities, and enhance the image and function of Hollywood as a first class commercial center.

The Community Plan is silent with regard to alcohol sales. The proposed alcohol sales is in harmony with the goals and intent of the General Plan Elements adopted for this geographical area in that it would allow for the best possible use of this commercial zoned lot without detriment to adjacent or nearby properties. The proposed use would not impair the integrity of the area; the subject property is located in a commercial area which permits the sale of alcoholic beverages with the approval of a Conditional Use Permit. Furthermore, the Hollywood Community Plan encourages the establishment of a variety and mix of uses, including

restaurants, within Hollywood to serve the residents and employees of and visitors to this major commercial area.

Therefore, the Project would be in substantial conformance with the purposes, intent and provisions of the General Plan and the Hollywood Community Plan; there is no specific plan applicable to the Property.

4. That the proposed use will not adversely affect the welfare of the pertinent community;

The Property is located in a well-established community of residential, retail, and commercial uses. The area is within a larger, developed commercial and retail area that includes commercial and multi-family residential uses to the west, a large commercial development, which includes a Trader Joe's, a Burke Williams Day Spa, the Sundance Cinemas movie theaters, and a Crunch gym, to the east. The XIV restaurant, a liquor store and Bar Marmont are located to the north along Sunset Boulevard and multi-family residences in the City of West Hollywood are located immediately south of the Property. As such, the Project would be surrounded by a mix of commercial uses that are easily accessible to Project residents and visitors and by multi-family housing, uses that are consistent with the Project.

The proposed sale of alcoholic beverages from the location would not adversely affect the nearby residentially zoned properties in the area of the Project site. The residential uses located closest to the site consist of high-density multiple family housing complexes which are buffered from the subject site by distance and by the Project itself. The restaurants are oriented to the interior of the site or to the major commercial thoroughfares of Sunset and Crescent Heights Boulevards. The Property is not proximate to any church, temple, school, public playgrounds or similar uses.

All parking for the restaurants and grocery store would be provided on-site within the Project's subterranean parking garage. Spillover parking into surrounding residential areas is not anticipated due to the adequacy of on-site parking and the permit parking restrictions applicable to nearby residential streets.

The private revitalization efforts proposed by the Applicant are anticipated to serve as a catalyst for the upgrading and renewal of neighboring uses within the Hollywood community. The success of the Project is likely to stimulate further revitalization of the area. The Project would positively affect the economic welfare of the community by including high-quality restaurant and grocery store uses, which require the sale of alcohol to be viable. It would also positively benefit the City through generation of additional sales tax revenue and business license and other fees, and by providing additional employment opportunities to area residents.

Therefore, the proposed sale of alcohol would not adversely affect the welfare of the pertinent community.

5. That the granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area; and

According to the State of California Department of Alcoholic Beverage Control (the "ABC") licensing Criteria, five on-site licenses and five off-site licenses are allocated to Census Tract No. 1942. There are currently seven on-site licenses and one off-site license in this Census Tract. The Property is within an area of concentrated commercial activity, particularly as it is within a prime regional center. The number of licensed premises may exceed the number of licenses allocated where the census tract is located in a highly urbanized commercial center. Given that Hollywood is a regional and internationally known center and destination, it is not unexpected that the number of existing on-site licenses would exceed the number of licenses allocated. Within 600 feet of the Property, there are 15 on-site licenses and 3 off-site licenses, and within 1,000 feet of the Property, there are 21 on-site licenses and 3 off-site licenses. A majority of these premises are located in Census Tract No. 1898, which generally includes the area on both sides of Sunset Boulevard, extending from Crescent Heights Boulevard east to Sierra Bonita Avenue.

The Property is within a highly developed commercial district that contains a variety of restaurants and other entertainment venues, which have resulted in the existing on-site alcohol licenses to exceed the number allocated. Over-concentration can be undue when the addition of a license would negatively impact a neighborhood. Over-concentration is not undue when the approval of a license does not negatively impact an area, but rather such license benefits the public welfare and convenience. Although the census tract is numerically over-concentrated with respect to on-site licenses, the Project would not adversely affect community welfare because the proposed restaurants and grocery store are desirable uses in an area designated for such.

Statistics from the Los Angeles Police Department reveal that in the subject Crime Reporting District No. 632, which has jurisdiction over the Property, 264 crimes were reported during the latest period, compared to the Citywide average of 235 crimes and a high crime reporting average of 282 crimes for the same period. No revocation proceedings for and alcohol-related use has been initiated within the Property's immediate area.

The crime rate numbers are higher than those rates identified for the Citywide average given that the area is a major activity center that attracts a high numbers of visitors. However, the Project would be conditioned to ensure that the availability of alcohol upon the premises does not result in criminal activity. In addition, the Project would have on-site security and personnel engaged in the sales and service of alcohol that would be properly trained to avoid sales to underage persons or persons who are clearly inebriated.

Therefore, the approval for the sale of alcoholic beverages for on- and off-site consumption would not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages in this area of the City, giving consideration to applicable State laws and to the ABC's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the Property, the crime rate in the area, and whether revocation or nuisance proceedings have been initiated for any use in the area.

6. That the proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.

The following sensitive uses are located within a 1,000-foot radius of the project site:

- 1401 Crescent Heights Boulevard - Nichiren Soshu Myohoji Temple,
- 1317 Crescent Heights Boulevard - Hollywood Temple Bethel / Neman Hall
- 1343 North Laurel Avenue - Laurel Park
- 1483 North Havenhurst Drive – West Hollywood Patient Educational Center Dispensary

The sale of alcoholic beverages at the proposed restaurants and grocery store would not adversely affect these uses because they would be operating within a commercial shopping center that would be regulated by numerous conditions of approval. None of these uses are within the Property's immediate vicinity.

The nearest residential uses are located to the south and west; however, the subject restaurants would be internally oriented or located along the major commercial thoroughfares of Sunset Boulevard and Crescent Heights Boulevard, and the grocery store would be on a subterranean level, away from these dwellings and buffered from them by the Project's design.

Therefore, the proposed restaurant and grocery store would not detrimentally affect nearby residentially zoned communities, after giving consideration to the distance of the proposed use

from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages.

B. Variance

Findings to permit (1) outdoor dining above the first floor in the C4 zone, as not otherwise permitted by Sections 12.16-A,2(p) and 12.14-A.1(b)(3) of the LAMC, and (2) a fitness studio in the C4 zone, as not otherwise permitted by Section 12.16-A,2 of the LAMC.

Fitness Studio

1. The strict application of the provisions of the zoning ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purposes and intent of the zoning regulations.

Denial of the request would unfairly impair and prevent the Applicant from enjoying reasonable use of the subject site. The zoning regulations allow certain uses in the various zones in order to provide for buffering distance and compatibility between respective uses. Such regulations, however, are written on a Citywide basis and cannot take into account individual unique characteristics which a specific parcel and its intended use may have. In this instance, the Code's desire to achieve compatibility between respective sites and protect neighboring properties and the Applicant's desire to establish a functional business can be accommodated in a manner consistent with the intent and purpose of the zoning regulations.

The Applicant is requesting a variance from Section 12.16-A,2(p) of the Municipal Code to permit the inclusion of an 8,000 square-foot fitness studio incidental to the proposed redevelopment of the Property with a mixed residential/commercial development. The fitness studio may include one or more of the following components: 1) a yoga studio; 2) a spinning/cycling studio; and 3) a general purpose studio for fitness boot camp, martial arts, etc. uses. In addition, the facility would contain a small men's and women's locker room and single or double shower in each locker room.

The Property is zoned C4-1 which does not allow "gymnasiums, health clubs and other similar uses" as a permitted use. The City's policy on permitting or not permitting gymnasiums, health clubs and other similar uses" in the C4 Zone is not clearly articulated. While the C4 Zone permits recreation buildings, clubs, dance studios, steam rooms, massage facilities, "studios"⁴ and other recreational uses as principal permitted uses, it appears that the contemplated fitness studio use is considered to be similar to gymnasium and health club uses, even though such fitness studio activities could also be considered similar to uses conducted within dance or other studios. The current prohibition against health club facilities in the C4 Zone appears to stem from

⁴ "Studio" is not defined in the Zoning Code; the common definition of a "studio" includes "a place for the study of an art (as dancing, singing, or acting)" [<http://www.merriam-webster.com/dictionary/studio>].

the somewhat negative connotations historically associated with gymnasiums and similar facilities. However, facilities offering fitness exercise for cardiovascular, strength and weight training have become increasingly common in densely developed commercial areas. Further, modern fitness uses provide needed fitness facilities to the mainstream population in addition to serving as social gathering points. Today's fitness uses are attractively appointed and present a totally different atmosphere and function from the gymnasium of former days. Fitness uses are compatible with and complementary to the retail, restaurant and other commercial uses in the area.

The area of the proposed fitness studio is an incidental use comprising approximately 2% of the total building area of the mixed-use project. The project site is located at the intersection of Sunset and Crescent Heights Boulevards, the principal commercial thoroughfare in this area, and is within a densely populated and developed commercial center. Parking is provided as required by the Code.

The immediate area is characterized by a variety of high density office, retail and residential uses, with their associated parking. The approval of the variance would allow the convenient location of the proposed use to its future clientele, while contributing to the redevelopment of the property with an upgraded facility, on a par with the evolution of the surrounding area. Health club and similar fitness uses are compatible with and complementary to the retail, restaurant and other commercial uses in the area. The restriction on health clubs and similar fitness uses in the C4 Zone is no longer necessary since the negative impacts formerly associated with such uses not present at fitness facilities such as that contemplated in this case.

In light of the above, the strict application of the provisions of the Zoning Ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations

2. There are special circumstances applicable to the subject property such as size, shape, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity.

The special circumstances applicable to the Property include the large size of the site as well as shape, location, and surroundings that do not apply generally to other property in the same zone and vicinity. The unique features of the site include its location on the boundary between Los Angeles and West Hollywood. In addition, the site is the only property extending across a full block in the area, in this case, from Havenhurst Drive to Crescent Heights Boulevard. As such, there are special circumstances applicable to the property that do not apply generally to other property in the same zone and vicinity.

3. The variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, because of the special

circumstances and practical difficulties or unnecessary hardships, is denied to the property in question.

The primary use of the proposed Project is permitted in the C4 Zone. Sunset Boulevard is the major commercial thoroughfare in the area, and no practical purpose would be served by preventing this ancillary use to be established within the Project at the subject location, when a health club could be constructed on any C2 zoned lot located in the vicinity. Moreover, there is an existing Crunch gym in the complex located immediately to the east of the Property at 8000 Sunset Boulevard.

Similar facilities have been established by variance throughout the City in the C4 Zone, including: the Ketchum –Downtown YMCA at 401 S. Hope Street, Aroma Wilshire Center at 3680 Wilshire Boulevard; 24 Hour Fitness at 3699 Wilshire Boulevard; Equinox Fitness Clubs at 444 S. Flower Street and 10960 Wilshire Boulevard; LA Fitness at 10921 Wilshire Boulevard; LA Fitness at 17421 Ventura Boulevard; and the Total Woman Gym & Spa at 19456 Nordhoff Street. In addition, there is a Crunch Gym located immediately to the east at 8000 Sunset Boulevard. That property is in the C2 Zone, which permits health club and fitness uses by right.

Granting the variance results in the subject property being able to be developed in the manner and style of other properties in the same zone and vicinity, therefore assuring the property owner parity in developing their property compared to those in the surrounding area. Accordingly, approval of the variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, because of such special circumstances and practical difficulties or unnecessary hardships, is denied the property in question.

4. The granting of the variance will not be materially detrimental to the public welfare, or injurious to the property or improvements in the same zone or vicinity in which the property is located.

The property is located in a densely developed urban area on a site adjoining streets classified as Major Highways by the City's General Plan Circulation Element. The site is located in an urban area and would provide health facilities to residents and employees within the area. The immediate area is characterized by multi-story commercial and residential buildings. The proposed fitness studio is an incidental and complementary use that comprises approximately 2% of the overall Project building area. The proposed fitness studio would be entirely contained within the building and the location and hours of operation make this request compatible with the adjacent neighborhood. Under this proposal, the applicant would provide a sufficient number of parking spaces for users of the fitness studio to eliminate any detrimental effects upon neighboring properties.

With the approval of the requested variance, the Applicant would be able to provide its customers with readily available services in conjunction with the operation of the main use of the

property. The proposed fitness studio would serve persons working and residing in the immediate area and would serve the community by providing an opportunity for the attainment and maintenance of health, fitness and well-being without negatively impacting the surrounding area.

As such, the granting of the variance would not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located.

5. The granting of the variance will not adversely affect any element of the General Plan.

The granting of the variance would not adversely affect any element of the General Plan inasmuch as the commercial use of the Property is consistent with the General Plan and the matter at issue is not dealt with directly in any adopted General Plan element. The property is located in the Hollywood Community Plan area and designated for Neighborhood Commercial land uses. According to the General Plan Framework Element, corresponding zones to areas designated as Neighborhood Districts include the C1, C1.5, C2 and C4 Zones. Since the requested use is permitted in the C2 Zone, it has already been determined to be consistent with the purpose and intent of property designated as Neighborhood Districts by the General Plan, even if the C4 zone does not permit the use.

Outdoor Dining

1. The strict application of the provisions of the zoning ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purposes and intent of the zoning regulations.

While the LAMC allows restaurants as a permitted use in the C4 Zone, it also limits all activities in connection with such use to be conducted wholly within a completely enclosed building. The general purpose and intent of such a limitation is to prohibit commercial uses from spilling out onto the sidewalk or other adjacent areas and creating incompatibilities with neighboring uses. The LAMC provides for an exception allowing outdoor eating areas for ground floor restaurants; however, the strict application of the provisions of the LAMC would restrict outdoor eating areas for restaurants not located on the ground floor.

Denial of the request for a variance to allow outdoor terraced dining would result in practical difficulties and unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations. The zoning regulations allow certain land uses in the various zones in order to achieve compatibility between respective uses. Such regulations, however, are written on a Citywide basis and cannot take into account individual unique characteristics that a specific parcel and its intended use may have. In this instance, the LAMC's intent to regulate noise and other impacts can be accommodated while providing viable and attractive outdoor food and

beverage service areas in a manner consistent with the intent and purpose of the zoning regulations.

The requested variance is to provide for an element that would play a key role in contributing to the overall diversity and balance of activities and uses sought in the proposed mixed use development. The variance to allow for outdoor food and beverage service areas above the ground floor helps the Project cater to a variety of visitor needs by allowing for more flexibility in the range of dining options as these relate to types of cuisine, cost, and type of restaurant. Given the climate in Southern California, the desire to create a pedestrian-oriented area within the Project, and the recent trend to provide for patio dining additions, the request constitutes a major component to a successful project.

The area surrounding the Project is a densely developed regional center that includes significant retail, dining and entertainment uses, which would be enhanced by the Project's unique building plans. The construction and design of the Project, which includes some outdoor terraced locations proposed for food and beverage service, would not be expected to create any additional impacts above and beyond the current allowable uses. A prohibition of such outdoor dining would pose an undue hardship because similar projects of this scale and character include dining patios or street frontage dedicated to outdoor seating, which the subject project also seeks to replicate on-site.

Therefore, the strict application of the provisions of the zoning ordinance to not allow outdoor food and beverage service above the ground floor level would result in practical difficulties or unnecessary hardships inconsistent with the general purposes and intent of the zoning regulations.

2. There are special circumstances applicable to the subject property such as size, shape, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity.

The special circumstances applicable to the Property include the large size of the site as well as shape, location, and surroundings that do not apply generally to other property in the same zone and vicinity. The unique features of the site include its location on the boundary between Los Angeles and West Hollywood. In addition, the site is the only property extending across a full block in the area, in this case, from Havenhurst Drive to Crescent Heights Boulevard. The outdoor food and beverage areas on the upper floors would also be unique and innovative design features. An integral part of the Project is the spectacular views and its unique location in Hollywood which can only be benefited fully by patrons if outdoor dining activities are permitted on levels above the ground floor. As such, there are special circumstances applicable to the property that do not apply generally to other property in the same zone and vicinity.

3. The variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in

the same zone and vicinity but which, because of the special circumstances and practical difficulties or unnecessary hardships, is denied to the property in question.

The LAMC limits all activities in connection with a restaurant use to be conducted wholly within a completely enclosed building, yet it grants an exception for outdoor eating areas associated with ground floor restaurants. The intent of such an exception is to allow for outdoor dining, which is an intrinsically desirable and valuable use of commercial property. The requested variance to permit with outdoor food and beverage service areas located on levels on the roof tops and on levels above the ground floor would not create any spillover onto sidewalks or adjacent areas or other incompatibilities.

Given the zoning regulations, it is very difficult to develop a project of this size within an urbanized area, without the need for any variances from the LAMC. Across the Project Site exists an approximately 25-foot grade difference, and because of this, the ground floor plate is somewhat diminished, creating practical difficulty in locating all outdoor dining areas on the ground floor. The economic viability of the restaurant dining portions of the Project is dependent upon the provision of outdoor dining area above the ground floor. Approval of the variance would permit outdoor dining areas that would be open year round due to Los Angeles' internationally renowned climate, affording desirable views both day and night, a feature which would attract patrons from all over the City and beyond which would benefit not only the Project but the City as a whole.

Similar approvals to have outdoor food and beverage service areas above the ground level have been granted throughout the City, including the W Hollywood hotel and Columbia Square projects in Hollywood; the California Club, the Jonathan Club, the Wilshire Grand development, the Standard Hotel, the Bonaventure Hotel, and Union Bank Plaza, in Downtown Los Angeles; and the Hotel Erwin in Venice; among others.

Granting the requested variance results in the Property being able to be developed in the manner and style of other properties in the same zone and vicinity, therefore assuring the Property owner parity in developing their property compared to those in the surrounding area. Accordingly, approval of the variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, because of such special circumstances and practical difficulties or unnecessary hardships, is denied the property in question.

4. The granting of the variance will not be materially detrimental to the public welfare, or injurious to the property or improvements in the same zone or vicinity in which the property is located.

Allowing the Project to incorporate a modest amount of outdoor terraced dining would not be materially detrimental to the public welfare, or injurious to the property or improvements in the

same zone or vicinity in which the property is located. The use is completely compatible with the surrounding uses and complements the City's vision of Hollywood as a thriving entertainment district. The Property is located in a commercial corridor on two designated Major Highways. The outdoor food and beverage service areas located upon the upper levels of the Project would cause no greater impacts than any that may result from similar uses located at the ground floor level, which is permitted by right. The proposed outdoor food and beverage service areas would be located on roof tops of the retail component located along Sunset Boulevard and on the 16th floor of the residential building, and would not be directly accessible from a public sidewalk or other rights-of-way. Instead, the outdoor dining areas would only be accessible from within the Project Site. The proposed outdoor food and beverage service areas uses would be fully integrated into the design and architecture of the Project, and would, therefore, be consistent with the general purpose and intent of the LAMC, since they would not be susceptible to spillover activity or incompatibilities with neighboring uses.

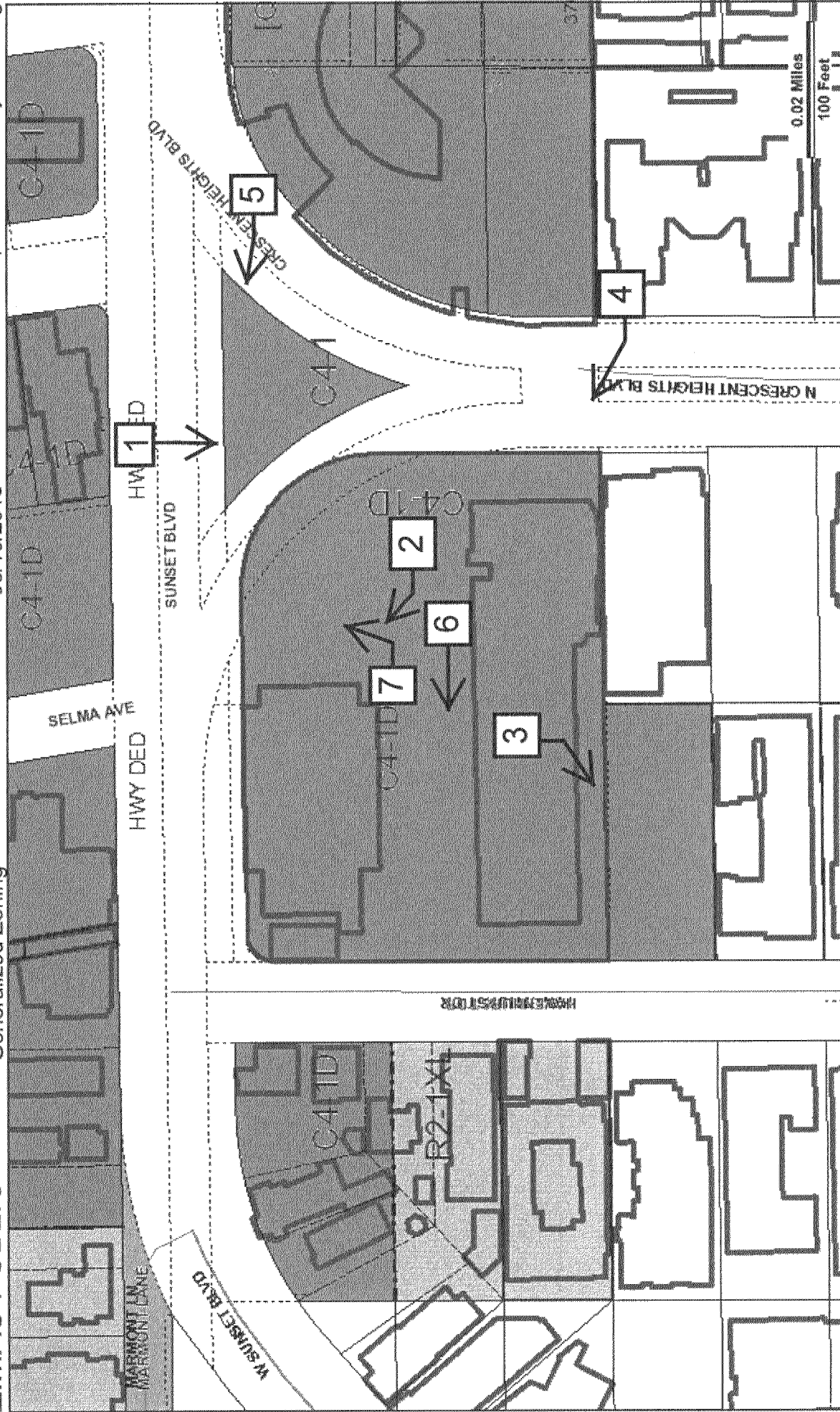
5. The granting of the variance will not adversely affect any element of the General Plan.

The granting of this variance would not adversely affect any element of the General Plan inasmuch as the commercial use of the Property is consistent with the General Plan and the matter at issue is not dealt with directly in any adopted General Plan element. The use of outdoor terraces for dining and entertainment is consistent with the Hollywood Community Plan goal to promote the economic vitality and expansion of Hollywood's entertainment and tourism industry. Allowing some outdoor dining above the first floor would not hinder the achievement of community redevelopment goals, nor would it negatively affect the character of development in the immediate neighborhood. Therefore, the granting of the variance would not adversely affect any element of the General Plan.

08/16/2013

Generalized Zoning

ZIMAS PUBLIC



Address: 8150 W SUNSET BLVD

APN: 5554007014

PIN #: 147B173 327

Tract: TR 31173

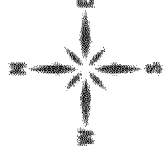
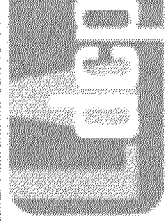
Block: None

Lot: LT 1

Arb: None

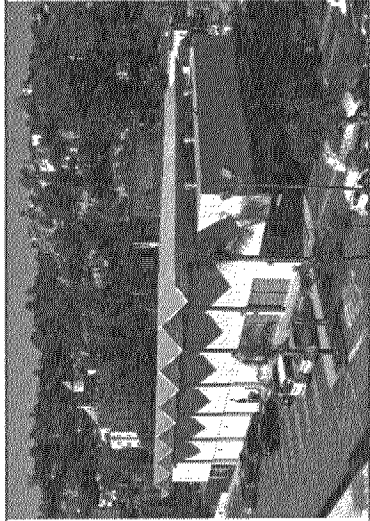
Zoning: C4-1D

General Plan: Neighborhood Office Commercial

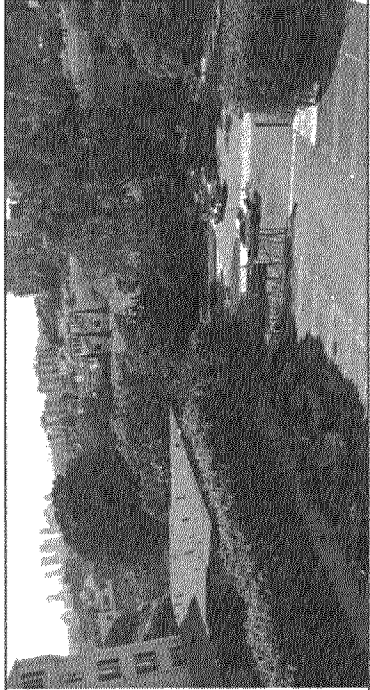




1 SUNSET AND NORTH CRESCENT LOOKING SOUTH



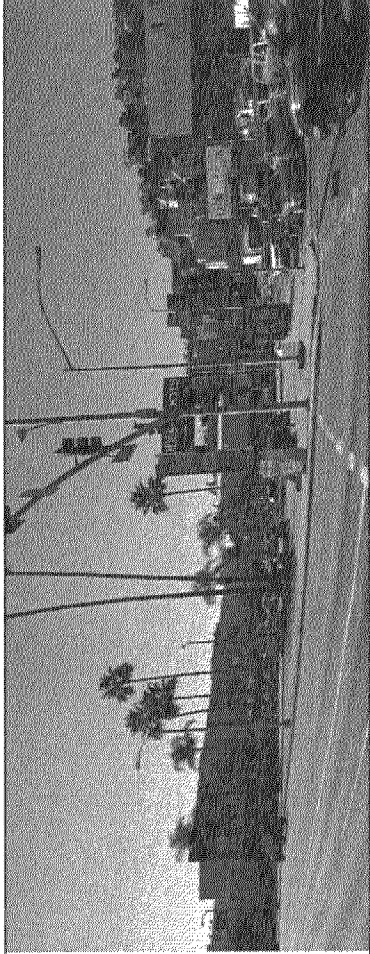
2 CHASE BANK, SUNSET AND HAVENHURST



3 VIEW TOWARDS HAVENHURST



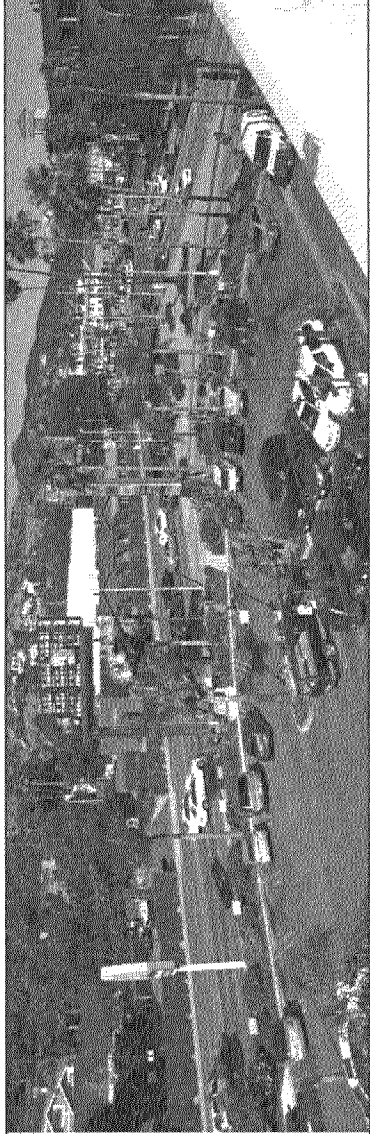
4 NORTH CRESCENT GARAGE ENTRANCE



5 CORNER OF SUNSET AND NORTH CRESCENT, LOOKING WEST



6 EXISTING RETAIL

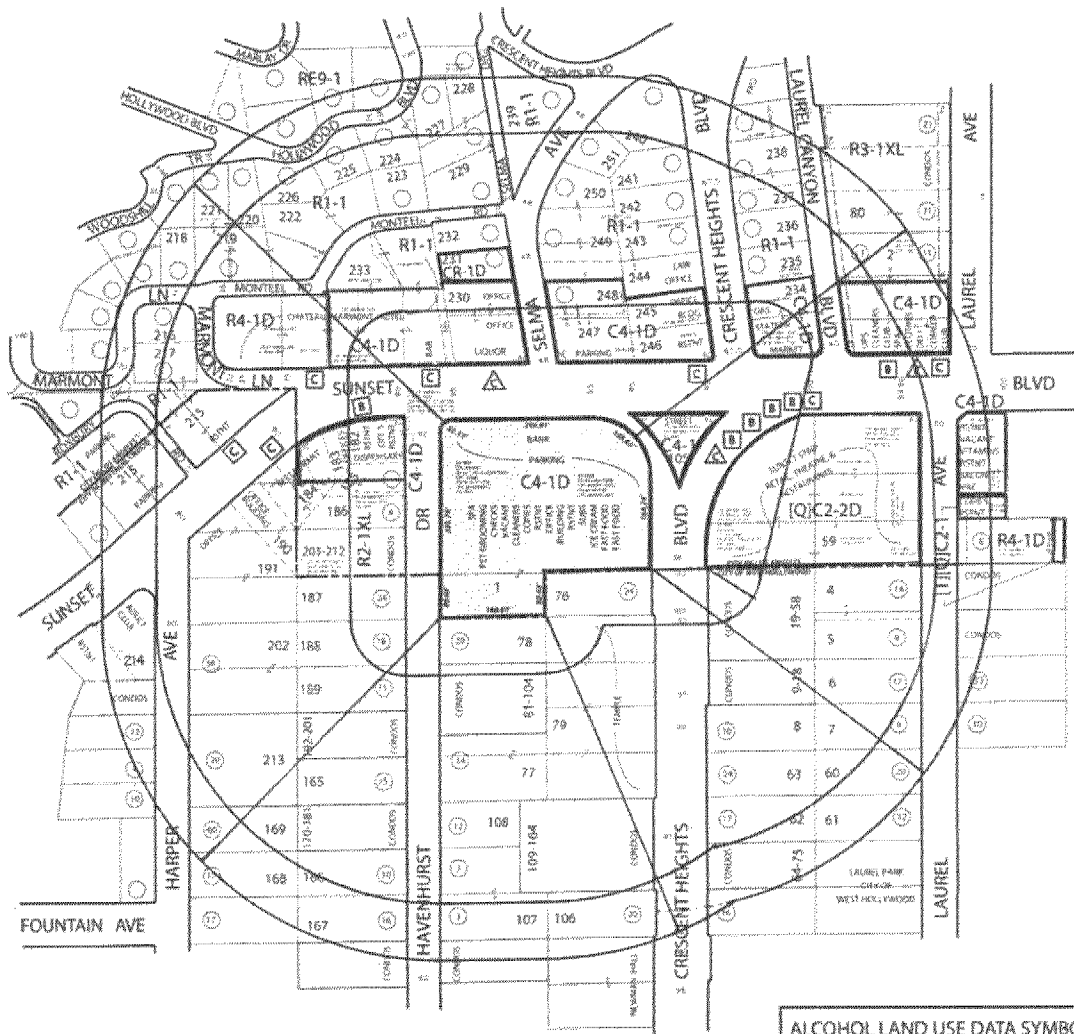


7 SUNSET AND NORTH CRESCENT, LOOKING NORTH

HART HOWERTON

8150 SUNSET BOULEVARD
Los Angeles, California

EXISTING PHOTOS | **G002**
AUGUST 2, 2013



ALCOHOL LAND USE DATA SYMBOLS	
	ON-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
	ON-SITE CONSUMPTION OF BEER AND/OR WINE
	OFF-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
	OFF-SITE CONSUMPTION OF BEER AND / OR WINE

**VESTING TENTATIVE TRACT NUMBER 72370
VARIANCE / CONDITIONAL USE PERMIT - CUB
SITE PLAN REVIEW & DENSITY BONUS**

QMS Quality Mapping Service
14546 Archwood St, Suite 301
Van Nuys, California 91405
Phone (818) 997-7949 - Fax (818) 997-0351
qmapping@qmsqms.com

DRAWN BY: ELIZABETH LIEBERMAN

THOMAS BROTHERS
Page: 593 Grid: A-5

LEGAL

LOT: 1

**TRACT: TR 31173
M B 660-26-27**

CONTACT: PAUL, HASTINGS, JANOFSKY & WALKER

A.P.N.
5554-007-(014.015)

CD: 4

CT: 1942.00

PA: 107 - HOLLYWOOD

USES: FIELD

SITE ADDRESS
8150 SUNSET BLVD

CASE NO:

SCALE: 1"=100'

D.M.: 1473173, 147B177

PHONE: 213-683-5713

DATE: 06-10-13
Update: _____

NET AC: 2.54



QMS-12-143

WORK ORDER NUMBER REQUEST FORM

CHECK ALL APPLICABLE: Work Order Number Task Subtask

Requested By: Srimal Hewawitharana
 Division: Major Projects/EIR

Date: August 20, 2013
 Phone #: 978-1359

Justification: New EIR

1	Case Number:	ENV-2013-2552-EIR		
2	Project Code:	Environmental - 3006		
3	Work Order Title:	8150 Sunset Blvd. Environmental Review		
4	Effective Date:	August 20, 2013		
5	Community Plan (if applicable):	Hollywood		
6	Full Cost Recovery case?	Yes	If yes, enter Application Inv. No.	12807
7	Special Reimbursement Project?	If yes, complete 7a or 7b below:		
7a	External Funding Source?	- Select -		
7b	City Funding Source?			

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	AG SCH 8150 SUNSET BOULEVARD OWNER, LP - SIEGEL, TYLER
Address	P.O. Box 10506
	Beverly Hills, CA 90213

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

8-20-13
 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
 Return to Planning Copy
 Application Invoice No: 12807

City of Los Angeles
 Department of City Planning



Scan this QR Code® with a barcode reading app on your Smartphone. Bookmark page for future reference.

City Planning Request

NOTICE: The staff of the Planning Department will analyze your request and accord the same full and impartial consideration to your application, regardless of whether or not you obtain the services of anyone to represent you.

This filing fee is required by Chapter 1, Article 9, L.A.M.C.

Applicant: AG SCH 8150 SUNSET BOULEVARD OWNER, LP - SIEGEL, TYLER (310-2857081)
Representative: PAUL HASTINGS LLP - NYTZEN, MICHAEL (213-6836000)
Project Address: 8150 W SUNSET BLVD, 90046

NOTES:

CPC-2013-2551-CUB-ZV-DB-SPR			
Item	Fee	%	Charged Fee
APPLICATION FOR DENSITY BONUS (Request for Incentives not included in the Menu of Incentives) *	\$23,287.00	100%	\$23,287.00
SITE PLAN REVIEW (All Other) *	\$7,925.00	50%	\$3,962.50
CONDITIONAL USE BY ZA (Alcohol (on or off-side sales), Entertainment (dance halls, hostess dance halls, massage parlors)) *	\$6,459.00	25%	\$1,614.75
VARIANCES (all) *	\$6,448.00	25%	\$1,612.00
Case Total			\$30,476.25

ENV-2013-2552-EIR			
Item	Fee	%	Charged Fee
EIR INITIAL DEPOSIT (1 acre or more and less than 5 acres) *	\$11,520.00	100%	\$11,520.00
Case Total			\$11,520.00

Item	Charged Fee
Fees Subject to Surcharges*	\$41,996.25
Fees Not Subject to Surcharges	\$0.00
Plan & Land Use Fees Total	\$41,996.25
Expediting Fee	\$0.00
OSS Surcharge (2%)	\$839.93
Development Surcharge (6%)	\$2,519.78
Operating Surcharge (7%)	\$2,939.74
General Plan Maintenance Surcharge (5%)	\$2,099.81
Grand Total	\$50,395.51
Total Credit	\$0.00
Total Invoice	\$50,395.51
Total Overpayment Amount	\$0.00
Total Paid (this amount must equal the sum of all checks)	\$50,395.51

LA Department of Building and Safety
 LA 0005 104016997 0/19/2013 3:07:15 PM

PLAN & LAND USE \$50,395.51

Sub Total: \$50,395.51

Receipt #: 0104190739

Council District: 5
 Plan Area: Hollywood
 Processed by KIM, STEVE on 08/19/2013
 Signature:



LOS ANGELES
 201 N. LOS ANGELES ST., STE. 13A
 LOS ANGELES, CA 90012
 TEL: (213) 617-9600, FAX: (213) 617-9643

VAN NUYS
 14540 SYLVAN ST.
 VAN NUYS, CA 91411
 TEL: (818) 779-8866, FAX: (818) 779-8870

CASE NUMBER:

BTCID: LA13-589

REFERENCE:

DATE: 8-19-13

SITE ADDRESS: 8150 SUNSET BLVD

AUTHORIZED BY: WINSTON

DESCRIPTION OF SERVICES AND FEES:

Labels and Mailing Preparation - Number	0	x \$1.77	
Mailing Only - Number	9586	x \$1.42	\$ 1357.52
Appeals - Number		x \$1.52	
Posting of Site - Number of signs	1	x \$75.00 (1 st)	\$ 75-
	2	x \$60.00 (addtl.)	\$ 120
Research/Add'l N.C. and Council Notification			\$12.20
All Weather Posting (optional)			\$20.00
Removal of Signs (optional)	0		\$50.00

TOTAL DUE: \$ 1564.72

A COPY OF THIS FORM MUST BE PRESENTED TO THE PLANNING DEPARTMENT AT THE TIME OF FILING TO HAVE YOUR APPLICATION DEEMED "COMPLETE"

Note: If applicant/map maker is retaining labels for addition of case number, labels must be returned to BTC within 7 days from the date of this invoice, or BTC will be forced to produce labels and charge the applicant/map maker. If bill is not paid, further processing of your other cases will stop. For cases requiring immediate mailing, labels must be submitted on the day of payment or BTC will produce labels and charge applicant/map maker.

x *[Signature]*

The City of LA usually generates a determination letter comprising of one(1) to three(3) pages which requires 1st Class postage. If your project requires a determination letter that exceeds three pages, you will be billed for excess postage and material costs that are due on receipt of bill. A \$ 50.00 fee will be charged if you want a copy of the BTC file(s).

x *[Signature]*

Refunds and Credits only valid one year from the original filing date. Cancellations and changes are subject to a 20% or \$50.00 handling fee, whichever is greater. Returned checks subject to a \$200.00 fee. If the check is fraudulent, the City will be notified that the invoice is null and void. A fee of 10% will be charged to re-activate all null and void invoices. If case goes to appeal, processing & mailing costs of \$1.52/label will be paid.

x *[Signature]*

Signature: *[Signature]*
 Telephone: 213-683-5713 / 213-996-3003
 Print Name: AG-SCH 8150 SUNSET BLVD / MICHAEL NYTZEN

Refunds and Credits only valid one year from the original filing date.



Chase BK
CK# 6262 7/17/13

FEE RECEIPT

8,720.00 12573

Map Checking Fee, as provided by Ordinance No. 129575/130871, in the amount of \$ _____
Surcharge \$ _____ for:

Subdivision Report Fee, as provided by Ordinance No. 167769 to be deposited into Account No. _____
(Engineering Land Use Activities - Program Expenses), in the amount of \$ _____
Surcharge \$ _____ for:

TENTATIVE FILINGS

MOD	NEW	NOT LOT

TPMLA
TCONDO
TTRACT<20 LOTS
TTRACT>20 LOTS
TPVT ST

FINAL FILINGS

MOD	NEW	NOT LOT

FPMLA
FCONDO
FTRACT<20 LOTS
FTRACT>20 LOTS
AIRSPACE

PLANNING CASES

- ZONE CHANGE
- CONDITIONAL USE
- SITE PLAN REVIEW
- COASTAL DEV. PERMIT
- CERT. OF COMPLIANCE
- PARCEL MAP EXEMPT
- OTHER PLANNING CASES

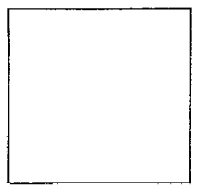
Project Location _____

Project No. TR 72370

Received from: AG-SCH 8150 Sunset Blvd.
P.O. Box 10506
Beverly Hills, CA 90213

City of Los Angeles
 Department of Public Works
 Bureau of Engineering

By Dez Thompson Date 8/19/13
 Land Development and Mapping Division



DPW ENGINEERING
 LAND DEVELOPMENT GROUP
 LD 45 95 012611 08/19/13 03:37PM

55 232 TEN TRC MAP FEE < 20 LOTS
 1.00 X \$8,000.00 \$8,000.00

Invoice #: TR 72370

34 502 ONE STOP PERMIT CENTER MIN FEE
 1.00 X \$160.00 \$160.00

34 503 EQUIP & TRAINING SURCHARGE MIN
 1.00 X \$560.00 \$560.00

Total Due: \$8,720.00
 Check: \$8,720.00
 HAVE A NICE DAY

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

ZI No. 1722

EFF. DATE: 9/24/90
(Original Date)

ADDRESSES:

8148-8160 Sunset Boulevard
1435 - 1443 Crescent Heights Boulevard
1446-1486 Havenhurst Drive

DISTRICT OFFICE: Los Angeles

LEGAL DESCRIPTION: Tract 31173, Lot 1

DISTRICT MAP: 147 B 173

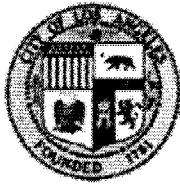
COMMENTS: Issue no new building permits for any of the tenants of said building until a conditional use permit is obtained pursuant to the regulations of the "corner lot ordinance" for the existing fast food restaurant tenants.

HALA GUIRGUIS
HALA GUIRGUIS
Zoning Engineer

HG:sh
TZ0092290ZI/1ZO

(Signature) 9-27-90

Z.I. NO. 1722



City of Los Angeles Department of City Planning

8/23/2013

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1443 N CRESCENT HEIGHTS BLVD
 1441 N CRESCENT HEIGHTS BLVD
 1439 N CRESCENT HEIGHTS BLVD
 1437 N CRESCENT HEIGHTS BLVD
 1435 N CRESCENT HEIGHTS BLVD
 8156 W SUNSET BLVD
 8154 W SUNSET BLVD
 8158 W SUNSET BLVD
 8160 W SUNSET BLVD
 8162 W SUNSET BLVD
 8164 W SUNSET BLVD
 8166 W SUNSET BLVD
 8170 W SUNSET BLVD
 8168 W SUNSET BLVD
 8172 W SUNSET BLVD
 8178 W SUNSET BLVD
 8174 W SUNSET BLVD
 8176 W SUNSET BLVD
 8182 W SUNSET BLVD
 8180 W SUNSET BLVD
 1480 N HAVENHURST DR
 1486 N HAVENHURST DR
 1474 N HAVENHURST DR
 1470 N HAVENHURST DR
 1466 N HAVENHURST DR
 1441 1/2 N CRESCENT HEIGHTS BLVD
 1439 1/2 N CRESCENT HEIGHTS BLVD
 1437 1/2 N CRESCENT HEIGHTS BLVD
 1435 1/2 N CRESCENT HEIGHTS BLVD
 8150 W SUNSET BLVD
 8148 W SUNSET BLVD
 8152 W SUNSET BLVD

ZIP CODES

90046

RECENT ACTIVITY

CPC-2013-2551-CUB-ZV-DB-SPR
 ENV-2013-2552-EIR
 ENV-2007-3627

CASE NUMBERS

CPC-1986-831-GPC
 CPC-1986-209-PC

Address/Legal Information

PIN Number 147B173 327
 Lot/Parcel Area (Calculated) 96,328.6 (sq ft)
 Thomas Brothers Grid PAGE 593 - GRID A5
 Assessor Parcel No. (APN) 5554007014
 Tract TR 31173
 Map Reference M B 860-26/27
 Block None
 Lot LT 1
 Arb (Lot Cut Reference) None
 Map Sheet 147B173
 147B177

Jurisdictional Information

Community Plan Area Hollywood
 Area Planning Commission Central
 Neighborhood Council Hollywood Hills West
 Council District CD 4 - Tom LaBonge
 Census Tract # 1942.00
 LADBS District Office Los Angeles Metro

Planning and Zoning Information

Special Notes None
 Zoning C4-1D
 Zoning Information (ZI) ZI-1722
 General Plan Land Use Neighborhood Office Commercial
 General Plan Footnote(s) Yes
 Hillside Area (Zoning Code) No
 Baseline Hillside Ordinance No
 Baseline Mansionization Ordinance No
 Specific Plan Area None
 Special Land Use / Zoning None
 Design Review Board No
 Historic Preservation Review No
 Historic Preservation Overlay Zone None
 Other Historic Designations None
 Other Historic Survey Information None
 Mills Act Contract None
 POD - Pedestrian Oriented Districts None
 CDO - Community Design Overlay None
 NSO - Neighborhood Stabilization Overlay No
 Streetscape No
 Sign District No
 Adaptive Reuse Incentive Area None
 CRA - Community Redevelopment Agency None
 Central City Parking No
 Downtown Parking No
 Building Line None
 500 Ft School Zone No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

CPC-1984-1-HD	500 Ft Park Zone	No
CPC-10366	Assessor Information	
ORD-95452	Assessor Parcel No. (APN)	5554007014
ORD-164714	Ownership (Assessor)	
ORD-161116-SA1	Owner1	AG SCH 8150 SUNSET BOULEVARD OWNER LP C/O C/O TOWNSCAPE MANAGEMENT INC
ORD-129944	Address	0 PO BOX 10506 BEVERLY HILLS CA 90213
ORD-118364	Address	0 PO BOX 10506 BEVERLY HILLS CA 90213
ZA-6928	Ownership (City Clerk)	
ZA-2007-3626-CUB	Owner	AG SCH 8150 SUNSET BOULEVARD OWNER L P C/O TOWNSCAPE MANAGEMENT INC
ZA-2001-5784-CU-CUB	Address	PO BOX 10506 BEVERLY HILLS CA 90213
ZA-1993-211-ZV	Address	PO BOX 10506 BEVERLY HILLS CA 90213
ZA-1992-1141-CUZ-ZV-PAD	Address	PO BOX 10506 BEVERLY HILLS CA 90213
ZA-1988-939-E	APN Area (Co. Public Works)*	2.218 (ac)
ZA-1983-398-CUB	Use Code	1500 - Shopping Center (Neighborhood)
YD-7975	Assessed Land Val.	\$10,404,000
ENV-2007-3627-CE	Assessed Improvement Val.	\$2,601,000
ENV-2001-5785-CE	Last Owner Change	01/12/12
OB-15548	Last Sale Amount	\$14,000,140
AFF-3066	Tax Rate Area	67
AFF-2837	Deed Ref No. (City Clerk)	SUBD
AF-89-146951		990244
		56461
		529508
		340309
		2062067-68
		1970986-7
		1803528,30
		1534055-57
		1414789
		1253487
		1135611
	Building 1	
	Year Built	1960
	Building Class	CX
	Number of Units	0
	Number of Bedrooms	0
	Number of Bathrooms	0
	Building Square Footage	28,561.0 (sq ft)
	Building 2	
	Year Built	1988
	Building Class	BX
	Number of Units	0
	Number of Bedrooms	0
	Number of Bathrooms	0
	Building Square Footage	24,350.0 (sq ft)
	Building 3	
	Year Built	1988
	Building Class	BX
	Number of Units	0
	Number of Bedrooms	0
	Number of Bathrooms	0
	Building Square Footage	10,182.0 (sq ft)
	Building 4	
	Year Built	1988
	Building Class	BX

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building 5	
Year Built	1988
Building Class	BX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	4,533.0 (sq ft)

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	Yes
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None

Seismic Hazards

Active Fault Near-Source Zone

Nearest Fault (Distance in km)	0.246692340586188
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14
Rupture Top	0
Rupture Bottom	13
Dip Angle (degrees)	70
Maximum Magnitude	6.4
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	None
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	None
State Enterprise Zone Adjacency	No
Targeted Neighborhood Initiative	None

Public Safety

Police Information

Bureau	West
Division / Station	Hollywood
Reporting District	632

Fire Information

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Division	3
Batallion	5
District / Fire Station	41
Red Flag Restricted Parking	No

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-1986-831-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	HOLLYWOOD COMMUNITY PLAN REVISION/GENERAL PLAN CONSISTENCY PLAN AMENDMENT, ZONE CHANGES AND HEIGHT DISTRICT CHANGES
Case Number:	CPC-1986-209-PC
Required Action(s):	PC-PLAN CONSISTENCY APPEAL
Project Descriptions(s):	PLAN CONSISTENCY DETERMINATION APPEAL
Case Number:	CPC-1984-1-HD
Required Action(s):	HD-HEIGHT DISTRICT
Project Descriptions(s):	CHANGE OF HEIGHT DISTRICT WITHIN THE "CORE AREA OF L.A."- GENERAL PLAN ZONE CONSISTENCY PROGRAM.
Case Number:	ZA-2007-3626-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE (ALCOHOL)
Project Descriptions(s):	CONDITIONAL USE PERMIT PER 12.24 W1 TO EXTEND HOURS OF OPERATION FROM 7AM-12AM DAILY TO 7AM-1AM DAILY, AND TO ALLOW THE CONTINUED SALES AND ON-SITE CONSUMPTION OF BEER AND WINE FOR AN EXISTING 2,056 SQUARE FOOT RESTAURANT WITH 66 SEATS, IN A MINI SHOPPING CENTER IN THE C4-1D ZONE.
Case Number:	ZA-2001-5784-CU-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE (ALCOHOL) CU-CONDITIONAL USE
Project Descriptions(s):	TO SERVE BEER AND WINE IN AN EXISTING RESTAURANT
Case Number:	ZA-1993-211-ZV
Required Action(s):	ZV-ZONE VARIANCE
Project Descriptions(s):	TO PERMIT THE ESTABLISHMENT OF A RETAIL DRY CLEANING BUSINESS IN AN EXISTING SHOPPING CENTER, AS NOT PERMITTED IN THE C4 ZONE.
Case Number:	ZA-1992-1141-CUZ-ZV-PAD
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES ZV-ZONE VARIANCE
Project Descriptions(s):	PAD-PLAN APPROVAL ONLY FOR A DEEMED-TO-BE-APPROVED CU Data Not Available
Case Number:	ZA-1988-939-E
Required Action(s):	E-PRIVATE STREET MODIFICATIONS (5TH REQUEST)
Project Descriptions(s):	EXCEPTION FROM CONDITIONAL USE TO PERMIT THE SALE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION IN A 75-SEAT RESTAURANT IN THE C2-1 ZONE.
Case Number:	ZA-1983-398-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE (ALCOHOL)
Project Descriptions(s):	Data Not Available
Case Number:	ENV-2007-3627-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	CONDITIONAL USE PERMIT PER 12.24 W1 TO EXTEND HOURS OF OPERATION FROM 7AM-12AM DAILY TO 7AM-1AM DAILY, AND TO ALLOW THE CONTINUED SALES AND ON-SITE CONSUMPTION OF BEER AND WINE FOR AN EXISTING 2,056 SQUARE FOOT RESTAURANT WITH 66 SEATS, IN A MINI SHOPPING CENTER IN THE C4-1D ZONE.
Case Number:	ENV-2001-5785-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	TO SERVE BEER AND WINE IN AN EXISTING RESTAURANT

DATA NOT AVAILABLE

CPC-10366

ORD-95452

ORD-164714

ORD-161116-SA1

ORD-129944

ORD-118364

ZA-6928

YD-7975

OB-15548

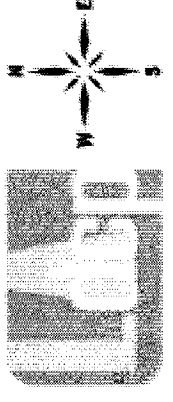
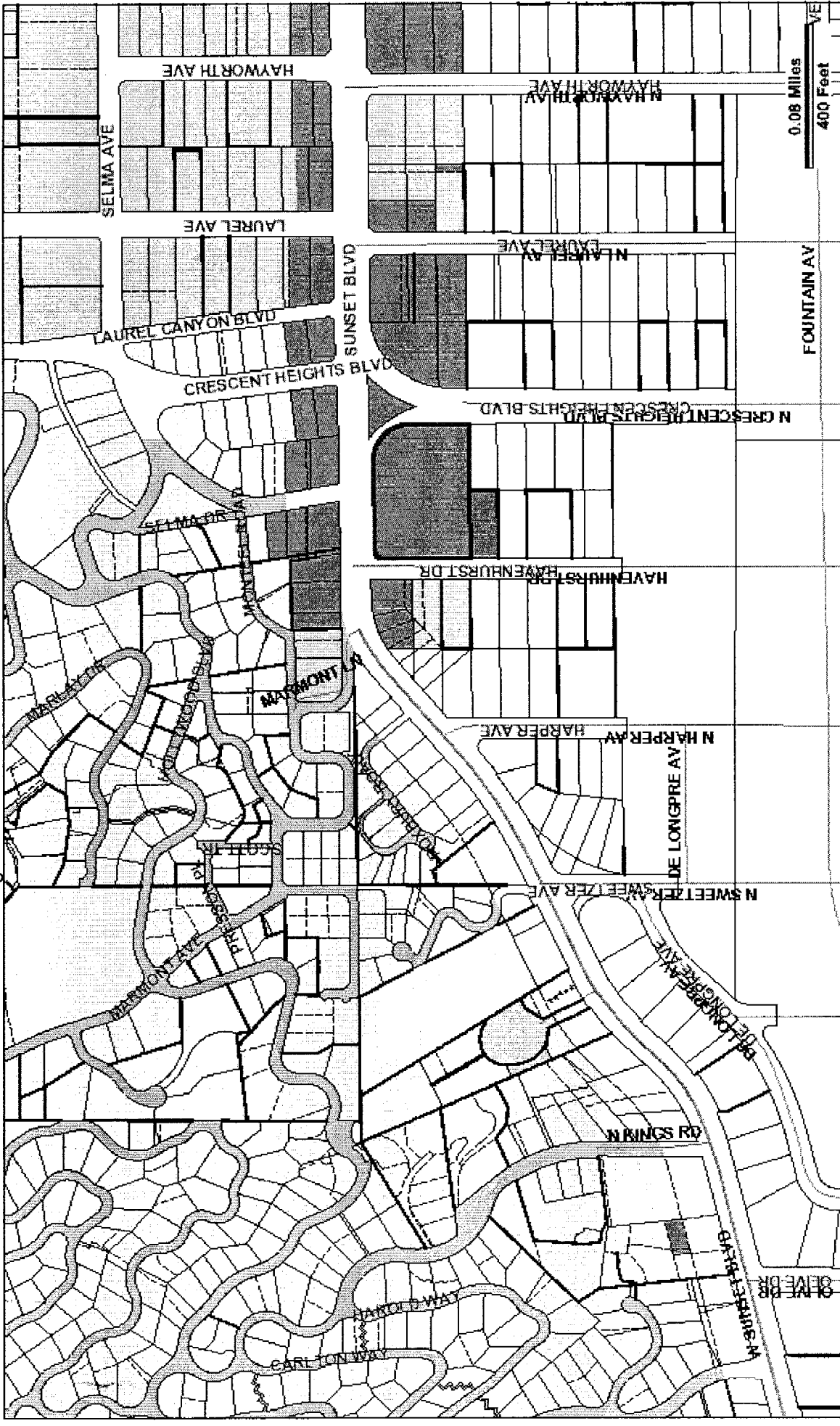
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AFF-3066
AFF-2837
AF-89-146951

08/23/2013

Generalized Zoning

ZIMAS INTRANET











Zoning: C4-1D
 General Plan: Neighborhood Office Commercial

Tract: TR 31173
 Block: None
 Lot: LT 1
 Arb: None

Address: 8150 W SUNSET BLVD
 APN: 5554007014
 PIN #: 147B173 327

LEGEND


GENERALIZED ZONING

-  OS
-  A, RA
RE, RS, R1, RU, RZ, RW1
-  R2, RD, RMP, RW2, R3, R4, R5
-  CR, C1, C1.5, C2, C4, C5, CW, ADP, LASED, CEC, USC
-  CM, MR, WC, CCS, M1, M2, M3, SL
-  P, PB
-  PF
-  HILLSIDE

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL





-  Minimum Residential
Very Low / Very Low I Residential
-  Very Low II Residential
Low / Low I Residential
-  Low II Residential
-  Low Medium / Low Medium I Residential
-  Low Medium II Residential
-  Medium Residential
-  High Medium Residential
-  High Density Residential
-  Very High Medium Residential

COMMERCIAL





-  Limited Commercial
-  Limited Commercial - Mixed Medium Residential
-  Highway Oriented Commercial
-  Highway Oriented and Limited Commercial
-  Highway Oriented Commercial - Mixed Medium Residential
-  Neighborhood Office Commercial
-  Community Commercial
-  Community Commercial - Mixed High Residential
-  Regional Center Commercial

FRAMEWORK


COMMERCIAL

-  Neighborhood Commercial
-  General Commercial
-  Community Commercial
-  Regional Mixed Commercial






INDUSTRIAL

-  Commercial Manufacturing
-  Limited Manufacturing
-  Light Manufacturing
-  Heavy Manufacturing

PARKING

-  Parking Buffer






PORT OF LOS ANGELES

-  General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
-  General / Bulk Cargo - Hazard
-  Commercial Fishing
-  Recreation and Commercial
-  Intermodal Container Transfer Facility Site



LOS ANGELES INTERNATIONAL AIRPORT

-  Airport Landside
-  Airport Airside
-  Airport Northside

OPEN SPACE / PUBLIC FACILITIES
















-  Open Space
-  Public / Open Space
-  Public / Quasi-Public Open Space
-  Other Public Open Space
-  Public Facilities

















INDUSTRIAL

-  Limited Industrial
-  Light Industrial






CIRCULATION

STREET
































-  Arterial Mountain Road
-  Collector Scenic Street
-  Collector Street
-  Collector Street (Hillside)
-  Collector Street (Modified)
-  Collector Street (Proposed)
-  Country Road
-  Divided Major Highway II
-  Divided Secondary Scenic Highway
-  Local Scenic Road
-  Local Street
-  Major Highway (Modified)
-  Major Highway I
-  Major Highway II
-  Major Highway II (Modified)

-  Major Scenic Highway
-  Major Scenic Highway (Modified)
-  Major Scenic Highway II
-  Mountain Collector Street
-  Park Road
-  Parkway
-  Principal Major Highway
-  Private Street
-  Scenic Divided Major Highway II
-  Scenic Park
-  Scenic Parkway
-  Secondary Highway
-  Secondary Highway (Modified)
-  Secondary Scenic Highway
-  Special Collector Street
-  Super Major Highway

FREEWAYS

-  Freeway
-  Interchange
-  On-Ramp / Off- Ramp
-  Railroad
-  Scenic Freeway Highway




MISC. LINES

-  Airport Boundary
-  Bus Line
-  Coastal Zone Boundary
-  Coastline Boundary
-  Collector Scenic Street (Proposed)
-  Commercial Areas
-  Commercial Center
-  Community Redevelopment Project Area
-  Country Road
-  DWP Power Lines
-  Desirable Open Space
-  Detached Single Family House
-  Endangered Ridgeline
-  Equestrian and/or Hiking Trail
-  Hiking Trail
-  Historical Preservation
-  Horsekeeping Area
-  Local Street
-  MSA Desirable Open Space
-  Major Scenic Controls
-  Multi-Purpose Trail
-  Natural Resource Reserve
-  Park Road
-  Park Road (Proposed)
-  Quasi-Public
-  Rapid Transit Line
-  Residential Planned Development
-  Scenic Highway (Obsolete)
-  Secondary Scenic Controls
-  Secondary Scenic Highway (Proposed)
-  Site Boundary
-  Southern California Edison Power
-  Special Study Area
-  Specific Plan Area
-  Stagecoach Line
-  Wildlife Corridor

POINTS OF INTEREST





























-  Alternative Youth Hostel (Proposed)
-  Animal Shelter
-  Area Library
-  Area Library (Proposed)
-  Bridge
-  Campground
-  Campground (Proposed)
-  Cemetery
- HW** Church
-  City Hall
-  Community Center
-  Community Library
-  Community Library (Proposed Expansion)
-  Community Library (Proposed)
-  Community Park
-  Community Park (Proposed Expansion)
-  Community Park (Proposed)
-  Community Transit Center
-  Convalescent Hospital
-  Correctional Facility
-  Cultural / Historic Site (Proposed)
-  Cultural / Historical Site
-  Cultural Arts Center
- DMV** DMV Office
- DWP** DWP
-  DWP Pumping Station
-  Equestrian Center
-  Fire Department Headquarters
-  Fire Station
-  Fire Station (Proposed Expansion)
-  Fire Station (Proposed)
-  Fire Supply & Maintenance
-  Fire Training Site
-  Fireboat Station
-  Health Center / Medical Facility
-  Helistop
-  Historic Monument
-  Historical / Cultural Monument
-  Horsekeeping Area
-  Horsekeeping Area (Proposed)
-  Horticultural Center
-  Hospital
-  Hospital (Proposed)
- HW** House of Worship
-  Important Ecological Area
-  Important Ecological Area (Proposed)
-  Interpretive Center (Proposed)
-  Junior College
-  MTA / Metrolink Station
-  MTA Station
-  MTA Stop
- MWD** MWD Headquarters
-  Maintenance Yard
-  Municipal Office Building
-  Municipal Parking lot
-  Neighborhood Park
-  Neighborhood Park (Proposed Expansion)
-  Neighborhood Park (Proposed)
-  Oil Collection Center
-  Parking Enforcement
-  Police Headquarters
-  Police Station
-  Police Station (Proposed Expansion)
-  Police Station (Proposed)
-  Police Training site
- PO** Post Office
-  Power Distribution Station
-  Power Distribution Station (Proposed)
-  Power Receiving Station
-  Power Receiving Station (Proposed)
- C** Private College
- E** Private Elementary School
-  Private Golf Course
-  Private Golf Course (Proposed)
- JH** Private Junior High School
- PS** Private Pre-School
-  Private Recreation & Cultural Facility
- SH** Private Senior High School
- SF** Private Special School
-  Public Elementary (Proposed Expansion)
-  Public Elementary School
-  Public Elementary School (Proposed)
-  Public Golf Course
-  Public Golf Course (Proposed)
-  Public Housing
-  Public Housing (Proposed Expansion)
-  Public Junior High School
-  Public Junior High School (Proposed)
-  Public Middle School
-  Public Senior High School
-  Public Senior High School (Proposed)
-  Pumping Station
-  Pumping Station (Proposed)
-  Refuse Collection Center
-  Regional Library
-  Regional Library (Proposed Expansion)
-  Regional Library (Proposed)
-  Regional Park
-  Regional Park (Proposed)
- RPD** Residential Plan Development
-  Scenic View Site
-  Scenic View Site (Proposed)
-  School District Headquarters
-  School Unspecified Loc/Type (Proposed)
-  Skill Center
-  Social Services
-  Special Feature
-  Special Recreation (a)
-  Special School Facility
-  Special School Facility (Proposed)
-  Steam Plant
-  Surface Mining
-  Trail & Assembly Area
-  Trail & Assembly Area (Proposed)
- UTL** Utility Yard
-  Water Tank Reservoir
-  Wildlife Migration Corridor
-  Wildlife Preserve Gate

SCHOOLS/PARKS WITH 500 FT. BUFFER

-  Existing School/Park Site
-  Planned School/Park Site
-  Inside 500 Ft. Buffer

- | | |
|--|--|
|  Aquatic Facilities |  Opportunity School |
|  Beaches |  Other Facilities |
|  Charter School |  Park / Recreation Centers |
|  Child Care Centers |  Parks |
|  Elementary School |  Performing / Visual Arts Centers |
|  Golf Course |  Recreation Centers |
|  High School |  Span School |
|  Historic Sites |  Special Education School |
|  Horticulture/Gardens |  Senior Citizen Centers |
|  Middle School |  Skate Parks |

OTHER SYMBOLS

- | | | |
|--|---|---|
|  Lot Line |  Airport Hazard Zone |  Flood Zone |
|  Tract Line |  Census Tract |  Hazardous Waste |
|  Lot Cut |  Coastal Zone |  High Wind Zone |
|  Easement |  Council District |  Hillside Grading |
|  Zone Boundary |  LADBS District Office |  Historic Preservation Overlay Zone |
|  Building Line |  Downtown Parking |  Specific Plan Area |
|  Lot Split |  Fault Zone |  Very High Fire Hazard Severity Zone |
|  Community Driveway |  Fire District No. 1 |  Oil Wells |
|  Tract Map | | |
|  Parcel Map | | |
|  Lot Ties | | |
|  Building Outlines | | |

MATTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No.	Existing Zone	District Map
APC	Community Plan	Council District
Census Tract	APN	Case Filed with [DSC Staff]
		Date

THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT

CASE NO. _____

APPLICATION TYPE Affordable Housing Incentives, Site Plan Review
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 8150 Sunset Boulevard Zip Code 90046
 Legal Description: Lot 1 Block _____ Tract 31173
 Lot Dimensions Irregular Lot Area (sq. ft.) 111,339 Total Project Size (sq. ft.) 333,872

2. PROJECT DESCRIPTION

Describe what is to be done: Demolish existing commercial buildings and construct a mixed-use commercial/residential development with approximately 111,000 sf of commercial uses (approximately 25,000 sf organic grocery store, 51,000 sf of retail uses, 22,000 sf of restaurant uses, 8,000 sf of fitness uses, and 5,000 sf of bank uses) and 249 dwelling units with approximately 222,564 sf of floor area.

Present Use: Shopping center. Proposed Use: Mixed-use residential/commercial development.

Plan Check No. (if available) _____ Date Filed: _____

Check all that apply:

<input checked="" type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Change of Use	<input type="checkbox"/> Alterations	<input checked="" type="checkbox"/> Demolition
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Tier 1 LA Green Code

Additions to the building:

<input type="checkbox"/> Rear	<input type="checkbox"/> Front	<input type="checkbox"/> Height	<input type="checkbox"/> Side Yard
-------------------------------	--------------------------------	---------------------------------	------------------------------------

No. of residential units: Existing 0 To be demolished 0 Adding 249 Total 249

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: 12.22-A.25(f)(4)(ii) Code Section which authorizes relief: 12.22-A.25

An off-menu Incentive to permit a 3:1 floor area ratio for a Housing Development Project located within approximately 1,560 feet of a Transit Stop, in lieu of the 1,500 foot distance specified in LAMC §12.22-A.25(f)(4)(ii).

Code Section from which relief is requested: 12.21-A.5(c) Code Section which authorizes relief: 12.22-A.25

An off-menu Incentive to allow an increase in the number of compact parking spaces that may be provided for commercial uses from 40% to 60% and to allow parking for residential uses in excess of one standard parking stall for 146 residential units to be provided as compact spaces instead of one standard parking space for each unit (or 249 spaces), with the rest provided as compact spaces, in-lieu of the requirements set forth in LAMC §12.21-A.5(c) with attendant parking for both commercial and residential parking.

Code Section from which relief is requested: 12.16-A.2 and 12.14-A.1(b)(3) Code Section which authorizes relief: 12.22-A.25

An off-menu Incentive to permit a 0' to 16' 4" south side yard for residential parking above the second above-ground level, in lieu of the 16-foot side yard otherwise required by Section 12.16-C.2.

Code Section from which relief is requested: 12.21-A.4(a) Code Section which authorizes relief: 12.22-A.25

Parking Option 1 for a mixed-use Housing Development Project.

Code Section from which relief is requested: _____ Code Section which authorizes relief: 16.05

Site Plan Review for a development project which creates 50 or more dwelling units.

List related or pending case numbers relating to this site

4. OWNER/APPLICANT INFORMATION

Applicant's name Tyler Siegel Company AG SCH 8150 Sunset Boulevard Owner, LP
Address: P.O. Box 10506 Telephone: (310) 285-7081 Fax: ()
Beverly Hills, CA Zip: 90213 E-mail: tsiegel@townscapepartners.com

Property owner's name (if different from applicant) _____
Address: _____ Telephone: () _____ Fax: () _____
Zip: _____ E-mail: _____

Contact person for project information Jeff Haber/Edgar Khalatian/
Michael Nytzen Company Paul Hastings LLP
Address: 515 S. Flower Street, 25th Floor Telephone: (213) 683-6000 Fax: (213) 627-0705
Los Angeles, CA Zip: 90071 E-mail: jeffreyhaber@paulhastings.com
edgarkhalatian@paulhastings.com
michaelnytzen@paulhastings.com

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.
- c. In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature: [Signature] Print: TYLER SIEGEL

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

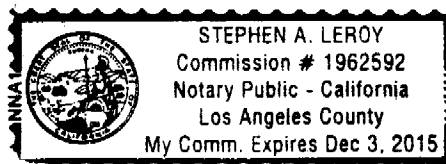
On 7-16-2013 before me, [Signature] STEPHEN LEROY
(Insert Name of Notary Public and Title)

personally appeared TYLER SIEGEL, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

[Signature] (Seal)
Signature



6. ADDITIONAL INFORMATION/FINDINGS

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate Special Instructions handout. Provide on an attached sheet(s) this additional information using the handout as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

Planning Staff Use Only

Base Fee	Reviewed and Accepted by [Project Planner]	Date
Receipt No.	Deemed Complete by [Project Planner]	Date

SITE PLAN REVIEW – LAMC 16.05

City of Los Angeles – Department of City Planning

CASE NO. DIR _____ SPR

PROJECT NAME / ADDRESS 8150 Sunset Boulevard

SITE PLAN REVIEW APPROVAL IS REQUESTED FOR:

- A development project that results in an increase of 50,000 gross square feet of non-residential floor area.
- A development project that results in an increase of 50 or more dwelling units and/or guest rooms.
- A change of use to a fast food establishment resulting in a net increase of 500 or more average daily vehicle trips as determined by the Department of Transportation.
- A change of use other than to a fast-food establishment resulting in a net increase of 1,000 or more average daily vehicle trips as determined by the Department of Transportation.

PROJECT DESCRIPTION - Describe the project, listing the component uses and their floor area and/or dwelling units, for both the existing development and the total proposed project.

Demolish existing commercial shopping center and construct new approximately 333,872 square foot mixed-commercial/residential building with approximately 849 parking spaces in subterranean and above-grade parking structure. The building would be comprised of various elements ranging in height from two stories up to 16 stories. The approximately 110,000 square foot commercial component includes approximately 51,000 square feet of retail uses, an approximately 25,000 square foot organic grocery store, approximately 22,000 square feet of restaurants, including outdoor dining above ground level, an approximately 8,000 square foot fitness studio, and an approximately 5,000 square foot bank. The approximately 222,564 square foot residential component is comprised of 249 rental apartments (73 studio units, 130 1 BR bedroom units, 38 2 bedroom units, and 83 bedroom units), including 28 affordable units for Very Low Income Households.

HEIGHT: 42-216 Feet 2-16 Stories

PROJECT	NON-RESIDENTIAL FLOOR AREA (List each USE on 1st line and Square Feet Below)						RESIDENTIAL OR HOTEL (Dwelling Units/Guest Rooms)		TOTAL SQUARE FEET
	Uses >>>	Retail	Restaurant	Fitness	Bank	Dental	Art Storage	Units/Rooms	
Existing Development	10,027	16,266	3,550	20,172	2,360	27,625	N/A	N/A	80,000
Demolition (-)	-10,027	-16,266	-3,550	-20,172	-2,360	-27,625	N/A	N/A	-80,000
New Construction (+)	76,308	22,000	8,000	5,000	0	0	249	222,564	333,872
Net Change (±)	66,281	5,734	4,450	-15,172	-2,360	-27,625	249	222,564	253,872
Total Project	76,308	22,000	8,000	5,000	0	0	249	222,564	333,872

RESIDENTIAL DWELLINGS For Parking Calculation	TOTAL UNITS	UNITS BY # OF HABITABLE ROOMS (LAMC 12.03)			Within 1,500 Feet of a Mass Transit Station or Major Bus Route?
		Less Than 3	3 Rooms	More than 3	
Standard	221	64	115	42	
Senior Citizen		--	--	--	
Affordable (LAMC 12.22A25d)	28	9	15	--4	Yes

PARKING (All Projects)	EXISTING PARKING SPACES	PROPOSED PROJECT	
		Spaces Required (LAMC 12.21A4)	Spaces Provided
	222	787	849

Does the Project have existing non-conforming parking rights? Yes (Explain) No

Is any portion within a parking structure? Yes (Describe) No

All of proposed project parking will be located on-site in a parking structure.

RESIDENTIAL DWELLINGS For Open Space Calculation	TOTAL UNITS	UNITS BY # OF HABITABLE ROOMS (LAMC 12.03)		
		Less Than 3	3 Rooms	More than 3
	249	207	36	8

OPEN SPACE (LAMC 12.21G) For Residential Projects	REQUIRED (Square Feet)	PROVIDED (Square Feet)	% OF TOTAL PROVIDED
Private Open Space	13,225 sf	20,206 sf	153%
Common Open Space	13,225 sf	18,604 sf outdoor 3,487 sf recreation	167%
Landscaped Area In Common Open Space	3,306 sf (included in common OS above)	4,651 sf min. (included in common OS above)	141%
Total Open Space	26,450 sf	42,297 sf	160 %

Identify each area of useable Open Space on the Site Plan and/or Floor Plans, including the square footage of each area and calculations used to achieve the figures listed above.

Describe Recreational Amenities:

Swimming pool and spa; fitness room; club room; library; private and common open space.

SITE PLAN REVIEW FINDINGS:

A Site Plan Review determination requires the decision-maker to make findings relative to the project request. The applicant must assist the decision-maker by attaching information supporting the following findings:

1. That the project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any application specific plan.
2. That the project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements, that is or will be compatible with existing and future development on adjacent properties and neighboring properties.
3. That any residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.

SITE PLAN REVIEW

TRANSPORTATION ANALYSIS

(Los Angeles Municipal Code Section 16.05)

Submit this form to the Department of Transportation (D.O.T.) for their review and analysis of traffic, access and circulation of the proposed project. Submittal of this form prior to the actual application of Site Plan Review will reduce the overall approval time. This form can also determine whether a "Change of Use" project will need Site Plan Review.

DEPARTMENT OF TRANSPORTATION CONTACTS

Wes Pringle	221 N. Figueroa Street, Suite 600	(213) 580-5206
Mike Bagheri	221 N. Figueroa Street, Suite 600	(213) 580-5202
Sergio Valdez	19040 Vanowen Street, Reseda	(818) 756-9929
Esther Tam	7166 W. Manchester Avenue, Westchester	(213) 485-1062

PROJECT NAME / ADDRESS: 8150 Sunset Boulevard

NEAREST MAJOR CROSS STREET: Crescent Heights Boulevard

PROJECT OWNER / LESSEE: AG SCH 8150 Sunset Boulevard Owner, LP PHONE: (310) 285-7081

APPLICANT'S REPRESENTATIVE: Jeff Haber, Paul Hastings LLP PHONE: (213) 683-6000

ENVIRONMENTAL NO. _____ CASE NO. _____

INCLUDE THE FOLLOWING MATERIALS TO D.O.T. (UNLESS FOR PURPOSE OF SCREENING CHANGE OF USE PROJECTS):

- Copy of completed Master Land Use Application.
- Copy of completed Site Plan Review Supplemental Application.
- One set of fully dimensioned site plan showing all existing and proposed structures, parking and loading areas, driveways and on/off site circulation.



To be completed by D.O.T. Staff

TRIP GENERATION CALCULATION

	USES (List each use)	PROJECT (Square Feet or Dwelling units)	LAND USE ADT (Trip Generation Rate)	SUBTOTAL ADT (Number of Trips)	TOTAL ADT (Number of Trips)
Existing					
Proposed					
Net Increase / Decrease (+ or -)					

Peak Hour Trips: A.M.: _____ P.M.: _____

DOT Comments: _____

IMPACT OF TRIP GENERATION

Not Significant

May Be Significant

May Be Cumulative

TRAFFIC STUDY NEEDED

PREPARED BY: _____ (DOT Staff - Print)

PHONE: _____

SIGNATURE: _____

DATE: _____

Return this form and the provided materials to the applicant for submittal to the Site Plan Review Staff.

ATTACHMENT A
PROJECT NARRATIVE – AFFORDABLE HOUSING INCENTIVES
AND SITE PLAN REVIEW

8150 Sunset Boulevard, Los Angeles

I. PROJECT PROPOSAL

A. Applicant and Property

AG SCH 8150 Sunset Boulevard Owner L.P. (the “**Applicant**”) is the owner of the property located at 8150 Sunset Boulevard, Los Angeles (APN 5554-007-014 and 5554-007-015), which is comprised of one legal lot (the “**Property**”). The approximately 2.56-acre (111,339 square foot) Property is zoned C4-1D and is developed with approximately 80,000 square feet of commercial uses and 222 parking spaces.

B. Project Overview

The Project consists of the development of 249 rental apartments, of which 28 would be set aside for Very-Low Income Households, amenities for the apartments, approximately 111,000 square feet of community serving retail uses, and 849 parking spaces (the “**Project**”).

One of the Project’s primary objectives is to provide a significant number of affordable housing units in a part of the City of Los Angeles (the “**City**”) that lacks quality affordable housing in close proximity to major transportation nodes and major employment centers. In addition, the Project would replace an outdated commercial use with a mixed-use project comprised of residential uses and community serving retail uses that would be consistent with the needs of this area of the City.

C. Request

The Applicant requests the City’s approval of the following to allow for the development of the Project:

1. Pursuant to Section 16.05 of the Los Angeles Municipal Code (the “**LAMC**”), Site Plan Review for a development that creates 50 or more dwelling units;
2. Pursuant to Section 12.22-A,25 of the LAMC, in consideration of restricting 11 percent of the total number of dwelling units for Very-Low Income Households (28 units), utilizing Parking Option 1, and the following Affordable Housing Incentives:

- a. An off-menu Incentive to permit a 3:1 floor area ratio for a Housing Development Project located within approximately 1,560 feet of a Transit Stop, in lieu of the 1,500 foot distance specified in the on-menu Incentive allowing a 3:1 floor area ratio (LAMC Section 12.22-A,25(f)(4)(ii);
- b. An off-menu Incentive to allow an increase in the number of compact parking spaces that may be provided for commercial uses from 40% to 60% and to allow parking for residential uses in excess of one standard parking stall for 146 residential units to be provided as compact spaces instead of one standard parking space for each unit (or 249 spaces), with the rest provided as compact spaces, in-lieu of the requirements set forth in LAMC §12.21-A,5(c), with attendant parking for both commercial and residential parking; and
- c. An off-menu Incentive to permit a 0' to 16' 4" south side yard for residential parking above the second above-ground level, in lieu of the 16-foot side yard otherwise required by Section 12.16-C,2 of the LAMC.

In addition, the Applicant will submit separate applications for the following entitlement and permit requests related to the Project:

- Conditional Use to permit the on-site sales, dispensing, and consumption of a full line of alcoholic beverages in four establishments, and the off-site sales of a full line of alcoholic beverages in connection with a full-service grocery store, pursuant to Section 12.24-W,1 of the LAMC;
- Variances for the following, pursuant to Section 12.27 of the LAMC:
 - To allow outdoor dining above the first floor in the C4 zone, as not otherwise permitted by Sections 12.16-A,2(p) and 12.14-A.1(b)(3) of the LAMC; and
 - To allow a fitness studio in the C4 zone, as not otherwise permitted by Section 12.16-A,2 of the LAMC.
- Pursuant to Section 17.15 of the LAMC, Vesting Tentative Tract Map (the "VTTM") No. 72370 to subdivide the Property; and
- Approvals and permits from the City of Los Angeles Department of Building and Safety and other municipal agencies for Project construction

activities, including, but not limited to demolition, haul route, excavation, shoring, grading, foundation, and building and interior improvements.

D. Existing Conditions

The Property is located at 8150 Sunset Boulevard, at the southwest corner of Sunset Boulevard and Crescent Heights Boulevard in the City. The Property is bounded by Havenhurst Drive to the west, Crescent Heights Boulevard to the east, Sunset Boulevard to the north, and multi-family residential dwelling units to the south, which are located in the City of West Hollywood.

The Property's General Plan designation is Neighborhood Office Commercial. The Property is zoned C4-1D. The "D" Limitation restricts the Property's floor area ratio to 1:1. The Property is not subject to a maximum height limit.

The Property is currently developed with an approximately 80,000 square foot retail strip mall, which includes 11,646 square feet of fast food restaurants and a 20,172 square foot bank. The retail strip mall was built in 1988 and the building housing the bank was built in 1960 and subsequently expanded in 1963 and 1973. In addition, there are currently approximately 222 parking spaces. There is also a billboard located at the Property that until recently was digital.

The Property is located in a well-established community of residential, retail, and commercial uses. The area is within a larger, developed commercial and retail area that includes commercial and multi-family residential uses to the west, a large commercial development, which includes a Trader Joe's, a Burke Williams Day Spa, the Sundance Cinemas movie theaters, and a Crunch gym, to the east. The XIV restaurant, a liquor store and Bar Marmont are located to the north along Sunset Boulevard and multi-family residences in the City of West Hollywood are located immediately south of the Property.

As such, the Project would be surrounded by a mix of commercial uses that are easily accessible to Project residents and visitors and by multi-family housing, uses that are consistent with the Project.

E. Project Description

The Project proposes to demolish the existing uses and redevelop the Property with a 16-story mixed use project that would include 249 residential apartments, of which 28 would be set aside for Very-Low Income Households, amenities for the residents, approximately 111,000 square feet of community serving retail uses, and 849 parking spaces. The building would be comprised of various elements ranging in height from two stories up to 16 stories (approximately 42' above the ground elevation at the intersection of Sunset and Crescent Heights Boulevards, increasing to approximately 108' for the nine story portion and approximately 191' for the 16 story portion of the building; the overall building height is approximately 216' as measured from the lowest point of the sloping site along Havenhurst Drive to the top of the 16 story portion of the building).

The Property is 111,339 square feet, which is the basis for the Project's floor area ratio ("FAR") calculation. The requested FAR would be 3:1, which is equivalent to 334,017 square feet of floor area. The Project FAR would be 2.99, based upon 333,872 square feet of proposed floor area, and would therefore be within the 3:1 FAR limit.

Table 1, below, provides an overview of the Project's various components.

Table 1: Project Summary

Project Component	Residences	LAMC Floor Area
Residential Units	73 studio units 130 1 BR units 38 2 BR units 8 3 BR units	222,564 SF
Retail Use	N/A	51,308 SF
Restaurant	N/A	22,000 SF
Organic Grocery Store	N/A	25,000 SF
Fitness Studio	N/A	8,000 SF
Walk-in Bank	N/A	5,000 SF
Total	249 units	333,872 SF

1. Residential Component

The Project would include 73 studio units, 130 one-bedroom units, 38 two-bedroom units, and 8 three-bedroom units. 28 units would be set aside for Very Low Income Households. The total residential floor area, including all common areas, would be approximately 222,564 square feet. Table 2, below, provides a breakdown of the residential unit count and square footage.

Table 2: Residential Unit Breakdown¹

	Unit Count	Average SF per Unit	Total SF
Studio Units	73	494 SF	35,257 SF
One Bedroom Units	130	758 SF	98,332 SF
Two Bedroom Units	38	1,168 SF	44,622 SF
Three Bedroom Units	8	1,639 SF	13,113 S F
Total	249	768 SF	191,324 SF

The residential portion of the Project would include approximately 6,900 square feet of indoor amenities, which would include an approximately 1,500 square foot lobby, an approximately 1,152 square foot recreation room, an approximately 1,815 square foot fitness center, approximately 738 square feet of men’s and women’s changing facilities, an approximately 536 square foot business center, an approximately 1,140 square foot library, and an outdoor swimming pool, spa and roof deck located at the southeast corner of the Property.

The residential units within the Project feature significant setbacks from all property lines, as follows: Sunset Boulevard – approximately 125 feet to 160 feet; Crescent Heights Boulevard – approximately 31 to 37 feet; Havenhurst Drive – approximately 48 feet; and approximately 60 feet from the south property line. The residential parking garage will observe a setback ranging from zero feet to 16’ 4” along the south property line. In addition, the 16-story portion of the Project has been oriented in a north-south direction to maximize views from and towards the Hollywood Hills from other properties.

2. Retail Component

The Project proposes the development of approximately 111,000 square feet of retail and commercial uses, including an approximately 25,000 square foot organic grocery store, approximately 22,000 square feet of restaurant uses, an approximately 8,000 square foot fitness studio, approximately 51,000 square feet of traditional community serving retail uses, and an approximately 5,000 square foot walk-in bank.

The Project’s retail component has been designed to enhance the pedestrian experience along Sunset Boulevard by locating vibrant retail uses along Sunset Boulevard, creating large open spaces to encourage pedestrian activity, and engaging pedestrians along Sunset Boulevard by

¹ Numbers shown are net rentable square feet only and exclude corridors and common areas; the total “floor area” as defined by the LAMC for the residential component is 222,564 square feet.

creating transparent retail storefronts and view corridors that connect the Project's open spaces and retail uses to Sunset Boulevard and Crescent Heights. The main retail component consists of a two-story street-level complex facing Sunset Boulevard and Crescent Heights Boulevard and surrounding a large central plaza that would be open to the public. The landscaped plaza would include areas set aside for outdoor dining and other public gathering areas. Roof terraces on the portion of the commercial complex fronting on Sunset Boulevard would also be available for outdoor dining and occasional special events. An approximately 25,000 square foot organic grocery store is proposed to be located on Basement Level 1, below the plaza level (Level 1). Pedestrian access between the parking and commercial uses would be provided by escalators, elevators and stairs. A rooftop restaurant and lounge would be located on the Level 16, and would include indoor and outdoor seating areas.

3. Recreation, Landscaping and Open Space

The Project would include a substantial amount of outdoor open space, which is integral to the Applicant's desire to create a pedestrian friendly project. The Project would include an approximately 34,000 square foot publicly accessible central plaza that would form the ground-level core for both the commercial and residential uses. This plaza, which would include numerous benches and areas for public congregation, would provide a pedestrian connection among Sunset Boulevard, Crescent Heights Boulevard and Havenhurst Drive, encouraging pedestrian activity throughout the Property. In addition, the existing traffic island at the intersection of Sunset and Crescent Heights Boulevards would be reconfigured to adjoin the Property, providing approximately 9,100 square feet of additional street-level open space that would be functionally integrated with the Project through landscaping, outdoor dining, and other common elements and amenities, although it would remain public property.

The Project would also include approximately 20,200 square feet of private balcony space and terraces and over 18,600 square feet of common space on rooftop areas for use by the Project residents.

The Project would include approximately 6,900 square feet of indoor amenities for the residents, including an approximately 1,152 square foot recreation room, an approximately 1,815 square foot fitness room, approximately 738 square feet of men's and women's changing facilities, an approximately 536 square foot business center, an approximately 1,140 square foot library, and an approximately 1,500 square foot lobby. In addition, the Project includes an outdoor swimming pool, spa and roof deck.

Landscaping would be provided along the perimeter of the Property, as well as within the central plaza, rooftop decks and along the various pedestrian walkways integrated throughout the Property.

4. Parking and Access

The Project proposes to provide parking within three subterranean and semi-subterranean levels and six levels of above-grade structured parking. The Project would provide 849 parking spaces.

Because the Project involves a Housing Development Project that is eligible for a Density Bonus, the parking requirements for the residential uses are set forth in LAMC §12.22-A,25(d). Parking requirements for the commercial uses are set forth in LAMC §12.21-A,4. LAMC §12.22-A,25(d)(1) provides that all residential units in the Housing Development Project (not just the restricted units), inclusive of handicapped and guest parking, shall be provided with one parking space for one and two bedroom units and two parking spaces for two and three bedroom units. Based on this requirement, the Project's residential Code parking requirement is 295 parking spaces, as identified in Table 5, below.

Table 5 – Residential Parking

Unit Type	Number of Units	Required Number of Parking Spaces
0 and 1 Bedrooms	203 units	203 parking spaces
2 and 3 Bedrooms	46 units	92 parking spaces
Total Required	249 Units	295 parking spaces
Total Provided		295 parking spaces

The Code parking requirement for the commercial uses is 492 parking spaces, as identified in Table 6, below:

Table 6 – Commercial Parking

Use	Square Footage	Required Parking per LAMC
Restaurant	22,000 square feet	220
Grocery Store	25,000 square feet	100
Retail	51,308 square feet	205
Health Club	8,000 square feet	80
Walk-in Bank	5,000 square feet	10
Bicycle Parking Reduction (LAMC §12.21-A,4)		-123
Total Required	111,308 square feet	492
Total Provided		554

The Project includes a significant number of both short-term and long-term bicycle parking spaces to encourage and facilitate bicycle use by Project employees, visitors and residents, and thereby reducing the need to use an automobile to travel to and from the Project. Over 900 short-and long-term bicycle parking spaces will be provided within the enclosed parking garage and outside at the plaza level.

Access to the commercial parking levels would be provided by ramps off of both Sunset Boulevard and Crescent Heights Boulevard, while retail valet parking service would be provided via a valet drop-off area off Crescent Heights Boulevard and the primary valet drop-off/pick-up area located on Basement Level 1. Parking would be by valet during peak hours and self-parking, with attendant assistance, during off-peak hours. Resident parking levels would be accessed via a dedicated residential access driveway off of Havenhurst Drive. Residential parking would be provided by valet during all hours from the valet area located on Level 1.

5. **Affordable Housing**

The Applicant is committed to providing on-site affordable housing. Therefore, the Project would provide 11 percent of the total 249 units, or 28 units, as on-site affordable units set aside for Very Low Income Households (the "**Restricted Units**"). The 28 Restricted Units would include 9 studio units, 15 one-bedroom units, and 4 two-bedroom units. The Restricted Units would be comparable to the market rate units, including total square footage, bedroom size, and number of bathrooms. In addition, the Restricted Units would be interspersed among the market-rate units within the Project.

A Housing Development Project that provides a minimum of 11 percent of units reserved for Very Low Income Households is entitled to a Density Bonus of 35 percent (California Government Code §65915 *et seq.* (i.e., SB 1818) and LAMC §12.22-A,25(c)(1)). As identified in Table 3, below, the Project is eligible for a 35 percent Density Bonus because 11 percent (28 units) of the total 249 units at the Project would be set aside for Very Low Income Households.

Table 3: Permitted Density Bonus Calculation²

Percentage Very-Low Income Units	Percentage Density Bonus
5	20
6	22.5
7	25
8	27.5
9	30
10	32.5
11	35

Table 4: Project Density Bonus Calculation

Total Number of Units Provided	249
Percentage of Very Low Income Units Required to Qualify for 35% Density Bonus	11%
Number of Very Low Income Units Provided	28 (11%)

a. Affordable Housing Incentives

Pursuant to California Government Code Section 65915(d)(2)(B) and LAMC Section 12.22.A.25(e)(1), a housing development project that qualifies for a density bonus shall be granted two development Incentives for providing at least 10% of the Project's base density for Very Low Income Households. Additional Affordable Housing Incentives may be granted at the discretion of the City. The proposed Project is providing 11% (28 units) Very Low Income units and is requesting three Incentives, as follows: (1) an off-menu Incentive to permit a 3:1 floor area ratio for a Housing Development Project located within approximately 1,560 feet of a Transit Stop, in lieu of the 1,500 foot distance specified in the on-menu Incentive allowing a 3:1 floor area ratio (LAMC Section 12.22-A,25(f)(4)(ii)); (2) an off-menu Incentive to allow an increase in the number of compact parking spaces that may be provided for commercial uses from 40% to 60% and to allow parking for residential uses in excess of one standard parking stall for 146 residential units to be provided as compact spaces instead of one standard parking space for each unit (or 249 spaces), with the rest provided as compact spaces, in-lieu of the requirements set forth in LAMC §12.21-A,5(c), with attendant parking for both commercial and residential parking; and (3) an off-menu Incentive to permit a 0' to 16' 4" south side yard for

² LAMC §12.22-A,25(c)(1)

residential parking above the second above-ground level, in lieu of the 16-foot side yard otherwise required by Section 12.16-C,2 of the LAMC. Floor area ratio and setback requirements are explicitly defined in Government Code Section 65915(o)(1) as development standards that may be waived or modified in connection with a project that qualifies for a density bonus. Further, Government Code Section 65915(p)(3) specifically provides that parking incentives and concessions may be requested beyond those provided in that section for a project that qualifies for a density bonus.

LAMC §12.22-A,25(f)(4)(ii) provides that an Applicant can request, in lieu of the otherwise applicable floor area ratio, a floor area ratio not to exceed 3:1, provided that the parcel is in a commercial zone in Height District 1 (including 1VL, 1L and 1XL), and fronts on a Major Highway as identified in the City's General Plan, and

- a. the Housing Development Project includes the number of Restricted Affordable Units sufficient to qualify for a 35 percent Density Bonus, and
- b. 50 percent or more of the commercially zoned parcel is located in or within 1,500 feet of a Transit Stop/Major Employment Center.

The Property is zoned C4, which is a commercial zone and is in Height District 1. The Property fronts Sunset Boulevard and Crescent Heights Boulevard, both of which are a Major Highway as identified by the City's General Plan.

Eleven percent of the Housing Development Project would be set aside for Very Low Income Households, which qualifies for a 35 percent Density Bonus.

Fifty percent of the commercially zoned parcel is located within approximately 1,560 feet of a Transit Stop at the intersection of Fairfax Avenue and Sunset Boulevard (Metro Rapid Route 780). This Transit Stop is located approximately 60 feet further than the 1,500 foot requirement for an on-menu Incentive.

However, LAMC §12.22,A-25(g)(3) permits an applicant to request an off-menu Incentive. Therefore, the Applicant is requesting an off-menu Incentive for the City to grant the same Incentive of the 3:1 floor area ratio as the on-menu Incentive identified in §12.22-A,25(f)(4)(ii) of the LAMC because all other requirements are met by the Project and fifty percent of the commercially zoned portion of the Property is located only approximately 60 feet further than the 1,500 foot requirement from the nearest Transit Stop, which satisfies the City's intent to locate affordable housing projects near Transit Stops.

The City's intent of requiring at least fifty percent of the commercially zoned parcel be located within 1,500-feet of a Transit Stop is to ensure that the property is accessible without a passenger

vehicle. The Property is located in a portion of the City that is served by a significant amount of public transportation. In addition to the Metro Rapid Line 780 stop, which is located approximately 1,560 feet from the Property line, Metro also operates the following public transportation stops near the Property:

- The Metro Local and Limited Line 2/302 (24-hour service) stop is located at the intersection of Sunset Boulevard and Crescent Heights Boulevard, which is adjacent to the Property. Line 2/302, which has an annual ridership of more than 6 million passengers,³ also has stops at the intersection of Fairfax Avenue and Sunset Boulevard, providing a convenient transfer point to and from Metro Lines 217 and 780.
- The Metro Local and Limited Line 218 stop is located at the intersection of Sunset Boulevard and Crescent Heights Boulevard, which is adjacent to the Property.
- The Metro Local and Limited Line 217 (24-hour service) stop is located at the intersection of Fairfax Avenue and Sunset Boulevard, at the same location as the Metro Rapid Line 780 stop.

Together, these lines had a combined annual ridership of more than 12 million passengers.⁴ Metro Lines 2/302, 217, and 780 all offer peak hour headways of 15 minutes or less, consistent with the definition of a Major Bus Route in the LAMC and the City's adopted Affordable Housing Incentives Guidelines. The LAMC further provides that areas proximate to Major Bus Routes are appropriate locations for mixed-use developments. The intersection of Sunset Boulevard and Fairfax Avenue serves as a transit node that provides interconnectivity to transit throughout the area and the City.

In addition, the Applicant is requesting approval of an off-menu Incentive to allow an increase in the number of compact parking spaces that may be provided for commercial and residential uses in-lieu of the requirements set forth in LAMC §12.21-A,5(c), and an off-menu Incentive to permit a 0' to 16' 4" south side yard, in lieu of the 16 foot side yard setback otherwise required by Section 12.16-C,2 of the LAMC.

F. Streets and Circulation

Sunset Boulevard adjoining the Property to the north is designated a Major Highway Class II on the City's General Plan.

Crescent Heights Boulevard adjoining the Property to the east is also designated a Major Highway Class II on the City's General Plan.

³ 2012 annual estimated ridership, <http://isotp.metro.net/MetroRidership/IndexSys.aspx>

⁴ Ibid.

Havenhurst Drive adjoining the Property to the west is designated a local street on the City's General Plan.

G. Previous Cases, Affidavits, Permits, Etc.

Previous and relevant zoning-related actions affecting the Property include:

- Ordinance No. 164,714 imposing a "D" Development Limitation on the Property, limiting the total floor area of all buildings on the Property to no more than one times the buildable area of the lot;
- Case No. ZA 2007-3626(CUB) approving a conditional use permit for the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant having operating hours of 7 a.m. to midnight daily;
- Case No. ZA 2001-5784(CUB)(CU) approving a conditional use permit for the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant having operating hours of 7 a.m. to midnight daily;
- Case No. ZA 93-0211(ZV) approving a variance to permit the construction, use, and maintenance of a dry cleaning business, as not permitted in the C4 Zone;
- Case No. ZA 92-1141(CUZ)(CCR)(ZV)(PAD) approving: 1) a conditional use permit to allow: a) the continued use and maintenance of a drive-through fast food restaurant; b) the continued use and maintenance of an existing commercial corner development with four restaurants operating between 11 p.m. and 7 a.m.; and 2) a variance to permit 222 parking spaces in lieu of the 376 spaces required by the LAMC;
- Case No. ZA 88-0939(E) approving a conditional use exemption to permit the sale of alcoholic beverages for on-site consumption within a 78-seat restaurant; and
- Case No. ZA 83-398(CUB) approving a conditional use permit authorizing the sale and dispensing of alcoholic beverages for on-site consumption within a proposed 120 seat restaurant.

H. Requested Approvals

1. Site Plan Review

The Applicant is requesting approval of a Site Plan Review pursuant to LAMC §16.05 to authorize a development that creates 50 or more dwelling units.

2. Affordable Housing Incentives

The Applicant is entitled to a 35 percent density bonus pursuant to LAMC Section 12.22-A.25(c)(1) because 11 percent of the units have been set aside for very Low Income Households. A 35 percent density bonus shall be granted in connection with a development project that sets aside 11 percent of the number of dwelling units (before the inclusion of additional units allowed as a result of the density bonus) for Very Low Income Households. In the case of the Project, 28 units, representing 11 percent of the proposed total 249 units, would be set aside for Very Low Income households. A project that qualifies for a density bonus is also entitled to provide parking as required by Parking Option 1, pursuant to the provisions of LAMC §12.22-A.25(d)(1). In addition, the Applicant is requesting the approval of three Affordable Housing Incentives pursuant to California Government Code §65915 and LAMC §12.22-A.25 to facilitate the provision of affordable housing, as follows:

a. An off menu Incentive to permit a 3:1 floor area ratio for a Housing Development Project where 50% or more of the parcel is located within approximately 1,560 feet of a Transit Stop, in lieu of 50% or more of the parcel being within 1,500 feet, as specified in the on-menu Incentive allowing a 3:1 floor area ratio (LAMC Section 12.22-A.25(f)(4)(ii));

b. An off-menu Incentive to allow an increase in the number of compact parking spaces that may be provided for commercial uses from 40% to 60% and to allow parking for residential uses in excess of one standard parking stall for 146 residential units to be provided as compact spaces instead of one standard parking space for each unit (or 249 spaces), with the rest provided as compact spaces, in-lieu of the requirements set forth in LAMC §12.21-A.5(c) with attendant parking for both commercial and residential parking; and

c. An off-menu Incentive to permit a 0' to 16' 4" foot south side yard for residential parking above the second above-ground level, in lieu of the 16 foot side yard setback otherwise required by Section 12.16-C.2 of the LAMC.

II. DRAFT FINDINGS

In order to approve the requests as outlined above in Section I.B and discussed in detail in Section I.G, the City must make the following findings:

A. Site Plan Review Findings:

1. The project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any applicable specific plan;

The Project would be in substantial conformance with the purposes, intent and provisions of the General Plan, the Hollywood Community Plan, and with the applicable provisions of the LAMC, including the Planning and Zoning Code.

The Property is located within the adopted Hollywood Community Plan area and is currently classified within the "Neighborhood Office Commercial" land use designation, corresponding to the C4 zone. The Property is within the C4-1D zone and is not within a specific plan area.

The Project has been designed to comply with the City's vision of Hollywood. Specifically, the Hollywood Community Plan envisions:

... a compact city that is growing vertically, mixing residential, commercial and industrial uses in new and interesting ways. With core industries in entertainment, tourism and health care, this is a Hollywood which supports a strong local and regional economy. A rich, multimodal transit system, an inviting walking environment, and mixed-use housing along transit corridors promote a livable community and enable many Hollywood residents to reduce their use of cars.

The balanced growth of commercial and residential uses provides a jobs-housing balance, enabling an increasing number of residents and visitors to live, work, play and shop in Hollywood. Implementation of mixed-income housing incentives creates opportunities for people who work in Hollywood to find affordable housing nearby.

Pursuant to LAMC Section 12.16, the C4 Zone permits residential uses, including apartments and condominiums, as well as a wide range of commercial and retail uses. Mixed-use projects are permitted within the C4 Zone.

The Project would consist of the demolition of an outdated 80,000 square foot strip mall and the construction of a vertical, mixed-use residential and commercial project that would include 249

residential units, including 28 units designated for Very Low Income Households, and approximately 111,000 square feet of neighborhood serving commercial uses, including an approximately 25,000 square foot organic grocery store, an approximately 8,000 square foot fitness studio, and multiple restaurants, and other commercial uses. The Project would balance the growth of commercial and residential uses and provide a jobs-housing balance, enabling residents to live, work, play, and shop in Hollywood. The Project would also include a significant affordable housing component, which would create great opportunities for people who work in Hollywood to find affordable housing near their place of employment.

The 249 residential dwelling units would occupy approximately 222,564 square feet of floor area and the retail, restaurant, and lounge uses would occupy approximately 111,000 square feet of floor area. The number of dwelling units is within the dwelling unit density permitted in the C4 zone, which would allow a maximum of 278 dwelling units.

Parking for the on-site uses would be provided within a multilevel parking structure with 849 parking spaces. The lower parking levels would be subterranean and semi-subterranean, while the upper levels would begin at ground level and would form the podium upon which portions of the Project would be located. The parking areas would be physically integrated within the Project and would be surrounded by proposed uses. Vehicular access to the parking areas would be provided at Sunset Boulevard, Crescent Heights and Havenhurst Drive.

A substantial portion of the Project would include landscaped courtyards and pathways and other open space features that connect the various proposed uses to establish a pedestrian-oriented environment within the Project's vicinity. Approximately 30 percent of the Property would be publicly-accessible open space at the street, including the approximately 34,050 square foot central plaza. In addition, the existing traffic island at the intersection of Sunset and Crescent Heights Boulevards would be reconfigured to adjoin the Property, providing approximately 9,100 square feet of additional street-level open space that would be functionally integrated with the Project through landscaping, outdoor dining, and other common elements and amenities.

The project would also provide approximately 16,055 square feet of publicly-accessible roof terrace areas would be provided on the roof of the retail building fronting Sunset Boulevard. These areas would be landscaped with trees and planter beds, and would include a sculpture garden and seating areas. At least 50 trees would be planted throughout the Property, including in tree wells in the sidewalks along Sunset Boulevard, Crescent Heights, and Havenhurst Drive. An additional approximately 5,099 sf of roof deck area would be provided adjoining the restaurant on Level 16.

The residential uses would also provide significant private and common open space areas. The Project includes approximately 20,200 square feet of private terraces and balconies, approximately 3,500 square feet of recreation and fitness uses that count as open space, and approximately 18,600 square feet of common open space, including a large landscaped deck at Level 4 and the roof deck and swimming pool at Level 9. These areas exceed the minimum

required open space area of 26,450 square feet by approximately 15,850 square feet, or 60 percent.

Upon approval of the requested Affordable Housing Incentives, the Project's FAR would be permitted at the Property.

Pursuant to LAMC Section 12.21.1-A,1, Height District No. 1 does not establish a maximum height but limits the "total floor area contained in all buildings on a lot" to no more than one-and-one half times the buildable area of said lot (i.e., a floor area ratio or FAR of 1.5:1). The "D" limitation currently limits the Property's FAR to 1.0:1. With approval of the requested Affordable Housing Incentives, the maximum allowable FAR would be 3.0:1.

The building would be comprised of various elements ranging in height from two stories up to 16 stories (approximately 42' above the ground elevation at the intersection of Sunset and Crescent Heights Boulevards, increasing to approximately 108' for the nine story portion and approximately 191' for the 16 story portion of the building; the overall building height is approximately 216' as measured from the lowest point of the sloping site along Havenhurst Drive to the top of the 16 story portion of the building), and would have a 2.99:1 FAR. The building height would be compatible with other multi-story buildings in the vicinity of the Project site, including the Chateau Marmont hotel, the Sunset Tower hotel and the Andaz hotel.

As the plans depict, the Project would comply with the area and yard provisions of the C4 Zone (LAMC Section 12.16-C). The number of residential dwelling units (249) would be within the maximum density of 278 dwelling units permitted on the Property pursuant to LAMC Section 12.16-C,3 (400 square feet per dwelling unit). In conformance with LAMC Section 12.16-C,4, loading spaces complying with the requirements of LAMC Section 12.21-C,6 would be provided.

The Project would be in substantial conformance with the purposes, intent and provisions of the Hollywood Community Plan. Specifically, the Project would be in substantial conformance with the following Hollywood Community Plan Policies:

- *Policy LU.1.22:* Maintain existing streets open and accessible for public use. Protect existing streets from gating or closure to prevent the creation of "superblocks", improve circulation, keep streets and public rights of way publicly accessible, and support walkable and bikeable neighborhoods.

The Project has been designed to prevent the creation of a superblock. The Project includes a pedestrian friendly and inviting pathway that would connect Havenhurst Drive to Crescent Heights. Likewise, the frontage along Sunset Boulevard creates an expanded 15 foot wide sidewalk and has a balance of storefront retail transparency and direct pedestrian access to the open air plaza. This pathway would include significant open space and landscaping, seating available to the public, retail shops, and restaurants and coffee shops. The Project would also

provide over 900 short- and long-term bicycle parking spaces to support a walkable and bikeable neighborhood.

- *Policy LU.2.12:* Incentivize jobs and housing growth around transit nodes and along transit corridors.

The Property is located in a portion of the City that is served by a significant amount of public transportation. The Metro Rapid Line 780 stop is located at the intersection of Sunset Boulevard and Fairfax Boulevard, approximately 1,560 feet from the Property. In addition, the Metro Local and Limited Line 2 and 302 has stops located adjacent to the Property and at the intersection of Sunset Boulevard and Fairfax Boulevard. The Metro Local and Limited Line 218 stop is located at the intersection of Laurel Canyon Boulevard and Sunset Boulevard, approximately 80 feet from the Property. Together, these Metro lines have an annual ridership of more than 12 million passengers.⁵ Therefore, the Project would incentivize jobs and housing growth on Sunset Boulevard, a portion of the City that is served by significant public transportation opportunities.

- *Policy LU.2.13:* Utilize higher Floor Area Ratios to incentivize mixed-use development around transit nodes and along commercial corridors served by the Metro Rail, Metro Rapid bus or 24-hour buslines (Map 29).

As discussed above, the Metro Rapid Line 780 stop is located at the intersection of Sunset Boulevard and Fairfax Boulevard, approximately 1,560 feet from the Property. In addition, Metro Line 2/302 provides 24-hour service. The mixed-use Project, which has a 2.99 FAR and includes 28 Very Low Income Units, is ideally located near the Metro Rapid Line.

- *Policy LU.2.14:* Encourage projects which utilize Floor Area Ratio (FAR) incentives to incorporate uses and amenities which make it easier for residents to use alternative modes of transportation and minimize automobile trips.

The Project includes numerous amenities and uses, including bicycle parking, recreational facilities, an organic grocery store, and convenient access to transit, all of which make it easier for residents to use alternative modes of transportation and minimize automobile trips. The mixed-use nature of the Project creates synergy and an urban village concept, which translates to less reliance on automobile usage and an enhanced quality of life.

- *Policy LU.2.15:* Encourage mixed-use and multifamily residential projects to provide bicycle parking and/or bicycle lockers.

In order to encourage residents, employees, and visitors to use alternative modes of transportation, the mixed-use project would include over 900 short- and long-term bicycle

⁵ 2012 annual estimated ridership, <http://isotp.metro.net/MetroRidership/IndexSys.aspx>

parking spaces for residents, customers and employees, as well as lockers and showers for employees of the Project.

- *Policy LU.2.16:* Encourage large mixed-use projects to consider neighborhood serving tenants such as grocery stores and shared car or rental car options.

The mixed-use project would include an approximately 25,000 square foot organic grocery store, which would serve not only the Project's residents and employees, but also nearby residents.

- *Policy LU.2.17:* Provide an adequate supply of rental and ownership housing opportunities for households of all income levels and needs.

The project would include 249 rental units ranging from studios to three bedrooms, of which 28 would be set aside for Very Low Income Households.

- *Policy LU.2.18:* Promote the use of existing citywide programs to increase rental and housing ownership opportunities, such as small lot subdivisions, adaptive reuse of office buildings, when appropriate, and density bonuses in exchange for affordable housing set asides.

In order to increase the number of affordable housing units in the Property's vicinity, the Project uses existing citywide programs, such as a density bonus, to increase rental opportunities for affordable housing.

- *Policy LU.3.1:* Widen sidewalks to a minimum of 15 feet, or maintain existing sidewalk widths of 15 feet, along major and secondary highways with high levels of pedestrian traffic. Support the adoption of Modified Street Standards (Map 33) for the sake of preserving sidewalks which are already wide (15 feet or wider) and widening sidewalks, taking into consideration the impact on bicyclists.

The Project has been designed to provide a 15-foot sidewalk on Sunset Boulevard to encourage pedestrian activity. In addition, the project would rehabilitate, maintain, and incorporate the island at the intersection of Sunset Boulevard and Crescent Heights to encourage a more walkable Project.

- *Policy LU.3.3:* Encourage the use of sidewalk pavement materials which maintain flat, walkable surfaces.

The Project's sidewalk pavement materials would maintain flat, walkable surfaces.

- *Policy LU.3.4:* Design sidewalks that make pedestrians feel welcome and safe by minimizing the conflict between cars, buses and pedestrians.

The sidewalk along Sunset Boulevard, which would be 15-feet wide, and the sidewalks along Crescent Heights Boulevard and Havenhurst Drive have been designed to make pedestrians feel welcome and safe. Vehicular access points would be clearly identified and minimized to create a more pedestrian friendly experience. In addition, retail and restaurant uses along the sidewalks would create a sense of belonging to encourage pedestrian activity.

- *Policy LU.3.6:* Discourage the siting of parking lots next to sidewalks which carry high volumes of pedestrian traffic.

Unlike the existing condition, the Project would not include any parking lots located next to sidewalks. All parking for the Project would be provided within an easily accessible yet enclosed parking garage.

- *Policy LU.3.8:* Provide pedestrian amenities to invite walking.

The Project includes a very inviting central plaza that would include landscaping, public seating, restaurants, and coffee shops to inviting promote pedestrian activity and invite walking. The plaza would be connected by paseos to Sunset Boulevard, Havenhurst Drive and Crescent Heights Boulevard.

- *Policy LU.3.9:* Encourage the planting of street trees for shade.

The Project proposes to plant approximately 28 street trees along Havenhurst Drive, Sunset Boulevard, and Crescent Heights Boulevard, and including the reconfigured traffic island at the intersection of Sunset Boulevard and Crescent Heights Boulevard, which would provide comfortable, shady walking environments.

- *Policy LU.3.12:* Develop pedestrian paths to activity centers that make walking convenient, safe and practical.

The Project includes a very inviting central plaza that would include landscaping and public seating to create a pedestrian path to activity centers, such as restaurants, and coffee shops. Paseos on the north, east and west sides of the plaza would connect the interior of the Project to Sunset Boulevard, Havenhurst Drive and Crescent Heights Boulevard to facilitate and encourage pedestrian circulation through the Project and the area in general.

- *Policy LU.3.17:* Encourage public art, landscaping, street furniture and plazas which encourage pedestrians to linger in designated spaces.

The Project includes a very inviting central plaza and adjoining paseos that would include landscaping, street furniture, plazas, restaurants, and coffee shops to encourage pedestrians to linger in designated spaces.

- *Policy LU.3.21:* Encourage building designs which create interesting, attractive walking environments on streets with high pedestrian activity.

The Project would feature large storefront windows with visually interesting displays along the Project's façades facing Sunset and Crescent Height Boulevards. Wide sidewalks along both of these streets would encourage and enhance pedestrian activity.

- *Policy LU.3.22:* Promote well-designed retail with transparent facades to allow visibility of commercial uses as illustrated in the Urban Design Chapter, Chapter 7.

The ground floor front façades of the Project emphasize large quantities of transparent elements to provide interesting and highly visible storefronts along Sunset and Crescent Heights Boulevards. Similarly, the facades would be flexible in order to encourage a wider range of indoor/outdoor possibilities.

- *Policy LU.3.23:* Encourage large commercial projects to consider designs which break up the floor plate, providing pedestrian connections, and human scale design features, such as plazas, greenspace or a public focal point. Discourage "superblocks".

The Project proposes several smaller commercial tenant spaces surrounding an interior landscaped plaza instead of providing a single larger commercial floor plate. Paseos on the north, east and west sides of the plaza provide pedestrian connections from the interior of the Project to the surrounding streets. Further, the many large and varied terraces and balconies create articulation and visual interest at the building facades.

- *Policy LU.3.24:* Promote pedestrian-friendly land uses along streets with high pedestrian activity.

The Project would include retail and restaurant uses along Sunset Boulevard, which has high pedestrian activity. The retail and restaurant uses along Sunset Boulevard would increase and promote pedestrian activity.

- *Policy LU.3.27:* Encourage extended hour active commercial uses and discourage concentrations of commercial uses which have limited operating hours in areas with high pedestrian activity.

The Project would include multiple types of uses, including restaurants and retail stores that would encourage pedestrians to visit the Project and spend time enjoying the public plaza and the variety of retail and restaurant uses. Further, the residential population living in the mixed-use development would enhance pedestrian activity in the area.

- *Policy LU.4.19:* Encourage the construction of public plazas, in addition to greenspaces.

The Project features a large central plaza surrounded by vibrant retail and restaurant uses. The plaza would be connected to the surrounding public streets by paseos on the north, east and west sides of the plaza.

- *Policy LU.5.2:* Promote land use policies which support mobility options to reduce auto dependence. Promote the General Plan Framework's transit-oriented development policies which encourage compact, mixed-use development near transit to reduce vehicle trips and improve air quality.

The mixed-use project would include multiple retail uses, restaurants, and an organic grocery store to encourage residents and employees to remain on-site and not to travel to other locations for their needs. In addition, since the Project is located in an urban area, nearby residents and employees would also be able to take advantage of the neighborhood services uses, including the grocery store, and to avoid driving. The Project would include over 900 short- and long-term bicycle spaces to reduce auto dependence. The Project is also located near public transportation, so people would be able to visit the Project without driving their own vehicles.

- *Policy LU.5.4:* Encourage green space, landscaping and street management policies which reduce the energy costs of cooling, support the pedestrian environment, and improve the public realm.

The Project would include a large public paseo with significant green space that would support the pedestrian environment and improve the public realm.

- *Policy LU.5.5:* Promote the planting of street trees to provide comfortable, shady walking environments, cooling, and absorption of carbon dioxide.

The Project proposes to plant approximately 28 street trees along Havenhurst Drive, Sunset Boulevard, and Crescent Heights Boulevard, and including the reconfigured traffic island at the intersection of Sunset Boulevard and Crescent Heights Boulevard, which would provide comfortable, shady walking environments, cooling, and absorption of carbon dioxide.

- *Policy LU.5.6:* Support policies which conserve water, recharge local groundwater aquifers and reduce the pollution of water resources. Meet increases in the demand for water through conservation and recycling.

The Project would comply with applicable requirements, including the Low Impact Development requirements set forth in Article 4.4 of Chapter VI of the LAMC. The Project would incorporate Best Management Practices, including activities, practices, facilities and/or procedures that would, when implemented, prevent or reduce pollutants in stormwater runoff. Stormwater runoff would be routed through on-site planter boxes to reduce the amount of direct discharge into the storm drains. In addition, the Project would use water-efficient plumbing fixtures and landscape irrigation in order to conserve water to the greatest degree feasible.

- *Policy M.1.10:* Identify and implement intersection improvements on all Major Class II and Secondary Highways, and along some Collector streets, throughout the Hollywood Community Plan Area.
- *Policy M.1.28:* Encourage projects located at intersections served by different transit modes, or intersections which Metro identifies as major transfer nodes, to provide transit amenities such as shade trees, countdown crosswalk signals, bus shelters, bicycle racks or lockers and stamped crosswalks.

Consistent with these Policies, the Project proposes to reconfigure the existing traffic island at the intersection of Sunset Boulevard and Crescent Heights Boulevard, which will improve pedestrian safety by eliminating one crosswalk segment. The reconfigured island will adjoin the Project site and is proposed to be landscaped and functionally integrated into the Project site, although it would remain public property. The Project proposes to provide significant numbers of bicycle parking spaces for both short-term and long-term use, and showers and lockers for employees of the Project.

The Project is also consistent with several objectives and policies set forth in the Housing Element, including:

- *Objective 1.1:* Plan the capacity and develop incentives for the production of an adequate supply of rental and ownership housing for households of all income levels and needs.
- *Policy 1.1.2:* Promote affordable rental housing for all income groups that need assistance.
- *Policy 1.1.3:* Facilitate new construction of a variety of housing types that address current and projected needs of the city's households.
- *Policy 1.4.2:* Promote the development of new affordable housing units citywide and within each Community Plan area.

The Project includes a number of rental housing types for households of varying income levels and housing needs. The Project includes 249 units ranging in size from studios to three bedroom units. In addition, the Project proposes to include 28 units specifically designated for Very Low Income Households.

Therefore, the Project would be in substantial conformance with the purposes, intent and provisions of the General Plan, the Hollywood Community Plan, and with the applicable provisions of the LAMC, including the Planning and Zoning Code.

2. The project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements, that is or will be compatible with existing and future development on adjacent properties and neighboring properties; and

The project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements that is or would be compatible with existing and future development on adjacent properties and neighboring properties.

The Project proposes to redevelop the Property with a 16-story mixed use project that would include 249 residential apartments, of which 28 would be set aside for Very-Low Income Households, amenities for the residents, approximately 111,000 square feet of community serving commercial uses, and 849 parking spaces. The building would be comprised of various elements ranging in height from two stories up to 16 stories (approximately 42' above the ground elevation at the intersection of Sunset and Crescent Heights Boulevards, increasing to approximately 108' for the nine story portion and approximately 191' for the 16 story portion of the building; the overall building height is approximately 216' as measured from the lowest point of the sloping site along Havenhurst Drive to the top of the 16 story portion of the building).

The Property is 111,339 square feet, which is the basis for the Project's FAR calculation. The requested FAR would be 3:1, which is equivalent to 334,017 square feet of floor area. The Project FAR would be 2.99, based upon 333,872 square feet of proposed floor area, and would therefore be within the 3:1 FAR limit.

The Property is located in a well-established community of residential, retail, and commercial uses. The area is within a larger, developed commercial and retail area that includes commercial and multi-family residential uses to the west, a large commercial development, which includes a Trader Joe's, a Burke Williams Day Spa, the Sundance Cinemas movie theaters, and a Crunch gym, to the east. The XIV restaurant, a liquor store and Bar Marmont are located to the north along Sunset Boulevard, and multi-family residences in the City of West Hollywood are located immediately south of the Property. As such, the Project would be surrounded by a mix of commercial uses that are easily accessible to Project residents and visitors and by multi-family housing, uses that are consistent with the Project.

The Project would provide 849 parking spaces to ensure that Project visitors and residents have sufficient spaces to park within the Project.

Commercial and residential delivery vehicles would enter the Project from Havenhurst Drive and would exit the Project onto Crescent Heights Boulevard. Commercial and residential delivery vehicles would not make any other maneuvers around the Project. Trash trucks would use the same points of ingress and egress.

The Project would include typical lighting, which would be shielded in compliance with the LAMC to avoid significant impacts to nearby uses.

The Project would include a substantial amount of outdoor open space, which is integral to the Applicant's desire to create a pedestrian friendly project. The Project would include an approximately 34,000 square foot publicly accessible central plaza that would form the ground-level core for both the commercial and residential uses. This plaza, which would include numerous benches and areas for public congregation, would provide a pedestrian connection among Sunset Boulevard, Crescent Heights Boulevard and Havenhurst Drive, encouraging pedestrian activity throughout the Property. In addition, the existing traffic island at the intersection of Sunset and Crescent Heights Boulevards would be reconfigured to adjoin the project site, providing approximately 9,100 square feet of street-level open space that would be functionally integrated with the project through landscaping, outdoor dining, and other common elements, although it would remain public property.

Therefore, the project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements that is or would be compatible with existing and future development on adjacent properties and neighboring properties.

3. Any residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.

The project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.

The residential component of the Project provides numerous recreational and service amenities that would be available for residents. The residential amenities are provided on the ninth floor of the residential building, and include an outdoor pool and spa with a large sundeck, an approximately 1,815 square foot fitness facility, approximately 738 square feet of men's and women's changing facilities, an approximately 1,152 square foot recreation room, an approximately 1,140 square foot library and an approximately 536 square foot business center. In addition, there is a significant amount of private and common open spaces located throughout the Project. The significant recreational and open space facilities proposed will minimize impacts on parks and other open space in the neighborhood since these facilities are included onsite. Finally, the retail component of the Project, including the organic grocery store, fitness studio, restaurants, and other retail uses, would provide services and improve habitability for the Project's residents and reduce the need to drive to other areas for these uses since they are provided on-site. The retail uses are oriented towards Sunset Boulevard and Crescent Heights Boulevard, and internally within the Project, in order to minimize impacts on the residential areas to the south and west.

Therefore, the project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.

B. Affordable Housing Incentive Findings

The Director shall approve requested Affordable Housing Incentive(s) *unless* the Director finds that:

1. The Incentive is not required in order to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5, or Section 50053 for rents for the affordable units; or

An applicant for an affordable housing project that requests approval of Incentives must demonstrate that the Incentives are required in order to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5, or Section 50053 for rents of the affordable units.

The proposed 28 Very Low Income units complicates the financing for the Project and restricts the feasibility of the Project, unless the requested Affordable Housing Incentives are granted. The Incentives are necessary to provide for affordable housing costs as defined in the California Health and Safety Code Section 50052.5, or Section 50053 for rents for affordable units because the reduced construction costs savings resulting from a reduction in the size of the required parking spaces and the allowance to increase the floor area ratio and utilizing Parking Option One, provides the costs savings necessary for the developer to provide 28 units in the building as affordable to very low income families.

The 28 affordable units would include 9 studio units, 15 one-bedroom units, and 4 two-bedroom units. At present, Very Low Income unit rent limits for 2013 specified by the City of Los Angeles Housing Department, are as follows: studio – \$567; one bedroom – \$648; two bedroom – \$729.⁶ However, the average monthly market-level rental rate for the Hollywood submarket is \$1,913⁷, which is significantly more than the rents that may be charged for the affordable units. The only way to be able to provide the significant affordable housing component is to allow additional floor area to accommodate additional market rate units to offset the subsidy required to provide the affordable units. Since the proposed Project would be required to record a covenant against the property for a thirty year period from the issuance of the Certificate of Occupancy, the loss in revenue from rents without accounting for inflation during this period would be significant. Given these factors alone, without factoring the pro rata apportionment to the Very Low Income units for land acquisition costs, entitlement costs, utility expenses, and other variables, the decreased profitability of the project after provision of the Very Low Income units is evident. In the current real estate market, the ability to obtain financing for a

⁶ Rent limits per Los Angeles Housing Department's Income and Rent Limits - Land Use Schedule 7.

⁷ http://www.marcusmillichap.com/research/reports/Apartment/LosAngeles_3Q13Apt.pdf

development project with such high expenses attributable to the provision of affordable housing would be impossible without the provision of additional floor area, which in turn allows for significant common area amenities, larger unit sizes, and more market-rate units to counter-balance the high costs of the Very Low Income units.

The requested Incentive to allow an increase in FAR is necessary in order to be able to provide the 28 proposed affordable units. The Property is currently limited to an FAR of 1:1, which would not permit the inclusion of a significant number of affordable units. The request for additional floor area within proximity to significant transit options is consistent with the spirit and intent of the on-menu Incentive allowing a 3:1 FAR on a commercial parcel where 50% or more of the parcel is within 1,500 feet of a Transit Stop. In the case of the Project, the Property is located within 1,500 feet of a Transit Stop, although the distance to 50% of the Property is 1,560 feet. The additional floor area is required in order to provide the significant affordable housing component and to make the Project financially viable can only be achieved with the approval of the requested Incentives.

The requested Incentive to allow an increase in the number of compact parking spaces above what is otherwise allowed by the Zoning Code would result in actual cost savings that help make the provision of the affordable units feasible. Because the project will provide valet-assisted parking for the residential uses at all times, and at peak times for the non-residential uses, it is possible to provide a higher number of compact parking spaces since the cars would be parked by experienced professionals, and cars would not occupy more than one parking space, as may occur with self-parking. As a result, more compact parking spaces can be provided and less standard parking spaces are required. The provision of additional standard parking spaces would require at least an additional level of subterranean parking to be provided at a significant cost. The elimination of this additional expense assists in providing for affordable housing costs.

The requested Incentive to modify the south side yard to allow a setback of between zero feet and 16' 4" for residential parking above the second above-ground level, in lieu of the 16-foot setback that would otherwise be required between the residential parking area and the property line. The setback requirement for residential parking has been determined through a Zoning Administrator's Interpretation (ZA-2004-7115-ZAI) (the "ZAI"), which permits parking for residential uses on the ground floor of a mixed use project in the C4 zone to not observe the residential yard requirements at that level. However, the ZAI has been interpreted to require residential parking above the ground floor to observe the same setback as would be required for actual residential units, even though commercial parking and uses could be built to the property line without observing any setbacks. In the case of the Project, significant setbacks from the property lines to the residential units would be provided, as follows: Sunset Boulevard – approximately 125 feet to 160 feet; Crescent Heights Boulevard – approximately 31 to 37 feet; Havenhurst Drive – approximately 48 feet; and approximately 60 feet from the south property line. In addition, the first two above-ground parking levels located along the south property line are for the commercial uses. The residential parking then continues above with three enclosed

levels and one partially uncovered level. Although commercial parking may be built to the property line, requiring residential parking to be built to the property line would result in less area of the Property available for development of residential building area, which would adversely affect the provision of affordable housing.

Therefore, the Incentives are required in order to provide for affordable housing costs.

2. The Incentive will not have a Specific Adverse Impact upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the Specific Adverse Impact without rendering the development unaffordable to Very Low, Low and Moderate Income households. Inconsistency with the zoning ordinance or general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.

The requested Incentives would not have a specific adverse impact, as defined in Section 65915 of the California Government Code, upon public health and safety or the physical environment. A "specific adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

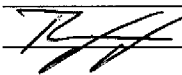
The subject Project, a mixed-use development with 28 units reserved for Very Low Income Households, is allowed in the C4 zone. The proposed residential and commercial uses are compatible with the adjacent residential and commercial uses. The Applicant has requested Waivers and Modifications to Development Standards consistent with both LAMC Section 12.22 A 25(g)(3), the Density Bonus Ordinance, as well as the California State Government Code Section 65915, the State Density Bonus Program. The proposed Project would not have any adverse public health or safety impacts. The proposed Project would remove numerous high-traffic generating uses, including a fast food restaurant with a drive-through lane[, and would not significantly impact any intersections in the City.] The Project would also not result in any long term significant environmental impacts.

The subject site is not located within a Historic Preservation Overlay, nor are any of the structures located upon the Property designated as City Historic Cultural monuments or listed in the California Register of Historic Resources. Although there are properties in the vicinity that are designated historical landmarks, the Project would not impair or otherwise impact the integrity of these resources. Therefore, the requested Incentives would not have an adverse impact upon any real property that is listed in the California Register of Historic Resources.

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

ENVIRONMENTAL ASSESSMENT FORM

EAF Case No.: 2013-2552 ZA Case No.: CPC 2013-2551 CPC Case No.: _____
 Council District No.: 4 Community Plan Area: Hollywood Community Plan
 PROJECT ADDRESS: 8150 Sunset Boulevard, Los Angeles, CA 90036
 Major Cross Streets: Sunset Boulevard and N. Crescent Heights Boulevard
 Name of Applicant: AG-SCH 8150 Sunset Boulevard Owner, L.P.
 Address: 8899 Beverly Blvd, Suite 710, West Hollywood, CA 90048
 Telephone No.: 310-285-7081 Fax No.: _____ E-mail: tsiegel@townscapepartners.com

<p>OWNER</p> <p>Name: <u>AG-SCH 8150 Sunset Boulevard Owner, L.P.</u></p> <p>Address: <u>8899 Beverly Blvd, Suite 710, West Hollywood, CA 90048</u></p> <p>Telephone No: <u>310-285-7081</u></p> <p>Signature: <u></u></p>	<p>APPLICANT'S REPRESENTATIVE (Other than Owner):</p> <p>Name: <u>Jeffrey Haber/Edgar Khalatian/Michael Nytzen, Paul Hastings, LLP</u> (Contact Person)</p> <p>Address: <u>515 South Flower Street, Twenty-Fifth Floor, Los Angeles, CA 90071</u></p> <p>Telephone No: <u>213-683-6000</u></p> <p>Signature: _____ (Applicant's Representative)</p>
--	--

The following Exhibits are required (3 copies of each exhibit and 3 Environmental Assessment Forms for projects in Coastal & S.M. Mtn. Zones): All Exhibits should reflect the entire project, not just the area in need of zone change, variance, or other entitlement.

NOTE: The exhibits are IN ADDITION TO those required for any case for which the Environmental Assessment Form is being filed.

- A. **2 Vicinity Maps:** (8½" x 11") showing nearby street system, public facilities and other significant physical features (similar to road maps, Thomas Brothers Maps, etc.) with project area highlighted.
- B. **2 Radius/Land Use Maps:** (1" = 100') showing land use and zoning to 500 feet (100 feet of additional land use beyond the radius for alcoholic beverage cases); 100' radius line (excluding streets) okay for Coastal building permits 300' for site plan review applications.
- C. **2 Plot Plans:** showing the location and layout of proposed development including dimensions; include topographic lines where grade is over 10%; tentative tract or parcel maps where division of land is involved to satisfy this requirement, and the location and diameter of all trees existing on the project site.
- D. **Application:** a duplicate copy of application for zone change, (including Exhibit "C" justification) batch screening form, periodic comprehensive general plan review and zone change map, variance, conditional use, subdivider's statement, etc.
- E. **Pictures:** two or more pictures of the project site showing walls, trees and existing structures.
- F. **Notice of Intent Fee:** a UNDATED check in the amount of \$25 made out to the **County of Los Angeles** for the purpose of filing a Notice of Intent to Adopt a Negative Declaration as required by § 15072 of the State CEQA Guidelines.
- G. **Hillside Grading Areas/Haul Route Approval:** Projects within a Hillside Grading Area involving import/export of 1,000 cubic yards or more shall submit a soils and/or geotechnical report reviewed & approved by LADBS (reports needed to be determined by LADBS) to include measures to mitigate impacts related to grading and obtain a Haul Route Approval from the Board of Building & Safety Commissioners (refer to <http://www.lacity.org/LADBS/forms/forms.htm>).

ENVIRONMENTAL ASSESSMENT	
APPROVED BY: _____	DATE: _____
APPLICATION ACCEPTED	
BY: _____	DATE: _____
RECEIPT NO.: _____	

I. Project Description:

Briefly describe the project and permits necessary (i.e., Tentative Tract, Conditional Use, Zone Change, etc.) including an identification of phases and plans for future expansion:

AG-SCH 8150 Sunset Boulevard Owner, L.P., (the Applicant) proposes the development of a mixed-use commercial/residential building with various elements ranging in height from two stories to 16 stories in height (42 feet above the ground elevation at the intersection of Sunset and Crescent Heights Boulevards, increasing to 108 feet for the nine story portion and 191 feet for the 16-story portion of the building; the overall building height is 216 feet as measured from the low point of the site along Havenhurst Drive to the top of the 16-story portion of the building) on the 2.56-acre site. The building would include approximately 111,308 square feet of commercial retail and restaurant uses within three lower levels (one subterranean) and one rooftop level, with 249 apartment units, including 28 affordable housing units, within twelve upper levels representing 222,564 gross square feet of residential space. Parking for proposed uses would be provided on-site via a seven-level (three subterranean and semi-subterranean levels) parking structure housed within the podium structure that includes 849 total parking spaces (295 for residential uses and 554 for commercial uses). The total development would include up to 333,872 square feet of commercial and residential space with a maximum floor-area ratio (FAR) of approximately 2.99:1. Construction is anticipated to commence following Project approval in 2014 with completion estimated in 2017.

Requested approvals for the Project include, but may not be limited to, the following:

- Affordable Housing Incentives, including Off-Menu Incentives;
- Site Plan Review;
- Master Conditional Use Permit for Alcohol (on- and off-site sales);
- Subdivision to create airspace lots and for condominium purposes;
- Variances for outdoor dining above the ground floor level and to allow a fitness studio, as not otherwise permitted in the C4 zone;
- Construction permits, including building, grading, excavation, foundation, and associated permits;
- Tree removal permit;
- Haul route permit, as may be required; and
- Other approvals as needed.

Will the project require certification, authorization, clearance or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.? If so, please specify:

The project would require permits from the Regional Water Quality Board and the South Coast Air Quality Management District, as appropriate.

II. Existing Conditions:

- A. Project Site Area 2.56 acres (111,339 square feet)
Net and 2.56 acres Gross Acres 2.56 acres
- B. Existing Zoning C4-1D
- C. Existing Use of Land Commercial retail, restaurant, storage, and walk-in bank
Existing General Plan Designation Neighborhood Office Commercial
- D. Requested General Plan Designation Same
c. 1960
- E. Number 2 type Commercial and age \pm & 1988 of structures to be removed as a result of the project. If residential dwellings (apts., single-family, condos) are being removed indicate the number of units: N/A and average rent: N/A
Is there any similar housing at this price range available in the area? If yes, where?
N/A
- F. Number 20 +/- on-site
of existing trees 6 +/- street trees Trunk Diameter 5" -8" and type Ornamental, palms
Number 26 +/- Trunk Diameter 5" -8" and type Ornamental, palms
of trees being removed (identify on Plot Plan.)
- H. Slope: State percent of property which is:
100 Less than 10% slope 10-15% slope over 15% slope
If slopes over 10% exist, a topographic map will be required. Over 50 acres, 1" = 200' scale is okay.
- I. Check the applicable boxes and indicate the condition on the Plot Plan. There are natural or man-made drainage channels, rights of way and/or hazardous pipelines crossing or immediately adjacent to the property, or none of the above.
- J. Grading: (specify the total amount of dirt being moved)
0-500 cubic yards.
Approx. 88,000 if over 500 cubic yards, indicate amount of cubic yards.
- K. Import/Export: Indicate the amount of dirt being imported or exported: Approx. 88,000 cubic yards.

If the project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Describe entire project, not just area in need of zone change, variance, or other entitlement.

III. Residential project (if not residential, do not answer)

- A. Number of Dwelling Units
 Single Family N/A Apartment 249 or Condominium _____
- B. Number of Dwelling Units with: Studio 73
 One bedroom 130 Two bedrooms 38
 Three bedrooms 8 Four or more bedrooms N/A
- C. Total number of parking spaces provided 295
- D. List recreational facilities of project: Public open space plaza and decks; private pool, fitness center, recreation room, library, and balconies/outdoor space.
- E. Approximate price range of units \$ TBD to \$ TBD
- F. Number of stories 16 height 216 feet
- G. Type of appliances and heating (gas, electric, gas/electric, solar) Gas, electric
 Gas heated swimming pool? Yes
- H. Describe night lighting of the project Street lighting, residential and commercial interior lighting, parking lot and security lighting, and signage; outdoor lighting would be shielded.
 (include plan for shielding light from adjacent uses, if available)
- I. Percent of total project proposed for:
 Building Combined building/paving total:
 Paving Approx. 70-90%
 Landscaping Approx. 10-30%
 Precise percentage TBD during environmental review.
- J. Total Number of square feet of floor area 222,564 sf

IV. Commercial, Industrial or Other Project (if project is only residential do not answer this section). Describe entire project, not just area in need of zone change, variance, or other entitlement.

- A. Type of use Commercial retail, restaurant, supermarket, fitness, walk-in bank
- B. Total number of square feet of floor area Approx. 111,308
- C. Number of units if hotel/motel N/A
Approx. 42 feet for 4 commercial levels in retail/parking podium, with single-story rooftop restaurant/lounge on 16th floor
- D. Number of stories 16 height floor
- E. Total number of parking spaces provided: 554 spaces
- F. Hours of operation See Below Days of operation 7 days per week
Retail/Restaurant: 6:00 AM to 2:00 AM
- G. If fixed seats or beds involved, number N/A
- H. Describe night lighting of the project Specific lighting program TBD during environmental review
 (Include plan for shielding light from adjacent uses, if available)
- I. Number of employees per shift Approx. 135
- J. Number of students/patients/patrons Design day attendance: 5,000 visitors
- K. Describe security provisions for project Private security; TBD during environmental review
- L. Percent of total project proposed for:
 Building Combined building/paving total:
 Paving Approx. 70-90%
 Landscaping Approx. 10-30%
 Precise percentage TBD during environmental review.

Historic/Architecturally Significant Project

Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which may be designated or eligible for designation in any of the following: (please check)

- National Register of Historic Places N/A
- California Register of Historic Resources N/A
- City of Los Angeles Cultural Historic Monument N/A
- Within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ) No

V. Hazardous Materials and Substance Discharge

Does the project involve the use of any hazardous materials or have hazardous substance discharge? If so, please specify.

Small quantities of chemicals would be used for janitorial/cleaning and landscaping purposes, and would be stored and handled in accordance with all applicable regulations.

- A. Regulatory Identification Number (if known) N/A
- B. Licensing Agency N/A
- C. Quantity of daily discharge N/A

VI. Stationary Noise Clearance: A clearance may be necessary certifying the project's equipment (e.g., air conditioning) complies with City Noise Regulations.

Some projects may require a Noise Study. The EIR staff will inform those affected by this requirement.

VII. Selected Information:

- A. Circulation: Identify by name all major and secondary highways and freeways within 1,000 feet of the proposed project; give the approximate distance(s):
Sunset Boulevard and N. Crescent Heights Boulevard/Laurel Canyon Boulevard
- B. Air: All projects that are required to obtain AQMD permits (see AQMD Rules and Regulations) are required to submit written clearance from the AQMD indicating no significant impact will be created by the proposed project.*

VIII. Mitigating Measures:

Feasible alternatives or mitigation measures will be developed to help reduce or avoid any significant environmental impacts identified in the EIR. TBD during environmental review.

* Contact the South Coast Air Quality Management District at (909) 396-2000 for further information.

APPLICANT/CONSULTANT'S AFFIDAVIT

OWNER MUST SIGN AND BE NOTARIZED;

IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

I, TYLER SIEGEL I, _____
Owner (Owner in escrow)* Consultant*
(Please Print) (Please Print)

Signed: [Signature] Signed: _____
Owner Agent

being duly sworn, state that the statements and information contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief.

*****Space Below This Line for Notary's Use*****

State of California
County of Los Angeles

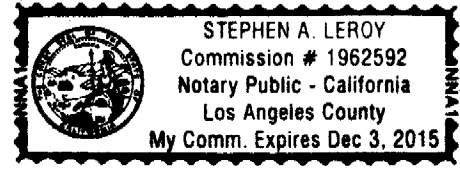
On: 7-16-2013 before me: STEPHEN LEROY personally appeared
(insert Name of Notary Public and Title)

TYLER SIEGEL who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

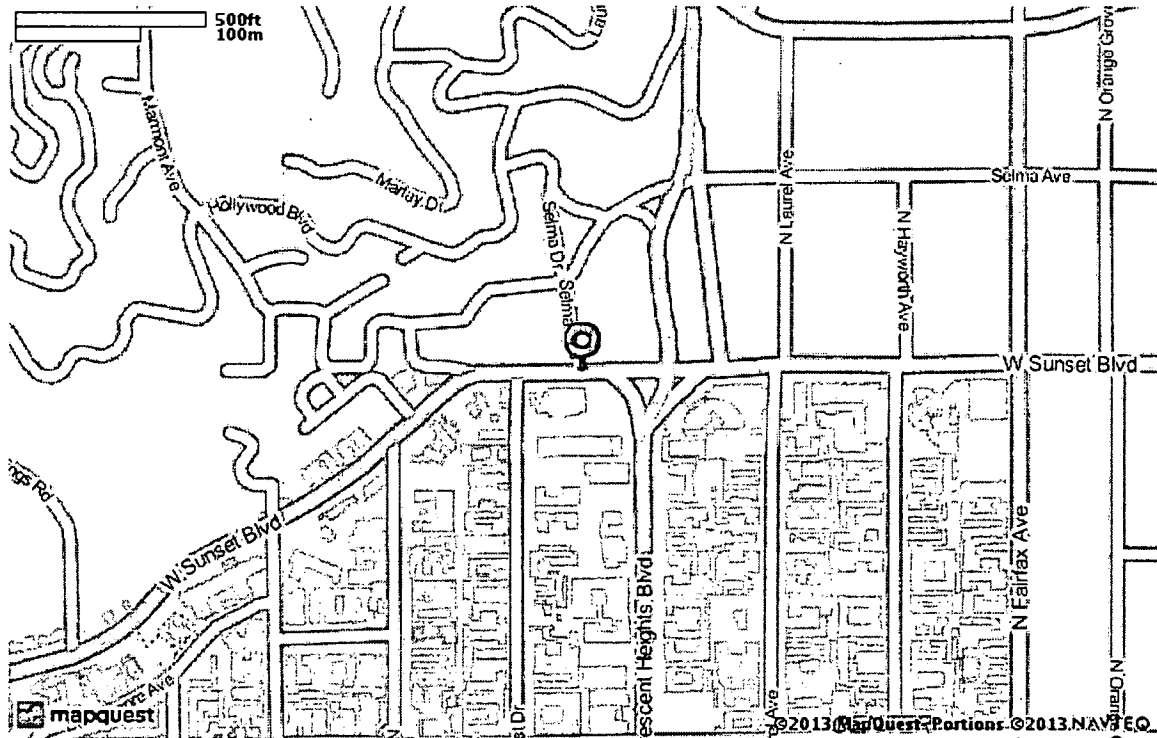
Witness my hand and official seal.

[Signature]
Signature



* If acting for a corporation, include capacity and company name.

Vicinity Map

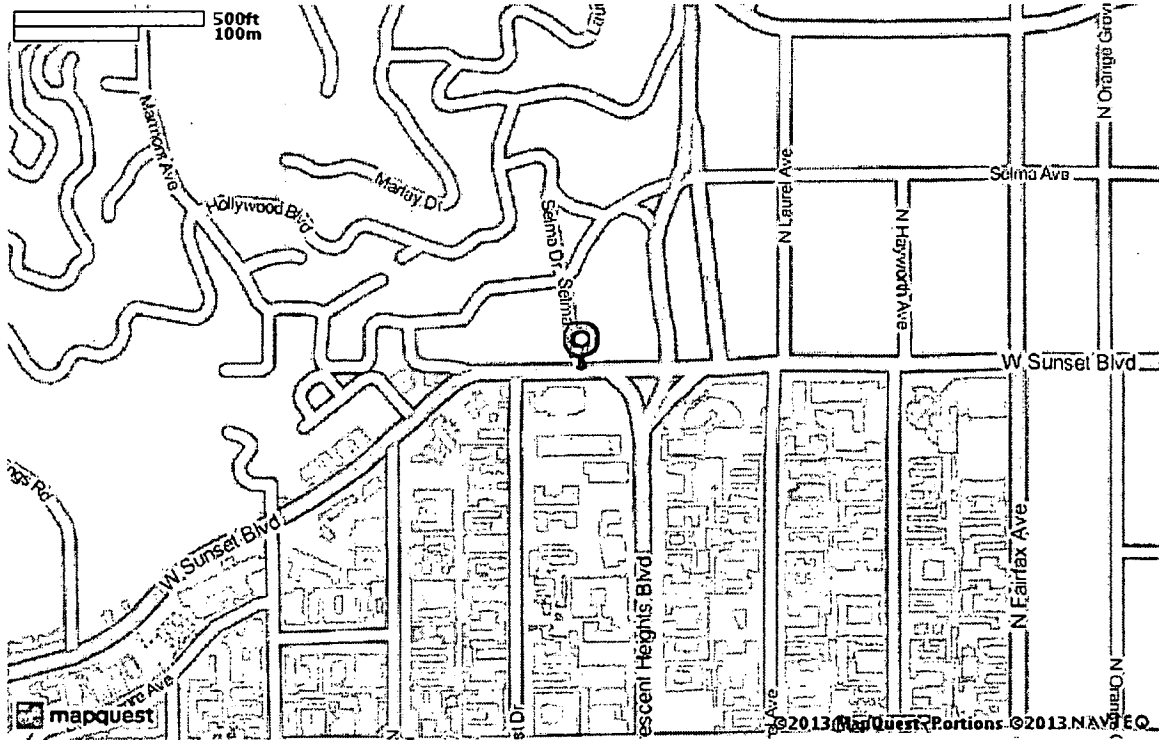


Address: 8150 Sunset Blvd.



13-142

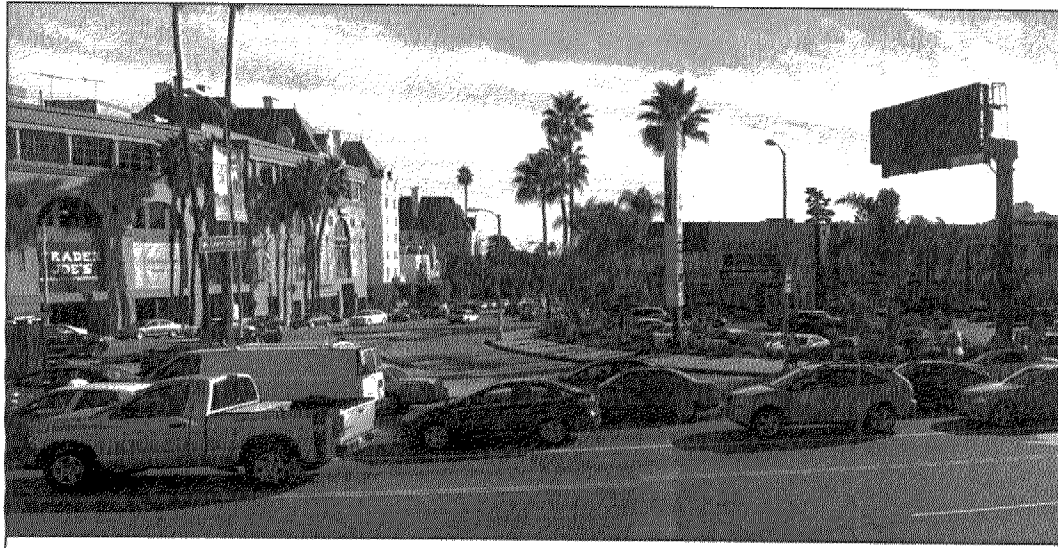
Vicinity Map



Address: 8150 Sunset Blvd.



13-142



1 SUNSET AND NORTH CRESCENT LOOKING SOUTH



2 CHASE BANK, SUNSET AND HAVENHURST



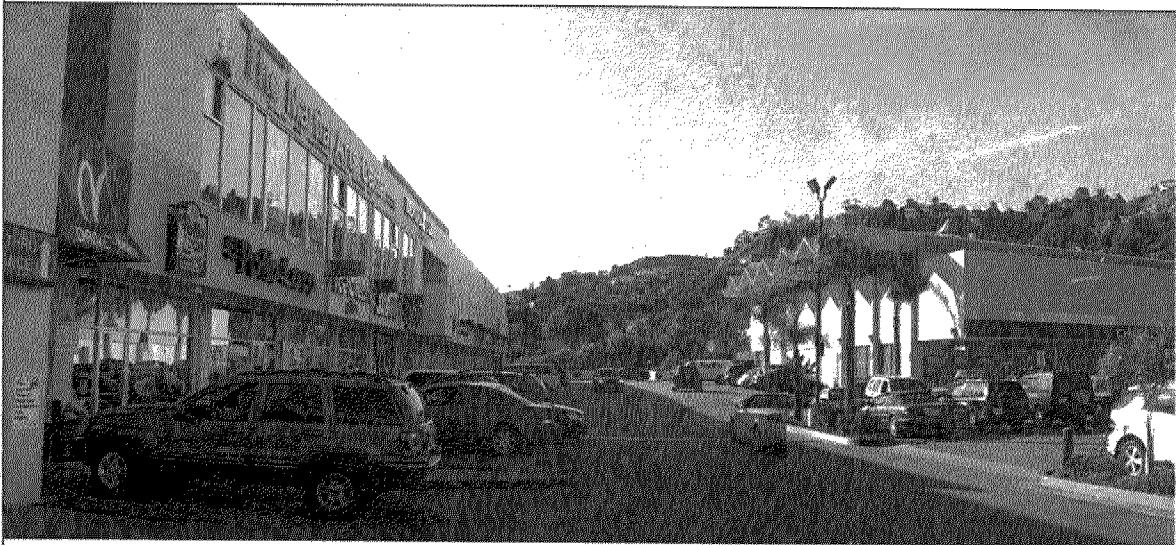
3 VIEW TOWARDS HAVENHURST



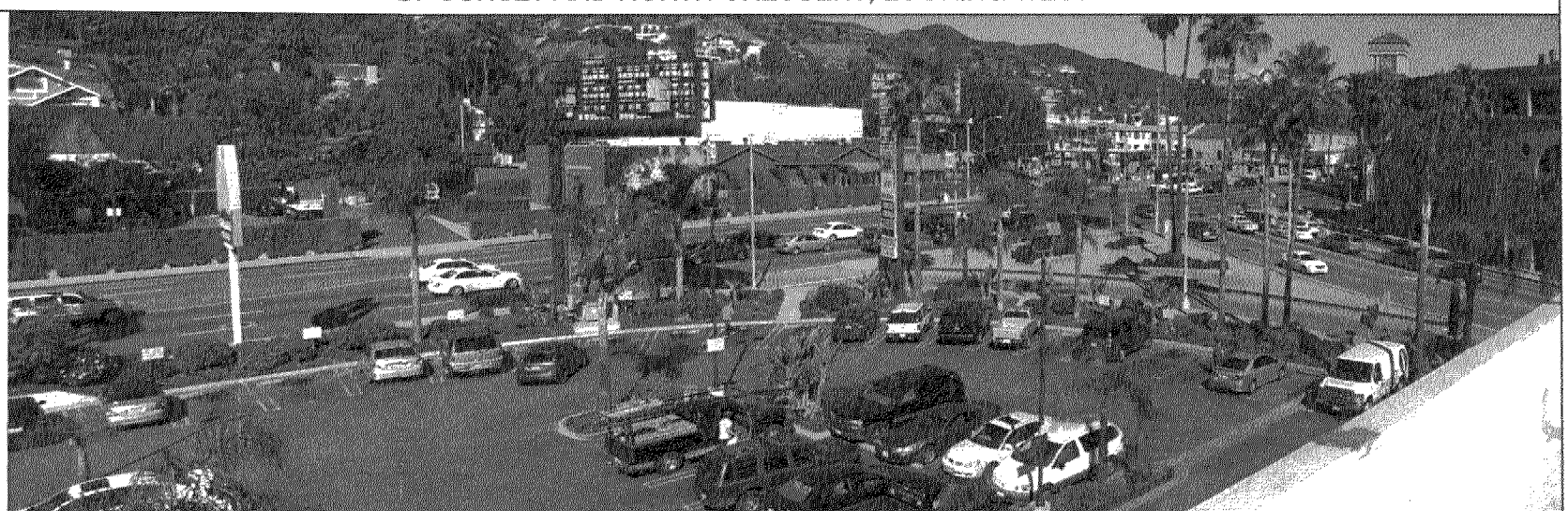
4 NORTH CRESCENT GARAGE ENTRANCE



5 CORNER OF SUNSET AND NORTH CRESCENT, LOOKING WEST



6 EXISTING RETAIL



7 SUNSET AND NORTH CRESCENT, LOOKING NORTH

Office: Downtown
Return to Planning Copy
 Application Invoice No: 12807

City of Los Angeles
 Department of City Planning



Scan this QR Code with a barcode reading app on your Smartphone. Bookmark page for future reference.

City Planning Request

NOTICE: The staff of the Planning Department will analyze your request and accord the same full and impartial consideration to your application, regardless of whether or not you obtain the services of anyone to represent you.

This filing fee is required by Chapter 1, Article 9, L.A.M.C.

Applicant: AG SCH 8150 SUNSET BOULEVARD OWNER, LP - SIEGEL, TYLER (310-2857081)
Representative: PAUL HASTINGS LLP - NYTZEN, MICHAEL (213-6836000)
Project Address: 8150 W SUNSET BLVD, 90046

NOTES:

CPC-2013-2551-CUB-ZV-DB-SPR			
Item	Fee	%	Charged Fee
APPLICATION FOR DENSITY BONUS (Request for Incentives not included in the Menu of Incentives) *	\$23,287.00	100%	\$23,287.00
SITE PLAN REVIEW (All Other) *	\$7,925.00	50%	\$3,962.50
CONDITIONAL USE BY ZA (Alcohol (on or off-side sales), Entertainment (dance halls, hostess dance halls, massage parlors)) *	\$6,459.00	25%	\$1,614.75
VARIANCES (all) *	\$6,448.00	25%	\$1,612.00
Case Total			\$30,476.25
ENV-2013-2552-EIR			
Item	Fee	%	Charged Fee
EIR INITIAL DEPOSIT (1 acre or more and less than 5 acres) *	\$11,520.00	100%	\$11,520.00
Case Total			\$11,520.00

Item	Charged Fee
Fees Subject to Surcharges*	\$41,996.25
Fees Not Subject to Surcharges	\$0.00
Plan & Land Use Fees Total	\$41,996.25
Expediting Fee	\$0.00
OSS Surcharge (2%)	\$839.93
Development Surcharge (6%)	\$2,519.78
Operating Surcharge (7%)	\$2,939.74
General Plan Maintenance Surcharge (5%)	\$2,099.81
Grand Total	\$50,395.51
Total Credit	\$0.00
Total Invoice	\$50,395.51
Total Overpayment Amount	\$0.00
Total Paid (this amount must equal the sum of all checks)	\$50,395.51

LA Department of Building and Safety
 LA 0005 104018997 8/19/2013 3:27:19 PM

PLAN & LAND USE \$50,395.51
 Sub Total: \$50,395.51

Receipt #: 0104190739

Council District: 5
 Plan Area: Hollywood
 Processed by KIM, STEVE on 08/19/2013
 Signature:

DPW ENGINEERING
 LAND DEVELOPMENT GROUP
 LD 45 96 012611 08/19/13 03:37PM

FEE RECEIPT

Invoice No. 129575/130871, in the amount of \$ 8,720.00 12573

for: _____
 Ordinance No. 167769 to be deposited into Account No. _____

Program Expenses), in the amount of \$ _____
 for: _____

35 232 TEN TRC MAP FEE < 20 LOTS
 1.00 X \$8,000.00
 \$8,000.00

Invoice #: TR 72370

34 502 ONE STOP PERMIT CENTER MIN FEE
 1.00 X \$160.00
 \$160.00

34 503 EQUIP & TRAINING SURCHARGE MIN
 1.00 X \$560.00
 \$560.00

Total Due: \$8,720.00
 Check: \$8,720.00
 HAVE A NICE DAY

PLANNING CASES

1.00 X					
1.00 X					
1.00 X					
1.00 X					
1.00 X					
1.00 X					

Normal Due: \$8,720.00
 LO CHECK: \$8,720.00
 HAVE A NICE DAY

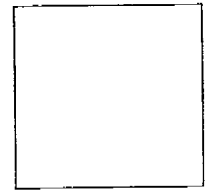
- FPMLA
- FCONDO
- FTRACT<20 LOTS
- FTRACT>20 LOTS
- AIRSPACE

- ZONE CHANGE
- CONDITIONAL USE
- SITE PLAN REVIEW
- COASTAL DEV. PERMIT
- CERT. OF COMPLIANCE
- PARCEL MAP EXEMPT
- OTHER PLANNING CASES

City of Los Angeles
 Department of Public Works
 Bureau of Engineering

By Steph Thompson Date 8/19/13
 Land Development and Mapping Division

Received from: AG-SCH 8150 Sunset Blvd.
P.O. Box 10506
Beverly Hills, CA 90213



2) Chase BK
CK# 6262

7/17/13

FEE RECEIPT

12573

8,720.00

Map Checking Fee, as provided by Ordinance No. 129575/130871, in the amount of \$ _____
Surcharge \$ _____ for: _____

Subdivision Report Fee, as provided by Ordinance No. 167769 to be deposited into Account No. _____
(Engineering Land Use Activities - Program Expenses), in the amount of \$ _____
Surcharge \$ _____ for: _____

TENTATIVE FILINGS

MOD	NEW	NO. LOT

TPM LA
TCONDO
TTRACT < 20 LOTS
TTRACT > 20 LOTS
TPVT ST

FINAL FILINGS

MOD	NEW	NO. LOT

FPMLA
FCONDO
FTRACT < 20 LOTS
FTRACT > 20 LOTS
AIRSPACE

PLANNING CASES

- ZONE CHANGE
- CONDITIONAL USE
- SITE PLAN REVIEW
- COASTAL DEV. PERMIT
- CERT. OF COMPLIANCE
- PARCEL MAP EXEMPT
- OTHER PLANNING CASES

Project Location _____

Project No. TR 72370

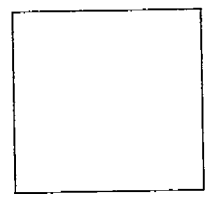
Received from: AG-SCH 8150 Sunset Blvd.

P.O. Box 10506

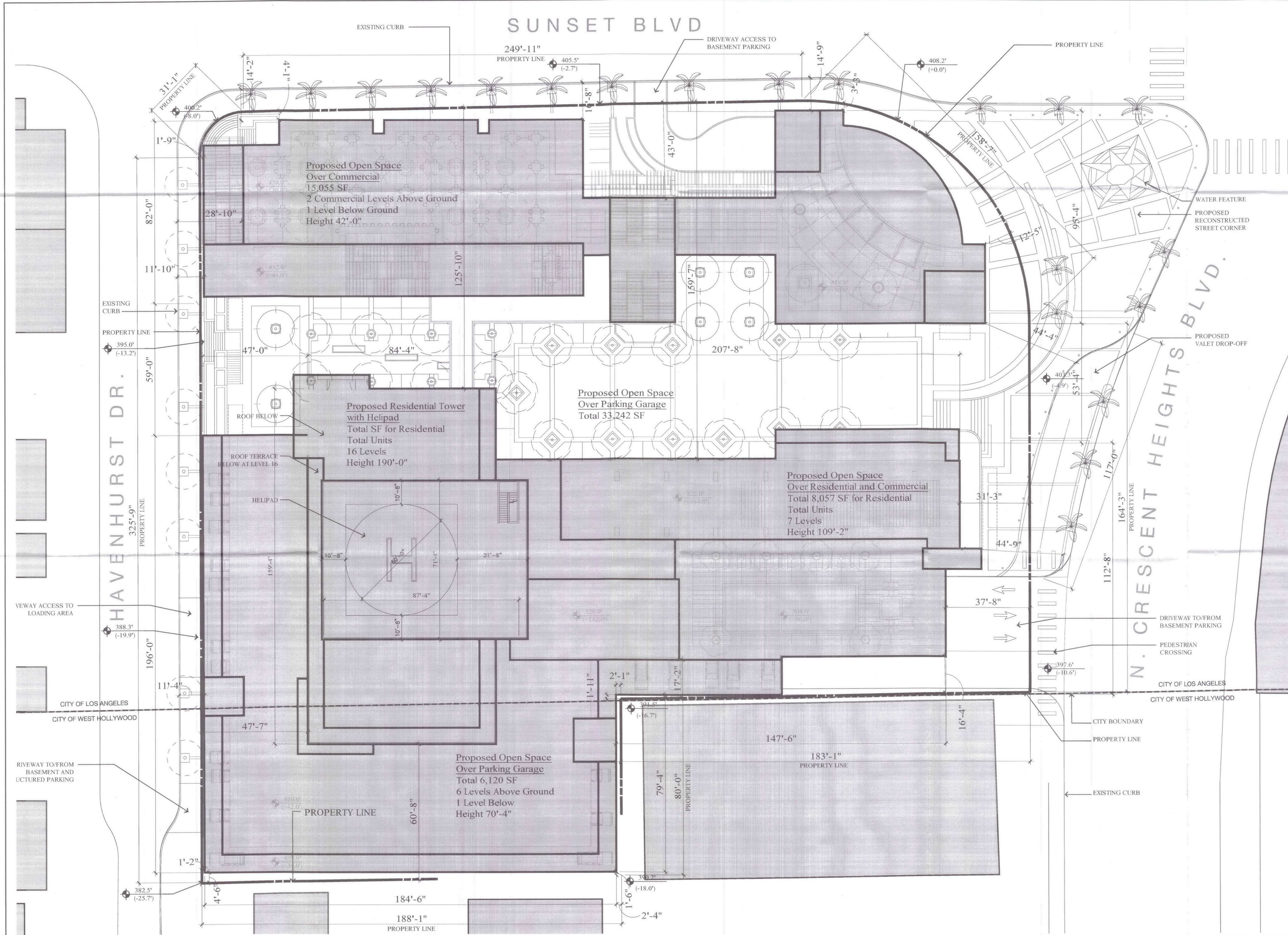
Beverly Hills, CA 90213

City of Los Angeles
Department of Public Works
Bureau of Engineering

By Doreen Thompson Date 8/19/13
Land Development and Mapping Division



ENGINEERING
 DEVELOPMENT
 012611 0871933
 \$2,000.00
 \$8,000.00
 Invoice #: TR 72370
 STOP PERMIT DEVELOPMENT
 TYPE
 INFO EQUIP TRAINING SURCHARGE MIN
 \$50.00
 RECK
 Net Total Due: \$8,720.00
 LO CHECK: \$8,720.00
 HAVE A NICE DAY



PROJECT DESCRIPTION	
Lot	1
Tract	31173
ARB	None
PROGRAM SUMMARY	
Residential (NSF)	222,564
Commercial (NSF)	111,308
Total Floor Area:	333,872
AREA SUMMARY	
Lot Area	111,339
FAR	3.00
COMMERCIAL AREA SUMMARY	
Retail	51,150
Restaurant	22,189
Supermarket	24,811
Health Club/Fitness	8,095
Walk-in Bank	5,094
Total	111,339
VEHICULAR PARKING	
Residential - Provided	295
Commercial - Provided	554
Total	849
BICYCLE PARKING	
Residential - Provided	428
Commercial - Provided	557
Total	985
PARKING SPACES PER LEVEL	
Vehicle	
Level 3	133
Level 2	55
Level 1.5	55
Level 1	52
B1M	92
B1	89
B2	373
Total Parking Spaces:	849
OPEN SPACE	
Required	26,450
PRIVATE: Balconies	3,650
PRIVATE: Terraces	1,300
COMMON: Recreation Rooms	3,487
COMMON: Roof Decks	18,604
Total Residential Open Space:	27,041
PUBLIC: Plaza	34,050
PUBLIC: Traffic Island	9,134
PUBLIC: Roof Deck	21,668
Total Public Open Space	64,852
Total O/S and Public:	91,893
Total Landscaped Area	8,247

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The designs and concepts shown are the sole property of Hart Howerton. The drawings may not be used except with the expressed written consent of Hart Howerton.

ENV - 2013-2552-EIR

8150 SUNSET

NOP/SCOPING MTG COMMENTS.

MESSAGE MEMO

To _____

Date 2-23 Time 2:28

M Andrew

of _____

Phone (323) 620-6565

TELEPHONED		RUSH	
CALLED TO SEE YOU		PLEASE CALL /TIME:	
RETURNED YOUR CALL		WILL CALL AGAIN /TIME:	

Message When is NOP going out?

ENV-2013-2552-EIR

Sunset Crescent Hgts

sep 12 - OCT 15 sep 12 - OCT 2

PER porting submitted 12-6 Danlone
Operator



LOS ANGELES POLICE DEPARTMENT

CHARLIE BECK
Chief of Police



P.O. Box 30158
Los Angeles, Calif. 90030
Telephone: (213) 486-6000
TDD: (213) 978-3500
Ref #: 1.2

ERIC GARCETTI
Mayor

October 22, 2013

RECEIVED
CITY OF LOS ANGELES

OCT 29 2013

**MAJOR PROJECTS
UNIT**

Ms. Srimal Hewawitharana
Environmental Analysis Section
Department of City Planning
200 North Spring Street, Room 750
Los Angeles, California 90012


Dear Ms. Hewawitharana:

The proposed 8150 Sunset Boulevard Mixed-Use Project involves the Los Angeles Police Department's Hollywood Area. A project of this size would have a substantial impact on police services in the Hollywood Area. The Department is available to advise you on crime prevention features appropriate for the design of the property involved in this project. The Department strongly recommends that the developers contact Crime Prevention personnel regarding these features.

Upon completion of the project, you are encouraged to provide the Hollywood Area commanding officer with a diagram of each portion of the property. The diagram should include access routes and any additional information that might facilitate police response.

Should you have any questions regarding this response, please contact Officer Leonid A. Tsap, Senior Lead Officer, Community Relations Section, at (213) 486-6000.

Very truly yours,


ANDREW J. SMITH, Commander
Commanding Officer
Media Relations and Community Affairs Group

Enclosures

HOLLYWOOD AREA

The proposed 8150 Sunset Boulevard Mixed-Use Project is located in Hollywood Area, Reporting District (RD) 632. Hollywood Area covers 13.34 square miles. Hollywood Area Station is located at 1358 Wilcox Avenue, Los Angeles, California (323) 972-2971.

The service boundaries of Hollywood area are as follows: Mulholland Drive, Griffith Park Boundary to the North, Los Angeles City Boundary, Melrose Avenue to the South, Normandie Avenue, Griffith Park Boundary to the East and Los Angeles City Boundary to the West.

The boundaries for RD 632 inclusively are as follows: Lookout Mountain Avenue and Wonderland Avenue to the North, Los Angeles City Limit to the South, Sunset Plaza to the West and Laurel Canyon Boulevard and Fairfax Avenue to the East.

The average response time to emergency calls for service in Hollywood Area during 2012 was 4.8 minutes. This response time is below the citywide average that was 5.7 minutes during 2012 and the seven minute response time that is a set standard. There are approximately 352 sworn officers and 15 civilian support staff deployed at Hollywood Area.

There were 70 crimes per 1000 persons in Hollywood in 2012. Individual RD crime statistics, population and crimes per 1000 persons are listed on the attached RD information sheets.

Prepared by:

Officer Leonid A. Tsap
Community Relations Section
Crime Prevention Unit

**LOS ANGELES POLICE DEPARTMENT CRIMES BY REPORTING DISTRICT OF
OCCURANCE**

PROJECT NAME: 8150 SUNSET BOULEVARD MIXED-USE

TYPES OF CRIME	RD	AREA	CITYWIDE
	632	Hollywood	
Murder	0	6	297
Rape	2	63	728
Robbery	11	499	10057
Agg Assault	10	297	8820
Burglary	27	428	17218
Burglary/Theft Veh	38	1466	25458
Theft from Person	0	96	1428
Other Theft	66	1574	26093
Vehicle Theft	9	422	15384
Other Asslt	29	1621	32017
Forg/Cntrft	3	90	2553
Fraud	21	633	12410
Embezz	0	14	727
Vand	23	899	19107
Weapon	2	59	1144
Pimp/Pan	0	8	64
Other Sex Offense	1	147	3561
Agnst Fam Child	0	24	831
Dis Cond	1	6	379
VAG	4	124	1390
All other Viols	13	509	13182
TOTAL	260	8985	192848

* The above numbers are from the 2012 crime statistics

CRIMES PER 1000 FORMULA

	Number of Crimes / Population X 1000			
DIVISION	8985	128418	1000	70
CITY	192848	3790185	1000	51

2.2.2 - LAPD
P.O. BOX 30158
LOS ANGELES, CA 90030

RECEIVED
CITY OF LOS ANGELES
OCT 29 2013
MUNICIPAL SUBJECTS
UNIT

MS. SRIMAL HEWAWITHARANA
ENVIRONMENTAL ANALYSIS SECTION
DEPART OF CITY PLANNING
200 NORTH SPRING STREET, RM 750
LOS ANGELES, CA 90012

L Y N N R U S S E L L

ANTIQUES & DESIGN

October 15, 2013

Srimal Hewawitharana
Environmental Review Coordinator
Department of City Planning
City Hall, Room 750
200 Spring Street
Los Angeles, Ca. 90012

RE: 8150 SUNSET MIXED USE PROJECT
ENV-2013-2552-EIR

Dear Ms. Hewawitharana,

As a resident of the Savoy Plaza at 1360 N. Crescent Heights Boulevard, both a local West Hollywood and a State of California Historic Landmark, I would like to express my concerns about the integrity of the proposed Mixed Use Project at 8150 Sunset Blvd.

COMPATIBILITY

The project proposes to occupy the southwestern corner of an important location adjacent to a critical intersection and proposes itself as a gateway to West Hollywood and the Sunset Strip. The property itself and adjacent buildings were previously defined as significant landmarks notable throughout the world in their relation to Hollywood and its history. Although many of the outstanding residential landmark buildings remain in the neighborhood some of the originals were lost to questionable development and their lackluster representatives which currently stand.

There exists an opportunity for the developers to create an exceptional project worthy of the acclaim consistently received by The Chateau Marmont, The Sunset Towers Hotel, The Colonial House, The Andalusia, La Ronda, La Fontaine, The Savoy Plaza, The Tuscany, The Granville and many others occupying the Historic Harper District.

1360 NORTH CRESCENT HEIGHTS BOULEVARD, LOS ANGELES, CA. 90046
SUITE 6-C

lanabydesign@muc.com
323.850.8689

L Y N N R U S S E L L

ANTIQUES & DESIGN

The current design appears inconsistent with the style, integrity, scale, geometry and massing with the built neighborhood. Although the developers have indicated willingness to provide a superior grade of construction, they also have the opportunity to present a superior project in all the categories that are evaluated under the Environmental Impact Review. At this time we do not have proper evidence that the goals can be achieved.

TRAFFIC

Studies of current through traffic should be compared with those illustrating an increase necessitated by the project. This should represent moving traffic and the effects of standing, idling gridlocked traffic which is a significant factor on Crescent Heights Boulevard north and south beyond peak hours.

Consideration should also be given to the north/south traffic which will likely soon be impacted by the approved Wallgreen Project on Crescent Heights and Santa Monica Blvd.

The ingress and egress of the vehicles potentially utilizing the 8150 Sunset site has not yet been clearly defined in general or specifically in regard to the effect on Havenhurst and Crescent Heights.

The cumulative effects of through traffic east and west along Sunset Boulevard should be studied in relation to the numerous development projects already approved from Fairfax on the east to Doheny Drive on the west.

The potential for planted medians along Crescent Heights exists and consideration must be given to the effects upon the project

Potential Impacts regarding commercial delivery vehicles need to be articulated.

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ANTIQUES & DESIGN

The valet parking amenity appears to present considerable logistical problems as valet and valet assist are the only offerings.

PARKING

The current parking plan seems unrealistic and should be well defined according to potential revisions of the plans, condominium vs. rentals and size of spaces in relation to vehicles likely to be parked by residents, guests and retail patrons.

NOISE

The design of this project can and should be sensitive to potential noise impacts to the surrounding residents and potentially to the eventual residents of the project as it is affected by Sunset Blvd. There may yet be unexplored possibilities in which to shield the residents from excessive impacts of traffic and the development itself. Effective use of trees and landscaping could greatly influence this.

HOUSING

The long and short term housing use is not well defined. The current proposal indicates a subdivision of the units with the potential of future condominium conversion, yet the developers state a preference for rental housing. As this relates to the quality of construction requirements and the spatial elements there should be a more comprehensive delineation specifically as it relates to the FAR. There should be a reevaluation as to the appropriateness of very low income housing in relation to the needs of such residents.

DENSITY

The increase in density as it relates to the surrounding neighborhood must be more clearly defined and justified in relation to the proposed retail and restaurants. Will the retail and restaurants be compatible on a level of quality desired by the current neighborhoods north and south of

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323.850.8689

L Y N N R U S S E L L

ANTIQUES & DESIGN

Sunset? If not, there is a chance for business failures which would exponentially detract from quality of the neighborhood.

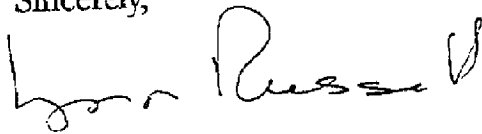
SAFETY

Given the proposed plans or future variation thereof, will our emergency fire and police vehicles be able to operate safely and efficiently?

SUMMARY

The potential for this property to achieve the status of an exemplary asset to the neighborhood surely exists. The developers and the community will benefit from a sensitive consideration of varied and alternative proposals. The mid-century Lytton Center Bank building, a potential landmark structure is one consideration that could inform the project design. Another consideration might be a reference to the Spanish Colonial Revival Garden of Allah in an authentic but 21st century adaptation. Whatever the final choice, it should set a standard compatible with our current landmark heritage and with future projects destined for the area.

Sincerely,



Lynn Russell

ENVIRONMENTAL ISSUES & IMPACTS

What key issues or potential impacts of concern should be analyzed in the Environmental Impact Report?

- Aesthetics
- Agriculture and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Traffic/Transportation
- Utilities/Service Systems

Note: Any identifying information provided will become part of the public record and, as such, must be released to any individual upon request

There's too much traffic on the streets now.

Any more would be a catastrophe

Please don't build!

Have you ever driven Sunset or Laurel Cyn?? Try 0800 or 5:00 pm

Thank you

CONTACT INFORMATION (Optional, please print clearly)

Name: Chris Marcus Representing Agency or Organization: resident

Address: Mt Cyn property State/Zip: 90046



Srimal Hewawitharana <srimal.hewawitharana@lacity.org>

ENV 2013025520EIR

5 messages

Veronica Jaimez <veronica.jaimez@lacity.org>

Thu, Sep 19, 2013 at 10:57 AM

To: Srimal Hewawitharana <srimal.hewawitharana@lacity.org>

Hello Srimal,

I am e-mailing you a copy of the report for ENV-2013-2552-EIR.

Thank you,

Veronica Jaimez

Hydrants and Access Unit

(213) 482-6540



ENV-2013-2552-EIR 09-19-13 R. Duff.doc

62K

Srimal Hewawitharana <srimal.hewawitharana@lacity.org>

Thu, Sep 19, 2013 at 11:04 AM

To: Veronica Jaimez <veronica.jaimez@lacity.org>

Hello Veronica,

Thank you for the copy of the report. I will forward it to the environmental consultants who are preparing the EIR for this project.

Srimal

[Quoted text hidden]

Srimal Hewawitharana <srimal.hewawitharana@lacity.org>

Thu, Sep 19, 2013 at 11:07 AM

To: David Crook <D.Crook@pcrnet.com>

Hi David,

I'm forwarding the LAFD's report..

Srimal

[Quoted text hidden]



ENV-2013-2552-EIR 09-19-13 R. Duff.doc

62K

David Crook <D.Crook@pcrnet.com>

Thu, Sep 19, 2013 at 11:09 AM

To: Srimal Hewawitharana <srimal.hewawitharana@lacity.org>

Thank you

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

September 19, 2013

To: Michael J. LoGrande, Director of Planning
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012
Attention: Srimal Hewawitharana, Environmental Specialist II

From: Fire Department

Subject: 8150 Sunset Boulevard Mixed-Use Project
ENV 2013-2552-EIR

PROJECT LOCATION

8150 Sunset Boulevard
Hollywood Community Plan Area

PROJECT DESCRIPTION

The Project Applicant proposes to redevelop the 2.56-acre property located at 8150 Sunset Boulevard with a mixed-use residential and retail project. The property is located within the Hollywood community of the City of Los Angeles (City), and currently contains two commercial structures and other improvements, all of which would be demolished and removed from the site. The proposed project would consist of two buildings over a single podium structure with various elements ranging in height from two stories to 16 stories in height (approximately 42 feet above the ground elevation at the intersection of Sunset and Crescent Heights Boulevards [the "North Building"], increasing to approximately 108 feet for the nine-story portion and approximately 191 feet for the 16-story portion of the building [the "South Building"]; the overall building height is approximately 216 feet as measured from the low point of the site along Havenhurst Drive to the top of the South Building). The North Building, which would be built along Sunset Boulevard, would include two levels with a rooftop terrace containing exclusively commercial uses.

The South Building would contain commercial uses on the first two levels, residential uses on levels three through 15, and a rooftop restaurant/lounge on the top level. The project would include approximately 111,310 square feet of commercial retail and restaurant uses within three lower levels (one subterranean) and one rooftop level, 249 apartment units, including 28 affordable housing units, within the twelve upper levels representing approximately 222,560 gross square feet of residential space. The project would also provide a new central public plaza, new public space at the northeast corner of the site, public rooftop deck/garden areas along Sunset Boulevard, a private pool and pool deck area for residents, as well as other resident-only amenities totaling approximately 6,900 square feet that would include a residential lobby, resident recreation room, fitness center, changing rooms, business center, and library. Parking for all proposed uses would be provided on-site via a seven-level (three subterranean and semi-subterranean levels) parking structure housed within the podium structure that includes 849 total parking spaces (295 for residential uses and 554 for commercial uses).

The total development would include approximately 333,870 square feet of commercial and residential space with a maximum floor-area ration (FAR) of approximately 3:1. The Project Applicant anticipates commencing construction in 2015 with occupancy occurring in 2017.

The following comments are furnished in response to your request for this Department to review the proposed development:

A. Fire Flow

The adequacy of fire protection for a given area is based on required fire-flow, response distance from existing fire stations, and this Department's judgment for needs in the area. In general, the required fire-flow is closely related to land use. The quantity of water necessary for fire protection varies with the type of development, life hazard, occupancy, and the degree of fire hazard.

Fire-flow requirements vary from 2,000 gallons per minute (G.P.M.) in low density residential areas to 12,000 G.P.M. in high-density commercial or industrial areas. A minimum residual water pressure of 20 pounds per square inch (P.S.I.) is to remain in the water system, with the required gallons per minute flowing. The required fire-flow for this project has been set at 9,000 G.P.M. from four to six fire hydrants flowing simultaneously.

Improvements to the water system in this area may be required to provide 9,000 G.P.M. fire-flow. The cost of improving the water system may be charged to the developer. For more detailed information regarding water main improvements, the developer shall contact the Water Services Section of the Department of Water and Power.

All water systems and roadways are to be improved to the satisfaction of the Fire Department prior to the issuance of any building permits.

A valid Division 5 Fire Department permit is required prior to installation for all private fire hydrant systems.

B. Response Distance, Apparatus, and Personnel

Based on a required fire-flow of 9,000 G.P.M., the first-due Engine Company should be within 1 mile(s), the first-due Truck Company within 1.5 mile(s).

The Fire Department has existing fire stations at the following locations for initial response into the area of the proposed development:

Fire Station No. 41
1439 N. Gardner Street
Los Angeles, CA 90046
Single Engine Company
Miles – 0.9 miles

Fire Station No. 27
1327 N. Cole Avenue
Los Angeles, CA 90028
Headquarters Battalion 5
Task Force Truck and
Engine Company
Paramedic Rescue Ambulance
EMT Rescue Ambulance
Miles – 2.4

Fire Station No. 97
8021 Mulholland Drive
Los Angeles, CA 90046
Paramedic Engine Company
Miles – 2.5

Fire Station No. 61
5821 W. 3rd Street
Los Angeles, CA 90036
Task Force Truck and
Engine Company
Paramedic Rescue Ambulance
EMT Rescue Ambulance
Miles – 3.0

Fire Station No. 82
1800 N. Bronson Avenue
Los Angeles, CA 90028
Single Engine Company
Paramedic Rescue Ambulance
Miles- 3.2

The above distances were computed to Project Site using Google Maps.

Based on these criteria (response distance from existing fire stations), fire protection would be considered **(inadequate)**.

Adverse Effects: Project implementation will increase the need for fire protection and emergency medical services in this area.

The proposed project would have a cumulative impact on fire protection services.

Project implementation will increase the need for fire protection and emergency medical services in this area

C. Firefighting Personnel Access

During demolition, the Fire Department access will remain clear and unobstructed.

Access for Fire Department apparatus and personnel to and into all structures shall be required.

Access for Fire Department apparatus and personnel to and into all structures shall be required.

The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units

Entrance to the main lobby shall be located off the address side of the building.

Any required Fire Annunciator panel or Fire Control Room shall be located within 50ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.

Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, private street or Fire Lane. This stairwell shall extend unto the roof.

Policy Exception:

L.A.M.C. 57.09.03.B Exception:

- When this exception is applied to a fully fire sprinklered residential building equipped with a wet standpipe outlet inside an exit stairway with at least a 2 hour rating the distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel AND the distance from the edge of the roadway of an improved street or approved fire lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.

- It is the intent of this policy that in no case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The term "horizontal travel" refers to the actual path of travel to be taken by a person responding to an emergency in the building.
- This policy does not apply to single-family dwellings or to non-residential buildings.

D. Firefighting Apparatus Access

Access for Fire Department apparatus and personnel to and into all structures shall be required.

No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.

The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.

Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.

Submit plot plans indicating access road and turning area for Fire Department approval.

All access roads, including fire lanes, shall be maintained in an unobstructed manner, removal of obstructions shall be at the owner's expense. The entrance to all required fire lanes or required private driveways shall be posted with a sign no less than three square feet in area in accordance with Section 57.09.05 of the Los Angeles Municipal Code.

Where access for a given development requires accommodation of Fire Department apparatus, minimum outside radius of the paved surface shall be 35 feet. An additional six feet of clear space must be maintained beyond the outside radius to a vertical point 13 feet 6 inches above the paved surface of the roadway.

Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.

The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.

Where fire apparatus will be driven onto the road level surface of the subterranean parking structure, that structure shall be engineered to withstand a bearing pressure of 8,600 pounds per square foot.

No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.

Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.

Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.

Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.

All public street and fire lane cul-de-sacs shall have the curbs painted red and/or be posted "No Parking at Any Time" prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.

Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.

Site plans shall include all overhead utility lines adjacent to the site.

No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along path of travel.

Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

At present, there are no immediate plans to increase Fire Department staffing or resources in those areas, which will serve the proposed project.

CONCLUSION

At present, there are no immediate plans to increase Fire Department staffing or resources in those areas, which will serve the proposed project.

Definitive plans and specifications shall be submitted to this Department and requirements for necessary permits satisfied prior to commencement of any portion of this project.

The Los Angeles Fire Department continually evaluates fire station placement and overall Department services for the entire City, as well as specific areas. The development of this proposed project, along with other approved and planned projects in the immediate area, may result in the need for the following:

1. Increased staffing for existing facilities.
2. Additional fire protection facilities.
3. Relocation of present fire protection facilities.

BRIAN L. CUMMINGS
Fire Marshal

Mark Stormes, Fire Marshal
Bureau of Fire Prevention and Public Safety

MS:RED:vlj

10/14/13

Written Comment Form

Use the space below to comment on areas of concern regarding the scope and content of the Draft EIR, and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

Dear Dept of City Planning: I have checked all items listed under Environmental Issues and Impacts, because every one of them raises serious concerns. However, two areas of negative impact should NOT be ignored, in my opinion. These are: 1) The unique character and history of the gem called Hollywood, whose future is in your hands, and 2) The safety and well-being of the public, as well as the quality of life of the residents, which are also in your hands. Hollywood is known for its understated, graceful early 20th Century architecture - which is rapidly disappearing. These earlier, low-rise buildings reflect the famous, expansive vistas, stretching to the south over the city to the ocean; views of palm tree silhouettes dotting the sky's glorious sunsets. This proposed common-looking, undistinguished, oversized tall structure will further degrade the distinctive look of Hollywood and make it look like every other over-developed, poorly planned,

ENVIRONMENTAL ISSUES & IMPACTS

What key issues or potential impacts of concern should be analyzed in the Environmental Impact Report?

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OCT 17 2013

ENVIRONMENTAL
UNIT

- Aesthetics
- Agriculture and Forestry
- Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Traffic/Transportation
- Utilities/Service Systems

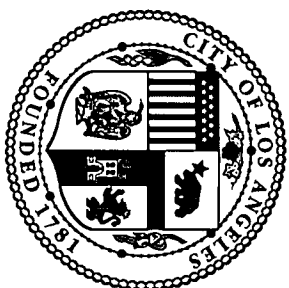
We need your input!

Please take a few minutes to provide your comments and return the completed form to the Department of City Planning. Comments must be provided in writing and can be submitted either at the scoping meeting, by mail, by fax to 213-978-1343, or by email to srimal.hewawitharana@lacity.org.

The purpose of the scoping process is to identify public and agency concerns, define the issues that will be examined in the Environmental Impact Report (EIR), and help to identify project impacts; alternatives; and mitigation measures that can lessen the significant environmental impacts from both temporary construction activities and long-term operation of the proposed Project.

The deadline for submitting preliminary comments is Tuesday, October 15, 2013. All written comments submitted will be considered during preparation of the Draft EIR, which will be available for

Atn: Srimal Hewawitharana, Environmental Review
Coordinator
RE: ENV-2013-2552-EIR
Department of City Planning
City of Los Angeles
200 N Spring St, Rm 750
Los Angeles, CA 90012



Public Scoping Meeting

Project Name: 8150 Sunset Boulevard
Mixed-Use Project

Case No.: ENV-2013-2552-EIR

Project Location: 8150 Sunset Boulevard
Community Planning Area: Hollywood
Community Plan

Council District: 4, Tom Labonge

Due Date for Public Comments:
October 15, 2013

Tape Here

Written Comment Form

Use the space below to comment on areas of concern regarding the scope and content of the Draft EIR, and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

Unremarkable city in the U.S. and will add to the surplus of unaffordable housing. Los Angeles has to offer. This city already has ^{too much} enough unaffordable housing. This tall, unathletic structure will also obstruct signature vistas along Sunset Blvd. Consider future generations and how they will never know what we've robbed them of. (2) City Planning MUST be aware of traffic congestion at this intersection. How can such a project even be considered in light of existing conditions? Laurel Canyon power center of the hills directly into this center-section in the event of an evacuation. The overdeveloped, overpopulated hillside communities will end up in an enormous and disastrous gridlock in the event of a wildfire. As residents of Laurel Canyon, we are constantly made aware of fire danger and the need for evacuation plans. HOW DOES THIS PROJECT ADDRESS THIS NEED? If seems

ENVIRONMENTAL ISSUES & IMPACTS

What key issues or potential impacts of concern should be analyzed in the Environmental Impact Report?

- Aesthetics
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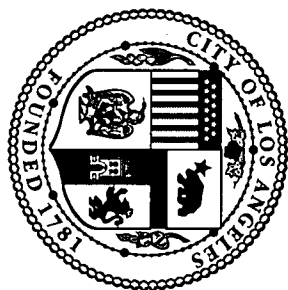
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Attn: Srimal Hewawitharana, Environmental Review
Coordinator
RE: ENV-2013-2552-EIR
Department of City Planning
City of Los Angeles
200 N Spring St, Rm 750
Los Angeles, CA 90012



Public Scoping Meeting

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ENVIRONMENTAL ISSUES & IMPACTS

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- Utilities/Service Systems

Note: Any identifying information provided will become part of the public record and, as such, must be released to any individual upon request.

Written Comment Form

Use the space below to comment on areas of concern regarding the scope and content of the Draft EIR, and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

perfectly clear to me, a lifelong resident of Laurel Canyon, native Los Angeles citizen, that traffic at this intersection is a major issue and needs a complete, in depth study. This project will ADD congestion to an already seriously congested area, and there is no proposed allowance to alleviate the increased number of automobiles that will ~~be added~~ result at this intersection. Traffic will be more backed up than ever, pedestrians more at risk, quality of life degraded for residents, pollution increased, and safety during rare emergency evacuation in cars if wildfire in Laurel Canyon will be unforgivably ignored by the planners of this city.

Shirley, Leslie Monsour

Leslie Monsour 10/14/13

CONTACT INFORMATION (Optional, please print clearly)

Name: Leslie Monsour Representing Agency or Organization: Stanley Hills Drive Community of Neighbors
 Address: 2062 Stanley Hills Drive City/State/Zip: Los Angeles, CA 90046

We need your input!

Please take a few minutes to provide your comments and return the completed form to the Department of City Planning. Comments must be provided in writing and can be submitted either at the scoping meeting, by mail, by fax to 213-978-1343, or by email to srimal.hewawitharana@lacity.org.

The purpose of the scoping process is to identify public and agency concerns, define the issues that will be examined in the Environmental Impact Report (EIR), and help to identify project impacts, alternatives, and mitigation measures that can lessen the significant environmental impacts from both temporary construction activities and long-term operation of the proposed Project.

The deadline for submitting preliminary comments is Tuesday, October 15, 2013. All written comments submitted will be considered during preparation of the Draft EIR, which will be available for public review at a later date. The Initial Study is available for review at the Dept of City Planning, 200 N. Spring St., Rm 750, LA, CA 90012 and online at: <http://planning.lacity.org/eir/nops/Env-2013-2552-eir.is.pdf>

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9001 N+3043



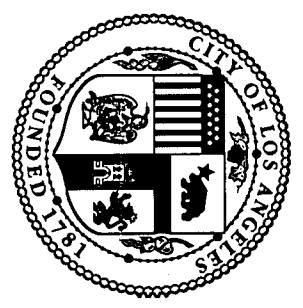
Attn: Srimal Hewawitharana, Environmental Review Coordinator
RE: ENV-2013-2552-EIR
Department of City Planning
City of Los Angeles
200 N Spring St, Rm 750
Los Angeles, CA 90012

Attn: Srimal Hewawitharana, Environmental Review



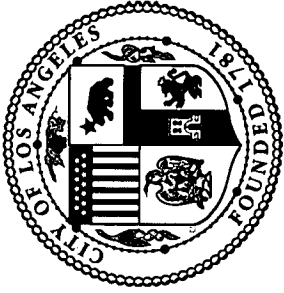
Mr & Mrs John Monsour
2062 Stanley Hills Dr
Los Angeles, CA 90046-7763

LOS ANGELES CA 900
15 OCT 2013 PM 2 T



Public Scoping Meeting

Project Name: 8150 Sunset Boulevard Mixed-Use Project
Case No.: ENV-2013-2552-EIR
Project Location: 8150 Sunset Boulevard
Community Planning Area: Hollywood Community Plan
Council District: 4, Tom Labonge
Due Date for Public Comments: October 15, 2013



Public Scoping Meeting

Project Name: 8150 Sunset Boulevard
Mixed-Use Project

Case No.: ENV-2013-2552-EIR

Project Location: 8150 Sunset Boulevard

Community Planning Area: Hollywood
Community Plan

Council District: 4, Tom LaBonge

Due Date for Public Comments:
October 15, 2013

Vera Councilff
Box 46395, Los Angeles, California 90046

LOS ANGELES CA 900

16 OCT 2013 PM 11 L



Attn: Srimal Hewawitharana, Environmental Review
Coordinator
RE: ENV-2013-2552-EIR
Department of City Planning
City of Los Angeles
200 N Spring St, Rm 750
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES

OCT 18 2013

ENVIRONMENTAL
UNIT

90012324375



We need your input!

Please take a few minutes to provide your comments and return the completed form to the Department of City Planning. Comments must be provided in writing and can be submitted either at the scoping meeting, by mail, by fax to 213-978-1343, or by email to srimal.hewawitharana@lacity.org.

The purpose of the scoping process is to identify public and agency concerns, define the issues that will be examined in the Environmental Impact Report (EIR), and help to identify project impacts, alternatives, and mitigation measures that can lessen the significant environmental impacts from both temporary construction activities and long-term operation of the proposed Project.

The deadline for submitting preliminary comments is Tuesday, October 15, 2013. All written comments submitted will be considered during preparation of the Draft EIR, which will be available for public review at a later date. The Initial Study is available for review at the Dept of City Planning, 200 N. Spring St., Rm 750, LA, CA 90012 and online at: http://planning.lacity.org/eir/nops/Env-2013-2552-eir_is.pdf

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ENVIRONMENTAL ISSUES & IMPACTS

What key issues or potential impacts of concern should be analyzed in the Environmental Impact Report?

- Aesthetics
- Agriculture and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Traffic/Transportation
- Utilities/Service Systems

Note: Any identifying information provided will become part of the public record and, as such, must be released to any individual upon request.

Written Comment Form

Use the space below to comment on areas of concern regarding the scope and content of the Draft EIR, and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

I am very concerned about the traffic, mainly during construction

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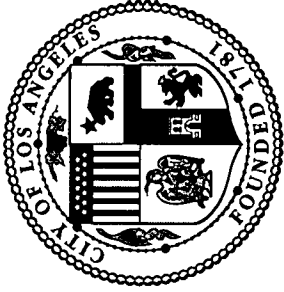
CONTACT INFORMATION (Optional, please print clearly)

Name: _____ Representing Agency or Organization: _____

P.O. Box 46395, Los Angeles, California 90046

Nora Cavitt

Address: _____ City/State/Zip: _____



Public Scoping Meeting

Project Name: 8150 Sunset Boulevard
Mixed-Use Project

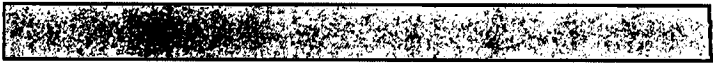
Case No.: ENV-2013-2552-EIR

Project Location: 8150 Sunset Boulevard

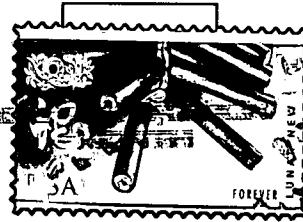
Community Planning Area: Hollywood
Community Plan

Council District: 4, Tom LaBonge

Due Date for Public Comments:
October 15, 2013



LOS ANGELES CA 90012
15 OCT 2013 PM 8 L



Attn: Srimal Hewawitharana, Environmental Review
Coordinator
RE: ENV-2013-2552-EIR
Department of City Planning
City of Los Angeles
200 N Spring St, Rm 750
Los Angeles, CA 90012

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Tape Here

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& IMPACTS

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Written Comment Form

Use the space below to comment on areas of concern regarding the scope and content of the Draft EIR, and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

I LIVE IN LAUREL CANYON. TRAFFIC IS ALREADY TOO HEAVY, ESPECIALLY AT SUNSET AND CREGGENT HEIGHTS. I AM VERY OPPOSED TO ANY LARGE DEVELOPMENT IN THAT AREA. IT CAN ONLY INCREASE TRAFFIC AND REDUCE SAFETY. THE LAST THING WE NEED IS A LARGE SCALE DEVELOPMENT AT THE ENTRANCE TO LAUREL CANYON. ALSO, THE PROPOSED DEVELOPMENT SEEMS WAY OUT OF SCALE, TOO LARGE, AND TOO HIGH. IT MAKES NO SENSE.

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OCT 17 2013

ENVIRONMENTAL
UNIT

CONTACT INFORMATION (Optional, please print clearly)

Name: John Mergson Representing Agency or Organization: _____
Address: 2662 Stanley Hills Dr City/State/Zip: LA, CA 90046



Metro

October 14, 2013

Srimal Hewawitharana
Environmental Analysis Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES

OCT 17 2013

**ENVIRONMENTAL
UNIT**

**RE: 8150 Sunset Boulevard Mixed-Use Project –
Notice of Preparation of an Environmental Impact Report**

Dear Ms. Hewawitharana:

The Los Angeles County Metropolitan Transportation Authority (LACMTA) is in receipt of the Notice of Preparation (NOP) of the Environmental Impact Report (EIR) for the proposed project at 8150 Sunset Boulevard (ENV-20132552-EIR). This letter conveys comments concerning issues that are germane to LACMTA's statutory responsibilities in relation to the proposed project as well as issues that may impact LACMTA's operations and facilities.

Several transit corridors with Metro bus service could be impacted by the project. Metro Bus Operations Control Special Events Coordinator should be contacted at 213-922-4632 regarding construction activities that may impact Metro bus lines. Other municipal bus service operators may also be impacted and therefore should be included in construction outreach efforts.

Beyond impacts to Metro facilities and operations, LACMTA must also notify the applicant of state requirements. A Transportation Impact Analysis (TIA), with roadway and transit components, is required under the State of California Congestion Management Program (CMP) statute. The CMP TIA Guidelines are published in the "2010 Congestion Management Program for Los Angeles County", Appendix D (attached). The geographic area examined in the TIA must include the following, at a minimum:

1. All CMP arterial monitoring intersections, including monitored freeway on/off-ramp intersections, where the proposed project will add 50 or more trips during either the a.m. or p.m. weekday peak hour (of adjacent street traffic).
2. If CMP arterial segments are being analyzed rather than intersections, the study area must include all segments where the proposed project will add 50 or more peak hour trips (total of both directions). Within the study area, the TIA must analyze at least one segment between monitored CMP intersections.
3. Mainline freeway-monitoring locations where the project will add 150 or more trips, in either direction, during either the a.m. or p.m. weekday peak hour.
4. Caltrans must also be consulted through the NOP process to identify other specific locations to be analyzed on the state highway system.

The CMP TIA requirement also contains two separate impact studies covering roadways and transit, as outlined in Sections D.8.1 – D.9.4. If the TIA identifies no facilities for study based on the criteria above, no further traffic analysis is required. However, projects must still consider transit impacts. For all CMP TIA requirements please see the attached guidelines.

If you have any questions regarding this response, please contact Marie Sullivan at 213-922-5667 or by email at sullivanma@metro.net.

Sincerely,

A handwritten signature in black ink, appearing to read "Nick Saponara", followed by a horizontal line.

Nick Saponara
Development Review Manager, Countywide Planning

Attachment: CMP Appendix D: Guidelines for CMP Transportation Impact Analysis

GUIDELINES FOR CMP TRANSPORTATION IMPACT ANALYSIS

Important Notice to User: This section provides detailed travel statistics for the Los Angeles area which will be updated on an ongoing basis. Updates will be distributed to all local jurisdictions when available. In order to ensure that impact analyses reflect the best available information, lead agencies may also contact MTA at the time of study initiation. Please contact MTA staff to request the most recent release of "Baseline Travel Data for CMP TIAs."

D.1 OBJECTIVE OF GUIDELINES

The following guidelines are intended to assist local agencies in evaluating impacts of land use decisions on the Congestion Management Program (CMP) system, through preparation of a regional transportation impact analysis (TIA). The following are the basic objectives of these guidelines:

- Promote consistency in the studies conducted by different jurisdictions, while maintaining flexibility for the variety of project types which could be affected by these guidelines.
- Establish procedures which can be implemented within existing project review processes and without ongoing review by MTA.
- Provide guidelines which can be implemented immediately, with the full intention of subsequent review and possible revision.

These guidelines are based on specific requirements of the Congestion Management Program, and travel data sources available specifically for Los Angeles County. References are listed in Section D.10 which provide additional information on possible methodologies and available resources for conducting TIAs.

D.2 GENERAL PROVISIONS

Exhibit D-7 provides the model resolution that local jurisdictions adopted containing CMP TIA procedures in 1993. TIA requirements should be fulfilled within the existing environmental review process, extending local traffic impact studies to include impacts to the regional system. In order to monitor activities affected by these requirements, Notices of Preparation (NOPs) must be submitted to MTA as a responsible agency. Formal MTA approval of individual TIAs is not required.

The following sections describe CMP TIA requirements in detail. In general, the competing objectives of consistency & flexibility have been addressed by specifying standard, or minimum, requirements and requiring documentation when a TIA varies from these standards.

D.3 PROJECTS SUBJECT TO ANALYSIS

In general a CMP TIA is required for all projects required to prepare an Environmental Impact Report (EIR) based on local determination. A TIA is not required if the lead agency for the EIR finds that traffic is not a significant issue, and does not require local or regional traffic impact analysis in the EIR. Please refer to Chapter 5 for more detailed information.

CMP TIA guidelines, particularly intersection analyses, are largely geared toward analysis of projects where land use types and design details are known. Where likely land uses are not defined (such as where project descriptions are limited to zoning designation and parcel size with no information on access location), the level of detail in the TIA may be adjusted accordingly. This may apply, for example, to some redevelopment areas and citywide general plans, or community level specific plans. In such cases, where project definition is insufficient for meaningful intersection level of service analysis, CMP arterial segment analysis may substitute for intersection analysis.

D.4 STUDY AREA

The geographic area examined in the TIA must include the following, at a minimum:

- All CMP arterial monitoring intersections, including monitored freeway on- or off-ramp intersections, where the proposed project will add 50 or more trips during either the AM or PM weekday peak hours (of adjacent street traffic).
- If CMP arterial segments are being analyzed rather than intersections (see Section D.3), the study area must include all segments where the proposed project will add 50 or more peak hour trips (total of both directions). Within the study area, the TIA must analyze at least one segment between monitored CMP intersections.
- Mainline freeway monitoring locations where the project will add 150 or more trips, in either direction, during either the AM or PM weekday peak hours.
- Caltrans must also be consulted through the Notice of Preparation (NOP) process to identify other specific locations to be analyzed on the state highway system.

If the TIA identifies no facilities for study based on these criteria, no further traffic analysis is required. However, projects must still consider transit impacts (Section D.8.4).

D.5 BACKGROUND TRAFFIC CONDITIONS

The following sections describe the procedures for documenting and estimating background, or non-project related traffic conditions. Note that for the purpose of a TIA, these background estimates must include traffic from all sources without regard to the exemptions specified in CMP statute (e.g., traffic generated by the provision of low and very low income housing, or trips originating outside Los Angeles County. Refer to Chapter 5, Section 5.2.3 for a complete list of exempted projects).

D.5.1 Existing Traffic Conditions. Existing traffic volumes and levels of service (LOS) on the CMP highway system within the study area must be documented. Traffic counts must

be less than one year old at the time the study is initiated, and collected in accordance with CMP highway monitoring requirements (see Appendix A). Section D.8.1 describes TIA LOS calculation requirements in greater detail. Freeway traffic volume and LOS data provided by Caltrans is also provided in Appendix A.

D.5.2 Selection of Horizon Year and Background Traffic Growth. Horizon year(s) selection is left to the lead agency, based on individual characteristics of the project being analyzed. In general, the horizon year should reflect a realistic estimate of the project completion date. For large developments phased over several years, review of intermediate milestones prior to buildout should also be considered.

At a minimum, horizon year background traffic growth estimates must use the generalized growth factors shown in Exhibit D-1. These growth factors are based on regional modeling efforts, and estimate the general effect of cumulative development and other socioeconomic changes on traffic throughout the region. Beyond this minimum, selection among the various methodologies available to estimate horizon year background traffic in greater detail is left to the lead agency. Suggested approaches include consultation with the jurisdiction in which the intersection under study is located, in order to obtain more detailed traffic estimates based on ongoing development in the vicinity.

D.6 PROPOSED PROJECT TRAFFIC GENERATION

Traffic generation estimates must conform to the procedures of the current edition of Trip Generation, by the Institute of Transportation Engineers (ITE). If an alternative methodology is used, the basis for this methodology must be fully documented.

Increases in site traffic generation may be reduced for existing land uses to be removed, if the existing use was operating during the year the traffic counts were collected. Current traffic generation should be substantiated by actual driveway counts; however, if infeasible, traffic may be estimated based on a methodology consistent with that used for the proposed use.

Regional transportation impact analysis also requires consideration of trip lengths. Total site traffic generation must therefore be divided into work and non-work-related trip purposes in order to reflect observed trip length differences. Exhibit D-2 provides factors which indicate trip purpose breakdowns for various land use types.

For lead agencies who also participate in CMP highway monitoring, it is recommended that any traffic counts on CMP facilities needed to prepare the TIA should be done in the manner outlined in Chapter 2 and Appendix A. If the TIA traffic counts are taken within one year of the deadline for submittal of CMP highway monitoring data, the local jurisdiction would save the cost of having to conduct the traffic counts twice.

D.7 TRIP DISTRIBUTION

For trip distribution by direct/manual assignment, generalized trip distribution factors are provided in Exhibit D-3, based on regional modeling efforts. These factors indicate Regional Statistical Area (RSA)-level tripmaking for work and non-work trip purposes.

(These RSAs are illustrated in Exhibit D-4.) For locations where it is difficult to determine the project site RSA, census tract/RSA correspondence tables are available from MTA.

Exhibit D-5 describes a general approach to applying the preceding factors. Project trip distribution must be consistent with these trip distribution and purpose factors; the basis for variation must be documented.

Local agency travel demand models disaggregated from the SCAG regional model are presumed to conform to this requirement, as long as the trip distribution functions are consistent with the regional distribution patterns. For retail commercial developments, alternative trip distribution factors may be appropriate based on the market area for the specific planned use. Such market area analysis must clearly identify the basis for the trip distribution pattern expected.

D.8 IMPACT ANALYSIS

CMP Transportation Impact Analyses contain two separate impact studies covering roadways and transit. Section Nos. D.8.1-D.8.3 cover required roadway analysis while Section No. D.8.4 covers the required transit impact analysis. Section Nos. D.9.1-D.9.4 define the requirement for discussion and evaluation of alternative mitigation measures.

D.8.1 Intersection Level of Service Analysis. The LA County CMP recognizes that individual jurisdictions have wide ranging experience with LOS analysis, reflecting the variety of community characteristics, traffic controls and street standards throughout the county. As a result, the CMP acknowledges the possibility that no single set of assumptions should be mandated for all TIAs within the county.

However, in order to promote consistency in the TIAs prepared by different jurisdictions, CMP TIAs must conduct intersection LOS calculations using either of the following methods:

- The Intersection Capacity Utilization (ICU) method as specified for CMP highway monitoring (see Appendix A); or
- The Critical Movement Analysis (CMA) / Circular 212 method.

Variation from the standard assumptions under either of these methods for circumstances at particular intersections must be fully documented.

TIAs using the 1985 or 1994 Highway Capacity Manual (HCM) operational analysis must provide converted volume-to-capacity based LOS values, as specified for CMP highway monitoring in Appendix A.

D.8.2 Arterial Segment Analysis. For TIAs involving arterial segment analysis, volume-to-capacity ratios must be calculated for each segment and LOS values assigned using the V/C-LOS equivalency specified for arterial intersections. A capacity of 800 vehicles per hour per through traffic lane must be used, unless localized conditions necessitate alternative values to approximate current intersection congestion levels.

D.8.3 Freeway Segment (Mainline) Analysis. For the purpose of CMP TIAs, a simplified analysis of freeway impacts is required. This analysis consists of a demand-to-capacity calculation for the affected segments, and is indicated in Exhibit D-6.

D.8.4 Transit Impact Review. CMP transit analysis requirements are met by completing and incorporating into an EIR the following transit impact analysis:

- Evidence that affected transit operators received the Notice of Preparation.
- A summary of existing transit services in the project area. Include local fixed-route services within a ¼ mile radius of the project; express bus routes within a 2 mile radius of the project, and; rail service within a 2 mile radius of the project.
- Information on trip generation and mode assignment for both AM and PM peak hour periods as well as for daily periods. Trips assigned to transit will also need to be calculated for the same peak hour and daily periods. Peak hours are defined as 7:30-8:30 AM and 4:30-5:30 PM. Both "peak hour" and "daily" refer to average weekdays, unless special seasonal variations are expected. If expected, seasonal variations should be described.
- Documentation of the assumption and analyses that were used to determine the number and percent of trips assigned to transit. Trips assigned to transit may be calculated along the following guidelines:
 - Multiply the total trips generated by 1.4 to convert vehicle trips to person trips;
 - For each time period, multiply the result by one of the following factors:
 - 3.5% of Total Person Trips Generated for most cases, except:
 - 10% primarily Residential within 1/4 mile of a CMP transit center
 - 15% primarily Commercial within 1/4 mile of a CMP transit center
 - 7% primarily Residential within 1/4 mile of a CMP multi-modal transportation center
 - 9% primarily Commercial within 1/4 mile of a CMP multi-modal transportation center
 - 5% primarily Residential within 1/4 mile of a CMP transit corridor
 - 7% primarily Commercial within 1/4 mile of a CMP transit corridor
 - 0% if no fixed route transit services operate within one mile of the project

To determine whether a project is primarily residential or commercial in nature, please refer to the CMP land use categories listed and defined in Appendix E, *Guidelines for New Development Activity Tracking and Self Certification*. For projects that are only partially within the above one-quarter mile radius, the base rate (3.5% of total trips generated) should be applied to all of the project buildings that touch the radius perimeter.

- Information on facilities and/or programs that will be incorporated in the development plan that will encourage public transit use. Include not only the jurisdiction's TDM Ordinance measures, but other project specific measures.

- Analysis of expected project impacts on current and future transit services and proposed project mitigation measures, and;
- Selection of final mitigation measures remains at the discretion of the local jurisdiction/lead agency. Once a mitigation program is selected, the jurisdiction self-monitors implementation through the existing mitigation monitoring requirements of CEQA.

D.9 IDENTIFICATION AND EVALUATION OF MITIGATION

D.9.1 Criteria for Determining a Significant Impact. For purposes of the CMP, a significant impact occurs when the proposed project increases traffic demand on a CMP facility by 2% of capacity ($V/C \geq 0.02$), causing LOS F ($V/C > 1.00$); if the facility is already at LOS F, a significant impact occurs when the proposed project increases traffic demand on a CMP facility by 2% of capacity ($V/C \geq 0.02$). The lead agency may apply a more stringent criteria if desired.

D.9.2 Identification of Mitigation. Once the project has been determined to cause a significant impact, the lead agency must investigate measures which will mitigate the impact of the project. Mitigation measures proposed must clearly indicate the following:

- Cost estimates, indicating the fair share costs to mitigate the impact of the proposed project. If the improvement from a proposed mitigation measure will exceed the impact of the project, the TIA must indicate the proportion of total mitigation costs which is attributable to the project. This fulfills the statutory requirement to exclude the costs of mitigating inter-regional trips.
- Implementation responsibilities. Where the agency responsible for implementing mitigation is not the lead agency, the TIA must document consultation with the implementing agency regarding project impacts, mitigation feasibility and responsibility.

Final selection of mitigation measures remains at the discretion of the lead agency. The TIA must, however, provide a summary of impacts and mitigation measures. Once a mitigation program is selected, the jurisdiction self-monitors implementation through the mitigation monitoring requirements contained in CEQA.

D.9.3 Project Contribution to Planned Regional Improvements. If the TIA concludes that project impacts will be mitigated by anticipated regional transportation improvements, such as rail transit or high occupancy vehicle facilities, the TIA must document:

- Any project contribution to the improvement, and
- The means by which trips generated at the site will access the regional facility.

D.9.4 Transportation Demand Management (TDM). If the TIA concludes or assumes that project impacts will be reduced through the implementation of TDM measures, the TIA must document specific actions to be implemented by the project which substantiate these conclusions.

D.10 REFERENCES

1. *Traffic Access and Impact Studies for Site Development: A Recommended Practice*, Institute of Transportation Engineers, 1991.
2. *Trip Generation*, 5th Edition, Institute of Transportation Engineers, 1991.
3. *Travel Forecast Summary: 1987 Base Model - Los Angeles Regional Transportation Study (LARTS)*, California State Department of Transportation (Caltrans), February 1990.
4. *Traffic Study Guidelines*, City of Los Angeles Department of Transportation (LADOT), July 1991.
5. *Traffic/Access Guidelines*, County of Los Angeles Department of Public Works.
6. *Building Better Communities*, Sourcebook, Coordinating Land Use and Transit Planning, American Public Transit Association.
7. *Design Guidelines for Bus Facilities*, Orange County Transit District, 2nd Edition, November 1987.
8. *Coordination of Transit and Project Development*, Orange County Transit District, 1988.
9. *Encouraging Public Transportation Through Effective Land Use Actions*, Municipality of Metropolitan Seattle, May 1987.

Srimal Hewawitharana
Environmental Analysis Section
Department of City Planning
200 North Spring Street, Room 750
Los Angeles, California 90012

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OCT 17 2013

MAJOR PROJECTS
UNIT

RE: Case No: ENV_20132552-EIR
Project Name: 8150 Sunset Blvd Mixed-Use Project

October 10, 2013

Dear Srimal Hewawitharana,

My name is Karen deMille Kennedy. I own a condominium at 1351 N Crescent Heights, West Hollywood, CA 90046 where I have resided since 1999. I have been an active resident, long time board member in many capacities, including former president of the HOA. As a professional designer, I was part of the team that redesigned and oversaw our building's most recent renovations.

Our homeowner's association, Crescent Plaza, is a member of the Crescent Heights-Havenhurst Neighborhood Preservation Association (CH-HNPA).

The residents in this neighborhood would be happy to be rid of the existing eyesore at 8150 Sunset, and we would welcome a beautifully designed project that took into consideration the actual needs of our residents and our visitors. However, there are concerns about the project as proposed.

COMPATIBILITY

- Please review the viability of this design with relation to our architecturally gem-filled neighborhood. The developers call the proposed architecture as 'timeless'. It actually appears rather 'generic' and looks as if it could be dropped into any city USA.
- Please determine how the values of nearby homes will be reassessed with regard to loss of views and loss of direct light. This over-scaled project will obscure sight lines from all directions and adversely change the light sources for the neighboring buildings many of which are listed on the National Historic Register.
- Please study how the reflective surfaces will affect the nearby buildings and the sight of passing drivers. A glass-clad building will undoubtedly create glare, blinding light and reflected heat.

NOISE

- **Please study how the noise from the outdoor pool and outdoor restaurants, including a penthouse restaurant, will be contained so as not to impact the neighbors to the south [between Crescent Heights and Havenhurst, north of Fountain] especially at night?**
- **Please study how the noise from the incoming and outgoing cars, both residents and customers, will impact the immediate block to the south [between Crescent Heights and Havenhurst, north of Fountain] especially at night?**
- **Please study how the noise and subsequent air patterns from helicopters would affect the people, the buildings and the vegetation within 500' of the helipad, especially the block to the south of 8150 Sunset [between Crescent Heights and Havenhurst, north of Fountain]. What will the flight pattern of the helicopters be? Will the developers and the city guarantee that under no circumstances the heliport be used for any other purposes except for emergencies, as we have been insured by the developer?**

TRAFFIC

The first block of Crescent Heights heading south from Sunset is already a downhill raceway. For those of us who reside here, it is our neighborhood. Ground plans show and specify two lanes of cars exiting the property onto Crescent Heights in both northbound and southbound directions.

- **Please determine that these additional cars will not add to the 'speedway' effect of southbound vehicles, especially after the drivers have been waiting for the valets to deliver their cars.**
- **Please determine that the cars exiting the property heading north across 2 lanes of oncoming southbound traffic and over a yellow solid line on Crescent Heights will be able to do so safely and reasonably.**
- **Please explain how the developer is able to appropriate city streets and property for their own use, eliminating a viable thoroughfare from Sunset Blvd to southbound onto Crescent Heights. All of the developer's plans show the inclusion of the triangular island and the right of way that connects Sunset Blvd with Crescent Heights, which are actually Los Angeles City property as part of the 8150 development. If this right of way and the adjacent triangular island were to be incorporated into 8150 Sunset, the vehicles turning south onto Crescent Heights will back up on Sunset Boulevard, and then once they reach the intersection they will have to make a hairpin turn to the right onto Crescent Heights.**

PARKING

- **Please determine that there is ample street parking in a reasonable walking distance for all the overflow vehicles that will not want to use valet parking.** Since there is no self-parking, and all the parking will be valet, or valet-assisted, it stands to reason that many visitors, including residents' guests will look for parking on the streets of West Hollywood. Both Crescent Heights and Havenhurst to the south are constantly completely filled with parked vehicles. There is permit parking on both streets at night.

GEOLOGY, SOILS and WATER

- Please study how the excavation that is required for this project will affect the foundations and structures of the buildings in the block to the south of 8150 Sunset [between Crescent Heights and Havenhurst, north of Fountain].
- Please determine whether there will be water run off during construction, and once the project is completed, onto the properties in the block of West Hollywood to the south of 8150 Sunset [between Crescent Heights and Havenhurst, north of Fountain] that could create erosion and possible undermining of these properties' foundations and superstructures.

HOUSING

- Please insure that these apartment units are indeed being designed as rental units, in perpetuity, and if the developer will not guarantee this to the City of LA, and their neighbors, then the City must insist that they be designed and built as condominiums. Delineating each apartment as a subdivided unit with it's own tract number while advertising rental units is suspicious. Condominiums have more stringent requirements including more parking per unit. Which is it - Rentals or Condos?

LOS ANGELES & WEST HOLLYWOOD

- Please delineate how the developer and the City of Los Angeles will work with the City of West Hollywood to insure that all is done to minimize the impact on their neighbors in West Hollywood.

In closing, I would like to ask that the developer and the City of Los Angeles show good faith to their immediate neighbors in West Hollywood and ask that you plan appropriately and abide reasonably within the community.

We will applaud you for the creation of a development that fits the aesthetics and the spirit of our neighborhood that we, too, will take pride in utilizing.

Thank you for your sincere attention to my comments. I look forward to reviewing the responses to my concerns in the EIR Report.

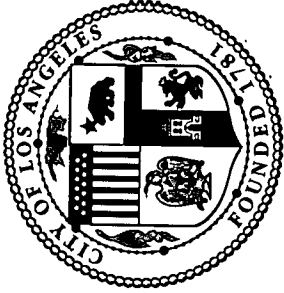
Sincerely,

Karen deMille Kennedy

1351 N. Crescent Heights
Apartment 106
West Hollywood, CA 90046
kdmdesign@sbcglobal.net

P.S. A hard copy of my comments will follow via USPS.

P3



Public Scoping Meeting

Project Name: 8150 Sunset Boulevard
Mixed-Use Project

Case No.: ENV-2013-2552-EIR

Project Location: 8150 Sunset Boulevard

Community Planning Area: Hollywood
Community Plan

Council District: 4, Tom LaBonge

Due Date for Public Comments:
October 15, 2013

Karen Kennedy
Apt 106 1351 N Crescent Heights Blvd
W Hollywood, CA 90046

LOS ANGELES CA 900

15 OCT 2013 PM 12



Attn: Srimal Hewawitharana, Environmental Review
Coordinator
RE: ENV-2013-2552-EIR
Department of City Planning
City of Los Angeles
200 N Spring St, Rm 750
Los Angeles, CA 90012

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CITY OF LOS ANGELES

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**MAJOR PROJECTS
UNIT**

NOTE: THIS IS A
HARD COPY OF EMAIL SENT ON 10/14/13

We need your input!

Please take a few minutes to provide your comments and return the completed form to the Department of City Planning. Comments must be provided in writing and can be submitted either at the scoping meeting, by mail, by fax to 213-978-1343, or by email to srimal.hewawitharana@lacity.org.

The purpose of the scoping process is to identify public and agency concerns, define the issues that will be examined in the Environmental Impact Report (EIR), and help to identify project impacts, alternatives, and mitigation measures that can lessen the significant environmental impacts from both temporary construction activities and long-term operation of the proposed Project.

The deadline for submitting preliminary comments is Tuesday, October 15, 2013. All written comments submitted will be considered during preparation of the Draft EIR, which will be available for public review at a later date. The Initial Study is available for review at the Dept of City Planning, 200 N. Spring St., Rm 750, LA, CA 90012 and online at: <http://planning.lacity.org/eir/nops/Env-2013-2552-eir.is.pdf>



CITY OF WEST HOLLYWOOD

CITY HALL
8300 SANTA MONICA BLVD.
WEST HOLLYWOOD, CA
90069-6216
TEL: (323) 848-6475
FAX: (323) 848-6575

TTY: For hearing impaired
(323) 848-6496

**COMMUNITY
DEVELOPMENT
DEPARTMENT**

October 14, 2013

Srimal Hewawitharana
City of Los Angeles
Environmental Analysis Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

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CITY OF LOS ANGELES

OCT 17 2013

**MAJOR PROJECTS
UNIT**

RE: Notice of Preparation of a Draft Environmental Impact Report
8150 Sunset Boulevard Mixed-Use Project
Case Number: ENV-2013-2552-EIR

Dear Ms. Hewawitharana:

Thank you for the opportunity to comment on the Notice of Preparation (NOP) for the Draft Environmental Impact Report (DEIR) for the 8150 Sunset Boulevard Mixed-Use Project (Project). Included in this letter is a list of issues the City of West Hollywood would like studied in the DEIR that is to be completed for the Project.

ANALYSIS REQUESTED

Due to the Project's close proximity to the City boundary, there is a potential that the City of West Hollywood and its residents could experience negative impacts both during the construction of the Project and as a result of operation thereafter. The Project has a potential to create negative impacts and therefore the City of West Hollywood requests that the potential for any environmental impact, including the following specific issues, be studied in the DEIR:

TRAFFIC

Due to the Project's vicinity to the City of West Hollywood, the following intersections are requested to be studied as part of the DEIR traffic analysis:

1. Sunset Blvd. & Harper Ave.
2. Sunset Blvd. & Sweetzer Ave.
3. Sunset Blvd. & La Cienega Blvd.
4. Fountain Ave. & Fairfax Ave.
5. Fountain Ave. & Crescent Heights Blvd.
6. Fountain Ave. & Havenhurst Dr.
7. Fountain Ave. & Sweetzer Ave.





8. Fountain Ave. & La Cienega Blvd.
9. Santa Monica Blvd. & Fairfax Ave.
10. Santa Monica Blvd. & Crescent Heights Blvd.

In addition to the intersections listed above, please also study the residential street segment of Havenhurst Drive between Sunset Boulevard and Fountain Avenue.

As part of the study, consider traffic generated by cumulative projects located within the City of West Hollywood. The list of projects is available upon request.

For all study locations within the City of West Hollywood, please use the City of West Hollywood's adopted level of service methodologies and significant impact criteria when assessing potential traffic impacts. Please contact the City's Transportation Planner, Bob Cheung, at (323) 848-6346 for the methodology and thresholds of significant impact criteria.

INFRASTRUCTURE

The Project is located just to the north of the City of West Hollywood boundary at Crescent Heights Boulevard and Havenhurst Avenue. The City of West Hollywood owns and operates 8-inch diameter sewer lines which convey flows from north to south in both of these streets. The Project will have sewer flow which will discharge into both of these City of West Hollywood sewers.

The Project may generate a net increase of sewage flow into the City of West Hollywood sewers. Therefore, the City of West Hollywood requests a sewer capacity study be conducted to evaluate the impacts to the downstream City of West Hollywood sewers, and include all necessary mitigation measures to ensure our sewer system is protected.

Also, if the Project uses a large portion of the available capacity of the City of West Hollywood sewers, then it could potentially preclude any future development within the City of West Hollywood from being able to discharge flows into these sewers. If the capacity of the City of West Hollywood sewers is impacted, relief sewers or larger pipes need to be installed to provide additional capacity for the City of West Hollywood sewer system.

Here is a link to West Hollywood's guideline packet for preparation of a sewer capacity study:

<http://www.weho.org/Modules/ShowDocument.aspx?documentid=2320>



Please use this as a starting point to put together a scope of work for the DEIR sewer capacity study.

CULTURAL RESOURCES

Eight (8) designated Cultural Resources and one Thematic District located in the City of West Hollywood are within a quarter-mile radius of the project site. Due to the Project's proximity to these historic resources, we request that the Project's potential impacts on these resources be studied as part of the DEIR.

NOISE

The Project may generate a substantial permanent increase in ambient noise levels in the project vicinity due to project-related traffic, truck loading and unloading for businesses within the Project, and HVAC systems. The proposed outdoor dining above the ground floor, and the rooftop restaurant use, may also contribute to a permanent ambient noise level increase which may negatively impact surrounding properties within the City of West Hollywood. Thus, we request that these potential noise impacts be studied as part of the DEIR.

LIGHT, GLARE, AND SHADE

The Project includes buildings that will be up to 16-stories tall (approximately 216 feet in height), introduces new building surface materials to the site, and includes nighttime illumination which may cause light, glare, and shade impacts on surrounding properties within the City of West Hollywood. We request that these issues be studied as part of the DEIR.

SEISMIC

The Project is located within close proximity to the active Hollywood Fault. Given the increased level of ground shaking in areas near active faults, we request that all geology, soils, and building design requirements related to seismic activity be studied as part of the DEIR to ensure the protection of public safety.

CONSTRUCTION IMPACTS

All potential construction related impacts for the proposed project should be studied in detail, and mitigation measures should be proposed when applicable. This includes, but is not limited to, all of the following:

1. Heavy haul routing
2. Haul frequency



3. Truck size
4. Hours of construction
5. Street closures
6. Location of construction ramps and driveways
7. Construction parking supply (Note: No construction parking will be allowed within the City of West Hollywood)
8. Construction Noise
9. Project Duration
10. Dust control and truck wheel washing practice
11. Pavement quality control
12. Any other construction related issues and information that could impact City of West Hollywood neighborhoods.

If any construction related haul route passes through the City of West Hollywood, dust control for construction traffic needs to be addressed. We request that the DEIR specify the mitigation measures for this issue.

PUBLIC NOTICE

Thank you again for this opportunity to provide input on the environmental review of this project. Please list me as primary contact for the City of West Hollywood, and place my name on the list of interested parties to receive copies of all notices issued regarding the Project. Please also provide a copy of any notice of determination that may be filed with respect to the Project, pursuant to the provisions of Public Resources Code Section 21197 (f).

If you have any questions regarding this letter, please feel free to contact me.

Best Regards,

Scott Lunceford, AICP
Contract Planner
Current and Historic Preservation Planning
City of West Hollywood
slunceford@weho.org
323-848-6427



15176/3160-8



Los Angeles County
Metropolitan Transportation Authority

One Gateway Plaza
Los Angeles, CA 90012-2952

Metro

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FIRST-CLASS MAIL
PERMIT
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LOS ANGELES, CA 90012
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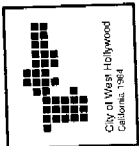
OCT 17 2013

ENVIRONMENTAL
UNIT

Srimal Hewawitharana
Environmental Analysis Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

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CITY OF WEST HOLLYWOOD



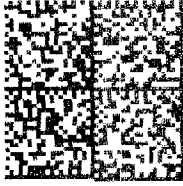
RETURN SERVICE REQUESTED

CITY HALL
8300 SANTA MONICA BLVD.
WEST HOLLYWOOD, CA
90069-6216

DEPARTMENT OF
COMMUNITY
DEVELOPMENT



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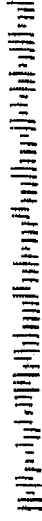


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MAJOR PROJECTS
UNIT

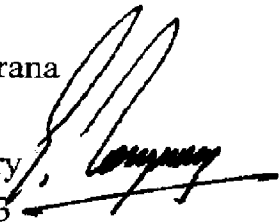


90012324375

FACSIMILE

T

To: Srimal Hewawitharana
Subject: Tract 33691
From: Grafton P. Tanquary
Date: September 27, 2013



Attached is the map for Tract 33691, neighboring 8148/8150 Sunset. We would like to know the meaning of "Code 193". Thanks for your help.

5554
SHEET 7
DATE 11/80

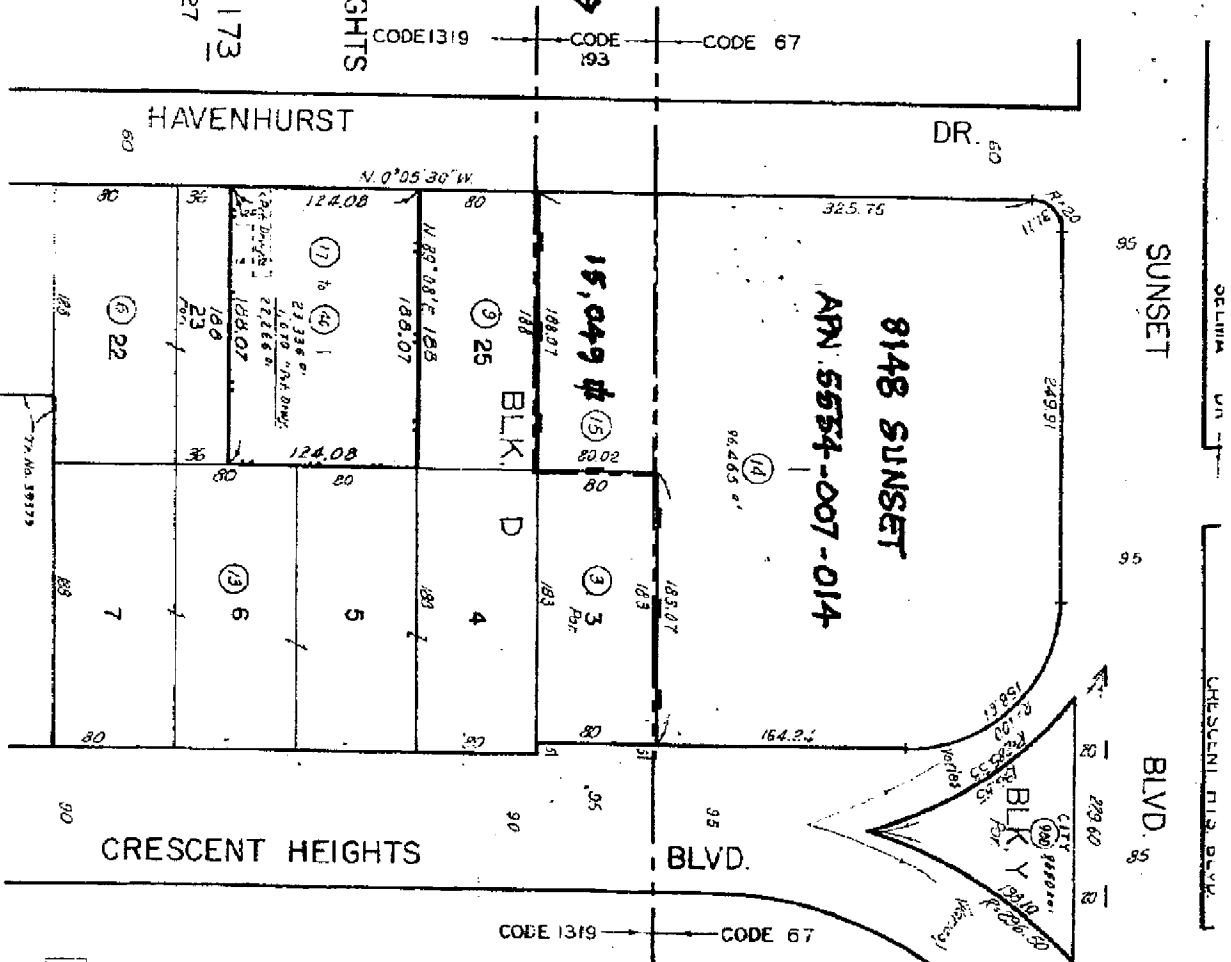
FOR PREV. ASSMT. SEE:
5554-7

CODE
67
1319

TRACT NO. 31173
M. B. 860 - 26 - 27

CRESCENT HEIGHTS
M. B. 6-92-93

WHAT IS THIS? →



CONDOMINIUM
TRACT NO. 33691
M. B. 903 - 32 - 33

The assessment of units in the following Condominium Plans, includes all rights and interests in the common areas as set forth in deeds of record.

Condominium Plan Reference	Condominium Tract No.	Subdivision
5122097U 1-2-78	33691	1
		Sheet 2

Diagrammatic depicts approximate dimensions.

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

470921-303
470921-304
470921-305
470921-306
470921-307



Srimal Hewawitharana <srimal.hewawitharana@lacity.org>

8150 Sunset

1 message

graffon tanquary <gpt1287@sbcglobal.net>

Thu, Oct 17, 2013 at 12:42 PM

To: Srimal Hewawitharana <srimal.hewawitharana@lacity.org>

In re: case number ENV 2013 2552-EIR, for the project at 8150 Sunset, the developer has asked for an FAR of 3:1, apparently feeling that this density is condoned by a provision of the LA Municipal Code relating to the proximity of a development to either bus or Metro Rapid transportation. Can you direct me to that provision of the code? I would greatly appreciate your help.

1425 N Crescent Heights Apts.

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OCT 16 2013

Julie D. Summers

ENVIRONMENTAL
UNIT

10/13/13

DEAR MS. HEWA WITH ARANA:

IF THIS COULD BE ATTACHED
TO MY LETTER OF 10/11/13, I WOULD
APPRECIATE IT VERY MUCH.

Thank you.

Julie Summers

Dear Ms. Hewawitharana:

Please add the following to my letter of 10/13. I appreciate it very much.

I will also send a copy in the mail that can be attached to my letter sent by mail.

It appears the prior developer attached cement structures to the wall dividing 1425 N. Crescent heights and 8150 Sunset Blvd.

Will these structures be dismantled and leave the wall on my building intact?
This wall is necessary to serve as protection from street vandals.

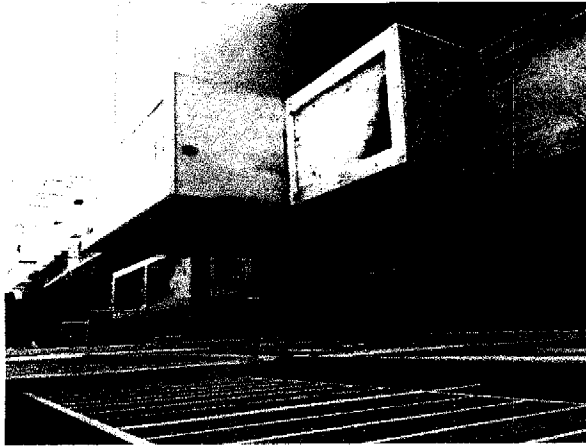
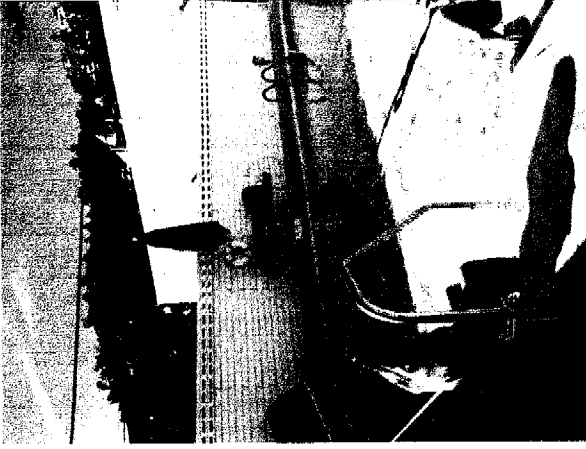
I am attaching 2 pictures of this wall and also a photo of the pool for your reference.

Also, I would like to ask that any valet parking drop off in the city limits of West Hollywood be studied with the City of West Hollywood.

Thank you again.

Julie Summers
1425 N. Crescent Heights

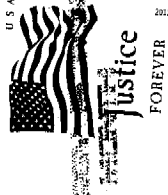
3 Attached Images



1425 N Crescent Heights Apts.
Julie D. Summers

1425 N Crescent Heights Boulevard, #307
West Hollywood, California 90046

LOS ANGELES CA 900
14 OCT 2013 PM 6 L



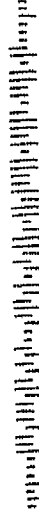
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OCT 16 2013

ENVIRONMENTAL
UNIT

MS. SRIMAL HEWA WITHARAN A
ENVIRONMENTAL ANALYSIS SECTION
DEPT. OF CITY PLANNING
200 N. SPRING ST. ROOM 750
LOS ANGELES, CA 90012

90012324375



1425 N Crescent Heights Apts.

RECEIVED
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OCT 16 2013
ENVIRONMENTAL
UNIT

October 11, 2013

Ms. Srimal Hewawitharana
Environmental Analysis Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

srimal.hewawitharana@lacity.org
Fax (213) 978-1343

RE: Initial Environmental Impact Study
8150 Sunset Boulevard

Case No. ENV-20132552-EIR

Dear Ms. Hewawitharana:

My name is Julie Summers and for 21 years I have owned, lived in, and managed the 24 unit apartment building at 1425 N. Crescent Heights Blvd, which directly abuts the proposed 8150 Sunset project both to the north and west,

Many of my neighbors are addressing the environmental issues raised by the EIR study and I will not duplicate these questions.

First, I am extremely concerned that good access be given to the paramedics, police, and Sheriff and Fire departments for the residents of my building.

I am concerned that all traffic involving this Project will both enter and exit onto Crescent Heights in front of or directly next to my building causing extreme hardship to all residents living at 1425 N. Crescent Heights.

During peak hours, it is already very difficult for my residents and myself to exit our driveway. Please study the traffic during peak hours of Monday through Friday from 7:30 to 10:00 am and from 4:00 to 7:00 pm on Crescent Heights and realize adding more residential uses and more commercial traffic to this congestion will have significant negative impact.

Down the street three blocks to the south, at the southwest corner of Crescent Heights and Santa Monica Boulevard, a three story mixed-use project has been approved by the City of West Hollywood that will include a Walgreen's drugstore. Construction is expected to begin soon and the traffic study must take this project into account.

To the west, construction has already commenced on Sunset and La Cienega on two new residential and hotel towers. These must be taken into account as part of cumulative impacts to the current traffic patterns.

With respect to off-site parking, the streets of West Hollywood surrounding the proposed project are restricted and for the use of residents. Parking is by permit only in the evenings so there will be no spaces available to the Project off-site.

Many of my residents tell me they have a hard time finding parking as it is.

I would like a study done, concurrent with the City of West Hollywood, for vehicle entry to the proposed project on Crescent Heights where the property line of West Hollywood ends and the property of Los Angeles begins. I am concerned about all ingress and egress of traffic for the Project and what effect it will have for the residents in my building and all vehicles that use Crescent Heights Blvd.

I am also asking that there is no idling of delivery trucks in the middle of Crescent Heights directly in front of 1425 N. Crescent Heights, particularly during the hours a person sleeps. The City of West Hollywood has guidelines for idling trucks between yellow lines in front of residential

dwellings. Please check with them.

Please remember the beep beep of trucks unloading carry a very loud sound.

Please study the benefits of requiring a planted median in the middle of Crescent Heights to direct the flow of through traffic and prevent idling or illegal turns.

I am also requesting that the traffic consultants work with the City of West Hollywood to find a coordinated and mutually acceptable solution for any entry from north bound Crescent Heights, regardless of what is developed on the property.

There is a large truck delivery to Sunset Five, the building at 8000 Sunset across the street on Crescent Heights. The loading dock is directly across from my building.

Deliveries for Trader Joe's at 8000 Sunset already have an impact on Crescent Heights. Please consider one of the mitigations to be that the Project at 8150 Sunset be limited to commercial uses that can be serviced by van delivery and loading only.

There should be no additional large truck deliveries entering or exiting on Crescent Heights based on cumulative impacts of Havenhurst Drive because Crescent Heights is a residential street and cannot stage large commercial loading operations.

Please study the benefits of requiring a planted median in the middle of Crescent heights to direct the flow of through traffic and prevent idling or illegal turns.

Will any dedicated truck access to the Project that is running directly north of my property and very near residential units be covered due to noise and carbon monoxide?

I realize views are not protected. Currently many of my units have views of the hills north of Sunset Boulevard. Will ivy or covering, be planted and

maintained on all blank cement walls facing both the north and west of my building?

Seasonal, forceful winds gusts coming down from Laurel Canyon go back to the first settlers in the area. During several months of the year, the wind blows very strong down Laurel Canyon--strong enough to blow cinder blocks used by Direct TV for the installation of satellite dishes used for high definition TV. These cinder blocks have blown off the roof on the south west corner of my building onto the cement below. Because of the proposed height of the building facing Crescent Heights, I am concerned about any elevated open areas and objects blowing off and hurting people in the street. Please examine the Project for potential impact from these seasonal winds.

I believe a "noise tunnel" effect similar to that of the acoustics at Carnegie Hall would be created by the height of the Project, both on Crescent Heights and Havenhurst Drive. This would be created by the sound carried from Sunset Boulevard. For the peace and quiet of the neighborhood, which currently exists, I would like this studied.

My residents currently enjoy an outdoor pool at the rear of my residential building. I am very concerned about any diminutive effects of light and shade on the pool as well as privacy concerns for those using the pool. Those using the pool would also be exposed to the top parking level and residential tower. Would resident's use of the pool be limited during construction? Please explore mitigations to protect the light, air and privacy of the pool area. How will the pool and the pool area be protected during construction?

Also, please study the light, air and privacy with regard to the windows facing the Project. and of those apartments facing and impacted by the Project. Please include artificial light. Please include any bars or restaurant use which, should be placed along Sunset boulevard so as not to negatively impact residential units in my building and all the people living south of the Project in the possible "noise tunnel" mentioned above. I am concerned that people's right of a good night's sleep be protected.

Typically residential uses have to be setback 15 feet in the rear of the

adjacent property yet the applicant appears to be requesting little of no setback from my resident's units. My building, built in 1959, has single glazed windows. Such a reduction in setbacks would have an adverse impact. There is NO hardship in developing this property. How can findings for a variance be made absent of hardships?

In 1994, The Granville, a condominium building located at 1424N. Crescent Heights, sunk 5 feet during the Northridge Quake as a result of the Sunset Five's (8000 sunset) under-ground parking construction directly adjacent to it. Please study the underground water table and soil instability caused by underground excavation for parking and determine if any measures can be taken to ensure that my building does not "sink" in case of a seismic event or other cause.

Living conditions and quality of life during construction will be adversely impacted for all those living in my building. I have real concerns about dust and dirt and noise.

Will the soil be "wet down"? Will a dirt net be put up around ongoing construction?

How will people be protected during loud construction? There are elderly and children living in the building and most people work from home.

Will a "sound wall" be put up?

Will double-paned, soundproof windows be installed in all of my apartments?

How will my parking garage, a subterranean garage that is below ground, and in the direct line of receiving all dust and dirt from the found level be protected?

There is currently a wall that separates 8150 Sunset Boulevard and 1425 N. Crescent heights to the north. There is a 40 foot row of plants on this wall that residents in the north facing apartments see. This wall appears to be half on 8150 Sunset and half on 1425 N. Crescent Heights. How will

(5.)

this wall be taken down?

What say do I have in this matter? Will the plants be moved?

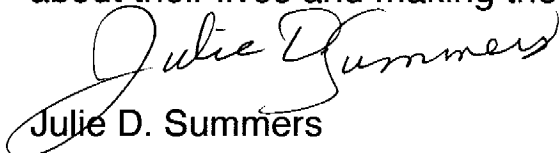
Will landscaping be the same that is currently shown in the drawings of 8150 Sunset?

I am very concerned that good contact information be given to me during the entire time of construction. Will this be given? What recourse do I have if this is not the case?

There are currently rats at 8150 Sunset. What measures will be taken to ensure all rats and rodents are contained at 8150 during construction and disposed of?

There are power lines adjacent to the rear of my property near the pool terrace. Please ensure that as part of the new construction, these power lines are relocated to service underground in order to adhere to safety standards.

Lastly, I appreciate all that you do, and listening to residents concerns about their lives and making the best decision possible. Thank you.



Julie D. Summers

Member of the Crescent Heights - Havenhurst Preservation Association

1425 N Crescent Heights Apts.

Julie D. Summers

1425 N Crescent Heights Boulevard, #307
West Hollywood, California 90046

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL™



7004 2510 0007 1293 1976

**RECEIPT
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**RECEIPT
REQUESTED**

(Handwritten signature)

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OCT 16 2013

**ENVIRONMENTAL
UNIT**



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90046
OCT 11, 2013
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*MS. SRIMAL HEWA WITH A REACTION
ENVIRONMENTAL ANALYSIS
DEPARTMENT OF CITY PLANNING
200 N. SPRING ST., ROOM 250
LOS ANGELES, CA 90012*

Eva M Ballo
10/10/13

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8150 W. Sunset Blvd Mixed-Use Project.

ENVIRONMENTAL
WRITE

- necessity overlap at certain hours of the day.
- Moreover, requesting a variant for a higher percentage of compact car parking spaces appears to be unrealistic:
- Residents are likely to own at least one SUV.
 - Visiting shoppers/diners will likely arrive in their SUV's as well.
3. Projected rooftop and terrace events will likely increase the neighborhood's noise (level) pollution - a highly undesirable effect.
4. The variant request for waiver of the 16-foot sideyard requirement, as well as the proposed 10-30% of landscaping (more likely resulting in the lower than the higher end) would merely create a cement-and-glass desert, and would eliminate most of the existing palm trees - once constituting the signature skyline mark of our city.
5. Traffic movement would be hampered by eliminating the right-turn slip lane from East-bound Sunset into South-bound Crescent Heights by including into the project the existing triangular island currently owned by the City, as well as by the anticipated daily traffic by residents and visitors as currently projected - at an already overextended major intersection which is frequently jammed during many hours of the day, traffic-light "arrows" notwithstanding.

Respectfully Submitted

Eva M Ballo

Ms Eva M Ballo
2773 Woodstock Rd
Los Angeles, CA 90046-1118

10/10/13

ENVIRONMENTAL ISSUES & IMPACTS

What key issues or potential impacts of concern should be analyzed in the Environmental Impact Report?

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- Aesthetics
- Agriculture Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Traffic/Transportation
- Utilities/Service Systems

Note: Any identifying information provided will become part of the public record and, as such, must be released to any individual upon request.

Public Comment Form

Use the space below to comment on areas of concern regarding the scope and content of the Draft EIR, and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

It is unfortunate that no height limitation exists in this case, the 8150 West Slaus Blvd Mixed Use Project 16 stories are too high for the area occupied by it alongside a building of 9 stories. A second building of the latter height appears to be more appropriate and would offer a pleasing symmetry. The ratio of the proposed apartment sizes, and those offered at "affordable" rates could remain the same.

2) That would improve the parking situation which, as currently proposed would be entirely insufficient. 295 spaces for 249 apartments are totally insufficient, as most residents will own at least 2 vehicles.

Equally insufficient are the proposed 554 commercial spaces for an estimated number of 5,000 daily visitors plus several shifts of employees, whose schedules will — move —

CONTACT INFORMATION (Optional, please print clearly)

Name: Eva N Ballo Representing Agency or Organization: 10/10/13

Address: 2773 Woodstock Road City/State/Zip: Los Angeles Calif 90046-1118

We need your input!

Please take a few minutes to provide your comments and return the completed form to the Department of City Planning. Comments must be provided in writing and can be submitted either at the scoping meeting, by mail, by fax to 213-978-1343, or by email to srimal.hewawitharana@lacity.org.

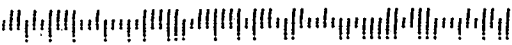
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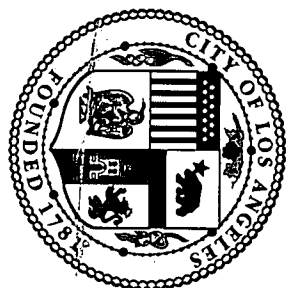
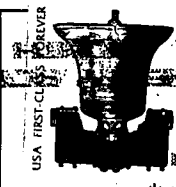


Attn: Srimal Hewawitharana, Environmental Review Coordinator
RE: ENV-2013-2552-EIR
Department of City Planning
City of Los Angeles
200 N Spring St, Rm 750
Los Angeles, CA 90012

Attn: Srimal Hewawitharana, Environmental Review

Ms Eva M Ballo
2773 Woodstock Rd
Los Angeles, CA 90046-1118

SANTA CLARITA CA 913
11 OCT 2013 PM 01



Public Scoping Meeting

Project Name: 8150 Sunset Boulevard
Mixed-Use Project

Case No.: ENV-2013-2552-EIR

Project Location: 8150 Sunset Boulevard
Community Planning Area: Hollywood
Community Plan

Council District: 4, Tom Labonge

Due Date for Public Comments:
October 15, 2013

October 10, 2013

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OCT 16 2013

ENVIRONMENTAL
UNIT

RE: ENV - 2013 - 2552 - EIR

Dear Dept. of City Planning,

I live in the hills, north of the 8150 Sunset Blvd project. I have very serious concerns regarding the size of this project.

TRAFFIC: This project is way too large for the intersection of Sunset & Crescent Heights, which is already a very busy intersection. The amount of new cars added to this intersection will be a nightmare for everyone who travels this area.

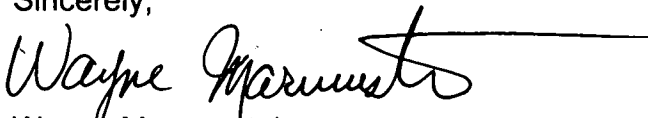
NOISE: The developer plans to place a Restaurant, with "Events" on top of the structure. As it is now, we can hear laughter and noise coming from Sunset Blvd on weekend nights, and they are at street level. If you allow the restaurant up at our altitude, it will be like your next door neighbor having a loud party 7 nights a week. Shutting our windows and turning up the TV is not a fair option.

VIEWS: People that live in the hills cherish our views. When I come home after working in the city all day, I love to come home to the twinkling lights. The city lights are very calming to me. This 16 story skyscraper will sit smack in the middle of my view. I would also like to mention that our homes were priced higher when we bought them because of the view. This tall "view buster" building will de-value our properties. When people in Palos Verdes and Pacific Palisades purchased their homes with an ocean view, you can bet they paid a lot extra for that view just like we did for our city view.

Please consider the people of this city over the profit for investors and developers.

Thank you for reading my concerns.

Sincerely,



Wayne Marmorstein

1861 N. Crescent Heights Blvd.
Los Angeles, CA. 90069

We need your input!

Please take a few minutes to provide your comments and return the completed form to the Department of City Planning. Comments must be provided in writing and can be submitted either at the scoping meeting, by mail, by fax to 213-978-1343, or by email to srimal.hewawitharana@lacity.org.

The purpose of the scoping process is to identify public and agency concerns, define the issues that will be examined in the Environmental Impact Report (EIR), and help to identify project impacts, alternatives, and mitigation measures that can lessen the significant environmental impacts from both temporary construction activities and long-term operation of the proposed Project.

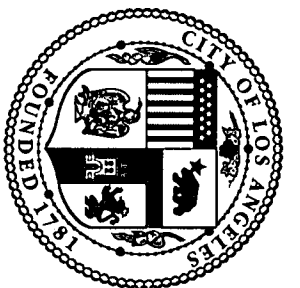
The deadline for submitting preliminary comments is Tuesday, October 15, 2013. All written

comments submitted will be considered during preparation of the Draft EIR, which will be available for public review at a later date. The Initial Study is available for review at the Dept of City Planning, 200 N. Spring St., Rm 750, LA, CA 90012 and online at: http://planning.lacity.org/eir/nops/Env-2013-2552-eir_is.pdf

Attn: Srimal Hewawitharana, Environmental Review Coordinator
RE: ENV-2013-2552-EIR
Department of City Planning
City of Los Angeles
200 N Spring St, Rm 750
Los Angeles, CA 90012

Attn: Srimal Hewawitharana, Environmental Review

LOS ANGELES CA 900
OCT 15 2013 PM 12:1



Public Scoping Meeting

Project Name: 8150 Sunset Boulevard
Mixed-Use Project

Case No.: ENV-2013-2552-EIR

Project Location: 8150 Sunset Boulevard
Community Planning Area: Hollywood
Community Plan

Council District: 4, Tom Labonge

Due Date for Public Comments:
October 15, 2013

CITY

Tape Here

Srimal Hewawitharana
Environmental Analysis Section
Department of City Planning
200 North Spring Street, Room 750
Los Angeles, California 90012

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ENVIRONMENTAL
UNIT

RE: Case No: ENV_20132552-EIR

Project Name: 8150 Sunset Blvd Mixed-Use Project
Project Location/Address: 8150 Sunset Blvd
Community Planning Area: Hollywood Community Plan Area
Council District: 4-Tom LaBonge

October 2, 2013

To Srimal Hewawitharana,

My name is Rory Barish and I own my condo at 1416 Havenhurst Drive, West Hollywood, CA 90046. I am V.P. of the HOA and have lived here since 2004. I am also a member of the CH-HNPA (Crescent Heights-Havenhurst Neighborhood Preservation Association). My building, the *Colonial House* is a historic building listed under the National Register and the Mills Act. This building, steeped in history, and published in several magazines stands to be greatly affected if this proposed project is able to be built. The views, the shadows and the sheer size of this project hovering over our building, will adversely affect values, architecture and our way of life.

As I am vehemently opposed to this project, I will list the reason why in posing questions for the EIR study.

AESTHETICS AND CULTURAL RESOURCES

1. This project is over scaled, too high and dense for the neighborhood and will obscure sight lines and adversely change the light source for the neighboring buildings, which include many historic buildings such as *The Andalusia, The Colonial House, La Ronda, The Granville, The Chateau Marmont, The Tuscany, The Savoy Plaza* and the *Sunset Tower* to mention a few. This will impact cultural and historic sites. How does this project fit into this kind of a neighborhood filled with architectural jewels?
 - A. Can the developer present and guarantee that property values will not be affected because of loss of light (by the shade that is cast) and loss of views? Views and light are worth a lot of money when getting ones house appraised. Shade on the buildings could also adversely affect surrounding gardens should that height be allowed. The *Colonial House* has a very rare Monkey Puzzle tree on the property that could be compromised.

- B. Can the developer show that there will be no glare and blinding light from the glass on the south side (or any side of the building) that could bounce off the building affecting the sight of passers-by, residents and drivers? Passers-by would have to avert their eyes. This recently happened with the Walkie Talkie City skyscraper in London, also known as the Walkie-Scorchie City Skyscraper. This is a safety issue as well.
- C. Another example is the Vdara Hotel in Las Vegas. The south facing tower became a collector and bouncer of sun rays.
- D. Can the developer show from this design that the reflection from the sun of the building will not cause light beams from the building to produce enough heat to melt vehicles around it? This also happened with the same building in London. Will they be doing heat studies on the different materials on the building and how the heat and direct sun affects them?
- E. Could the shading and loss of light (due to the height of the project) to surrounding buildings cause a form of "Seasonal Affective Disorder"? We could have psychological issues on our hands with a building of this size. Is this being studied?
- F. The Chase Bank, formerly Lytton Savings would be demolished and the LA Conservancy as well as the neighborhood recognize the historic status of this building. Can the developer defend his position of why this important architectural building should be torn down?
- G. Why did the developer on the Environmental Assessment Form (pg.5) state that neither the site nor the overlay zone has any historically important buildings? Was this done to get the application accepted?
- H. There will be a change in streetscape with the loss of the old Lytton Savings Bank and there will be an adverse impact on the visual character of the neighborhood being in such close proximity to historic buildings. How could you justify or remedy that?

AIR QUALITY AND HEALTH HAZARDS

1. The sheer size of this project will add too many vehicles to the neighborhood which already has too many cars. During the long construction phase it will add a multitude of trucks to the area not to mention debris and irritants caused by the construction itself.
 - A. Residents will be affected by the fumes and exhausts (several levels of metal louvers will vent exhausts) from on site parked vehicles. How can you ensure that the health of nearby residents and those residing at 1435 will not be affected? That building is comprised of seniors, disabled residents and some with

severe asthma and respiratory issues. This can adversely affect their health as well as the health of those in the immediate area.

- B. The cancer causing exhaust fumes from an additional (approx.) 1250 cars on Havenhurst Drive will create a health hazard for the neighborhood and make the 100 condos/apartments in the adjacent four properties virtually uninhabitable. This includes the Andalusia and Colonial House. Are you planning on relocating all of these people?
- C. This project has environmental effects which could cause substantial adverse effects on human beings directly and indirectly. How would the developer justify adding this burden to the neighborhood? Will the developer be studying any and all direct adverse affects on human beings and pets?

GEOLOGY AND SOILS AND CONSTRUCTION

- 1. We all are well too aware of earthquakes and compromised foundations in Southern California.
 - A. Has a full study been performed as to whether or not this property is sitting on a fault?
 - B. Have studies been performed as to the water table in the area and other geological factors that could adversely affect the property (cracking, slippage, sliding, settling or other soil problems) as well as the surrounding neighborhood? The Colonial House is a brick building. Might major excavation adjacent to the property adversely affect that building and buildings such as this one in any way? Any grading problems?
 - C. Are you aware of any asbestos, formaldehyde, radon gas contaminated soil water on the existing property? these could be an environmental hazard.
 - D. Will the developer obtain any and all permits required by federal and state law as well as comply with local statutes and construct to present codes when building this project in every step and phase of construction?
 - E. Why would the City give permission to build this project that is three times the ratio allowed on this site? Why would the City give variances and allow for violation of setbacks for an already over scaled project?

WATER

1. Water shortage and drains and run-off.
 - A. With all the additional residents and businesses using water at that project site, how will it affect our shortage of water? We are very concerned about water conservation in our City.
 - B. Where will the run-off go from the property and how will it affect the surrounding neighborhood and streets (which already flood from heavy rains)? Will there be enough drainage on the property to accommodate additional water usage? Will there be construction of new storm water drainage facilities (or expansion of existing facilities) which could cause significant environmental effects?
 - C. Will streets or properties be affected by additional run-off (erosion and possibility of undermining surrounding properties

NOISE

1. Noise associated with on -going construction and after the project is completed, noise from open air restaurants, additional parked and incoming and outgoing cars, and pedestrians in open air pedestrian walk, residents and helicopters and a helipad.
 - A. How can the developers mitigate or even justify noise associated with these issues? How can the developer guarantee peaceful enjoyment with a project of this size? This would not only be a disaster for the neighborhood but will affect people's mental health.

POPULATION AND HOUSING

1. This project induces excessive population in the area.
 - A. Registering each as a subdivided unit while saying this will be a rental property. Sneaky way of saying they will be rental apartments (which are easy to get through Planning), but leaving an opening to turn them into condos when the time is right. Condominiums are harder to get approved because they have more requirements. Which is it? Please be more specific.
 - B. Can the developer justify overpopulating this small area with a supermarket, gym, retail, restaurants, and housing when we have all of the above just a stones-throw away?

RECREATION

1. The proposed Health Club
 - A. More traffic due to non-stop in and out of clients. What is the developers solution to alleviate traffic and parking?

TRAFFIC AND PARKING

1. Major increase in traffic from the inhabitants and their guests of the proposed site, as well as increased traffic from clientele from all the amenities, retail stores, health club, and supermarket...affects the entire area and causes a ripple effect to many other areas.
2. Omitting the use of the traffic island causing back-up of traffic.
3. Architects design for ingress and egress causing traffic
4. Not enough parking spaces on the property. The parking is scarce in the neighborhood as it is.
5. Traffic caused by massive construction.
6. Addition of perhaps 1250 cars per day (249 apartments times an average of 6 trips in and out of the building per day) on Havenhurst Drive compromising a street with several historical properties.
 - A. Too much compact parking (going from weakened code of 40%, which is already too much, to a requested variance of 60%). What is the logic here and what would ever justify adding this? Explanation?
 - B. Designating one compact parking spot along with one regular parking spot for each apartment. Do you think that it is possible to dictate to people the kind of cars they can buy? And if they do not have compact cars??? Where do they go? On the street?
 - C. All valet or valet assist parking has been stated. They would have to have a substantial staff 24/hours/day which will be improbable because of cost. Residents will complain about having to wait for their cars. How can you answer and solve this problem?
How long will the cars back up lanes? Probably backed up awhile waiting for valets, especially when they are short handed on valets.

D. Too many intense uses mean they are probably going to try and get away with a staggered parking plan and they will not use it properly.

Too many dense uses on site - four restaurants, gym, and a grocery store - all require 10 parking spaces per 1,000 square feet. For sure, this project doesn't have that, so is the developer going to try and use the staggered parking plan hours which won't make sense since all those uses will overlap - especially the gym and grocery store?

E. Without adding another lane to Sunset, please demonstrate how the traffic problem (which already comes to a halt most hours) will not magnify when you take away the island and add a multitude of cars to the mix? If you designate that far right hand lane (going east) to only cars making a right, you would have to have a right hand signal on green all the time to keep the traffic flowing. It will back up for more miles than it already is. This will not be possible because if you have it on green all the time, pedestrians could not cross and cars could not safely cross Sunset from Laurel Canyon.

How could you possibly explain your decision to remove that island? Do you also know that you would be taking away the bus stop there if you designate that lane to cars going right? Where would you safely put that bus stop?

F. Los Angeles owns this island and by what authority is it given to a private entity for its own improvement?

G. Traffic Management will not want to manage or be burdened with yet another area of concern. Has anybody thought about that?

H. Way too many cars already on Havenhurst and when you have street sweeping days and construction work; there is no place to park and people circling the block. If you throw in all of the added traffic, cars, offloading and loading of trucks onto Havenhurst from the new proposed site, where is everybody going to park? Where are you planning to put everyone?

- I. If Havenhurst Drive is made into a cul-de-sac (which you would have to do), there would not be adequate emergency access. If the street became a cul-de-sac, it would then need a traffic light on Fountain Avenue because you would never be able to turn left with all of the traffic. Has the developer worked this out with the City of West Hollywood and their residents? If there was a cul-de-sac, the masses of cars coming out of the proposed site on to Havenhurst Drive would have to turn right on to Sunset (thereby increasing the already horrible traffic problem) when they exited because it would be too much of a burden for this residential street with landmark buildings. Has this been thought out?
- J. Left hand turns from Sunset on to Crescent Heights will increase congestion at this already busy intersection. Entry and exit from the Crescent parking structure will impede traffic and is an accident waiting to happen. Where is the service entry for semi trucks to unload for the grocery store? Havenhurst Drive? Do we really need another grocery store, or gym when there is a similar grocery store and gym directly across the street?
- K. Laurel Canyon will be backed up for miles with traffic due to the increase of traffic at the already over congested intersection at Crescent Heights and Sunset). People will be taking other arteries such as Nichols Canyon, Benedict and Coldwater Canyon. Has the developer thought about how to mitigate this problem and have those neighborhoods (Beverly Hills ...) been made aware (by the developer) of this additional massive traffic problem?

UTILITIES

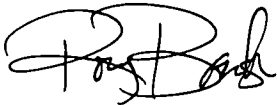
- 1. Resulting in construction of new water or wastewater treatment facilities or expansion of existing facilities which could cause significant environmental effects.
- 2. Electricity use by increased population could cause blackouts (over use of A/C in the summer) our transformers are overloaded and blow out as it is.
 - A. Has the developer taken all of this into consideration and how will they remedy this? Do they have sufficient water supplies to serve the project or are new entitlements needed?

- B. Is the developer served by a landfill with sufficient capacity to accommodate the projects solid waste disposal needs?
- C. Will the developer comply with all federal state and local statues and regulations related to solid waste and all other utilities?

I think that everyone agrees that the existing development is underutilized, but the proposed project does not fit the neighborhood (would be great downtown or in Manhattan). This is not a neighborhood where you put an LA Live or a Vegas Hotel or a Dubai Skyscraper. This would cause irreparable harm have a disastrous and negative impact to the neighborhood's quality of life and real estate values. This is not about how much money the developer can make or lining people's pockets (politicians?). This is an area where you would put a wonderful upscale boutique Hotel like Browns or Blakes in London (4-6 stories max) with a top-notch hair salon inside and some chic retail shops ore perhaps a low-rise upscale retail boutique strip with restaurants like one you see on Sunset Plaza or Montana in Santa Monica? Perhaps just recreate The Garden of Allah again? Something that fits into the aesthetics of the area and something that the area needs....The Chateau Marmont is great but we could use another great hotel that reflects and compliments it's surrounding jewels.

Thank you. I hope that you will address any and all of my questions and concerns in the EIR Report.

Sincerely,



Rory Barish

Rory Barish
1416 Havenhurst Dr. #1E
West Hollywood, CA 90046

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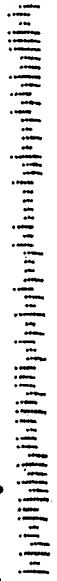


1000 90012



Srimal Hewawitharana
Environmental Analysis Section
Department of City Planning

200 N. Spring St., Room 750
Los Angeles, CA 90012



Written Comment Form

Use the space below to comment on areas of concern regarding the scope and content of the Draft EIR, and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

As a pro. growth, pro business homeowner I am concerned that I believe this project has been mis conceived. Traffic will be unbearable going up Laurel Canyon to Laurel Canyon. I am thinking of home addresses in the canyon. Traffic will heavily impact a heavily densely populated area - Crest Heights + Sunset. Pro pose low income housing - where will these leads stop if as I was told you plan on high end green street? Who will live and eat in places. Height of buildings is outrageous. Light will need to very high shadows, in winter afternoons. Penetration crossing into cars about your fairways. Penetration crossing into Crest Heights + Sunset will be horrific. You are bringing nothing to the community but dense population, less environmental looking infrastructure.

CONTACT INFORMATION (Optional, please print clearly)
 Name: Daniel Goodman Representing Agency or Organization: Local Home owner
 Address: 524 Casaday Ave City/State/Zip: Los Angeles, CA 90046

ENVIRONMENTAL ISSUES & IMPACTS

What key issues or potential impacts of concern should be analyzed in the Environmental Impact Report?

- Aesthetics
- Agriculture and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Traffic/Transportation
- Utilities/Service Systems

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Note: Any identifying information provided will become part of the public record and, as such, must be released to any individual upon request.

We need your input!

Please take a few minutes to provide your comments and return the completed form to the Department of City Planning. Comments must be provided in writing and can be submitted either at the scoping meeting, by mail, by fax to 213-978-1343, or by email to srimal.hewawitharana@lacity.org.

The purpose of the scoping process is to identify public and agency concerns, define the issues that will be examined in the Environmental Impact Report (EIR), and help to identify project impacts, alternatives, and mitigation measures that can lessen the significant environmental impacts from both temporary construction activities and long-term operation of the proposed Project.

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considered during preparation of the Draft EIR, which will be available for public review at a later date. The Initial Study is available for review at the Dept of City Planning, 200 N. Spring St., Rm 750, LA, CA 90012 and online at: http://planning.lacity.org/eir/nops/Env-2013-2552-eir_is.pdf

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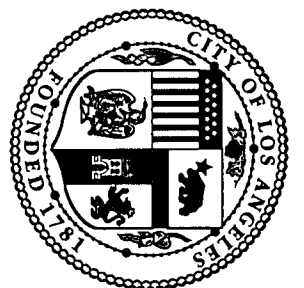
Attn: Srimal Hewawitharana, Environmental Review

Coordinator
RE: ENV-2013-2552-EIR
Department of City Planning
City of Los Angeles
200 N Spring St, Rm 750
Los Angeles, CA 90012

Mr. Daniel S. Goldman
1524 Courtney Ave
Los Angeles, CA 90046-2717

OCT 20 2013 PM 3:11

LOS ANGELES CA 900



Public Scoping Meeting

Project Name: 8150 Sunset Boulevard
Mixed-Use Project

Case No.: ENV-2013-2552-EIR

Project Location: 8150 Sunset Boulevard
Community Planning Area: Hollywood
Community Plan

Council District: 4, Tom Labonge

Due Date for Public Comments:
October 15, 2013



Law Offices of Jeanne McDonald

15760 Ventura Boulevard, Suite 700
Encino, California 91436
(818) 891-9504 telephone / (818) 891-9519 fax
jmcDonald@jhmlawoffice.com / www.jhmlawoffice.com

October 14, 2013

VIA FEDERAL EXPRESS

Ms. Srimal Hewawitharana, Environmental Specialist II
Environmental Analysis Section
Department of City Planning
City of Los Angeles
100 N. Spring Street, Room 525
Los Angeles, California 90012-4801

Re: 8150 Sunset Boulevard Mixed-Use Project
Case No. ENV-20132552-EIR

Dear Ms. Hewawitharana:

This office represents The Granville Homeowners Association, Inc., which administrates the Granville Towers condominium project located at 1424 and 1428 Crescent Heights Boulevard, West Hollywood, California. The Association's seven-story building is located directly across Crescent Heights Boulevard from the southern edge of the proposed 8150 Sunset Boulevard mixed-use project. The purpose of this letter is to document the Association's opposition to the project as currently proposed and to enumerate the Association's concerns and questions that need to be addressed in the upcoming Environmental Impact Report.

1. **Building height.** A sixteen-story building is too high for the neighborhood and would create a significant blockage of views to the Association and other neighboring residences and businesses, such as the Chateau Marmont. The Initial Study is misleading as to the height of this building since it does not include the floors used for parking. What is the building's actual height, how many stories tall is it above ground level, and what impact will it have on views from all angles? Shading, wind, and glare/solar loading impacts must be evaluated.

Furthermore, the Initial Study did not address elevations from the west or south sides of the project, which make it impossible to assess the project's impact on The Granville.

2. **Population density.** The area south of Sunset Boulevard is a quiet residential neighborhood. All of the issues discussed in this letter and indeed in the Initial Study need to be analyzed from the standpoint of the residential character of the surrounding area. What is more, the Initial Study ignored the fact that starting less than one block north of the project is a very quiet, almost rural residential neighborhood of single-family homes just north of Sunset Boulevard and extending into Hollywood Hills. Every aspect of the Environmental Impact Report needs to specifically address the effects of the planned project on this residential area. Among other things, how will wildlife in the Hollywood Hills be affected?

3. **Traffic and congestion.** The Environmental Report needs to thoroughly address the impact on existing traffic resulting from the valet drop-off/pick-up areas, trucks using the loading docks, the removal of the disconnected right-turn lane from Sunset Boulevard onto Crescent Heights, trash collection, and overall increased traffic levels. Some specific issues are noise from trucks backing up, blockage of Sunset Boulevard and Crescent Heights intersections from trucks turning to enter or leave the loading dock area, lines of vehicles on the street attempting to turn into the project, safety considerations, and increased traffic through quiet residential streets, as well as safety. Will stoplights, stop signs, or speed bumps be installed?

What will be the allowed truck delivery hours? How will they impact traffic on Havenhurst, which has several smaller condominium projects and apartments on or very close to the delivery truck route? Will vehicles leaving the project onto either Sunset or Crescent Heights be able to turn left safely? Is it guaranteed that the City will grant to this project use of the triangle of land bounded by Sunset, Crescent Heights, and the current right-hand turn lane onto Crescent Heights?

And how will the asphalt roads be impacted by the increased traffic, especially the construction equipment used to build this project?

Looking further away from the project, what impact will the potentially increased traffic levels have on Laurel Canyon and the other canyon routes to the San Fernando Valley, as well as traffic flowing east and west along Sunset and other major arteries? And what will be the impact of the project on public transportation, such as the Metro bus lines? The health and safety impact of increased traffic creating delays for first responders to the site of an emergency or to Cedars-Sinai must also be analyzed.

4. **Housing.** The impact of adding roughly 250 residences to this corner in addition to the increased business activity also needs to be thoroughly addressed in terms of traffic, noise, lighting, crime, and pollution. Should some of the square footage designated for residences actually be redistributed to commercial space?

The creation of affordable housing also needs to be thoroughly addressed. Is it reasonable to allow a FAR density bonus in this area, at an intersection that is already congested and close to low-density residential areas? What will be the effect on the City of Los Angeles' social services, health care services, or financial subsidies?

5. **National Register of Historic Places.** The effect of this project on the historic buildings in close proximity to the project, including The Granville, must be evaluated, since the construction will change the character of the entire neighborhood. Vibration and shaking during and after construction are at issue, along with the protection of property values. The visual impact of this large-scale project must also be thoroughly addressed.

6. **Signage and lighting.** Where would signage, billboards and the like be located? How bright will lighting be from these sources or from new streetlights, the rooftop restaurant, or other commercial space such as the large first-floor flagship space facing Sunset Boulevard? How would the additional lighting affect the ambient light levels of the neighborhood? Would there be electronic or moving images? Billboards covering the side of a building? Will lights shine into neighboring homes, or onto driveways or into vehicles on the streets, potentially blinding drivers?

7. **Helipad.** What is the purpose of the helipad? How often would it be used? What would be the effect on noise levels and ambient light throughout the neighborhood? What would be the hours of operation? What safety precautions are needed/being taken? Will equipment, etc. on the rooftop servicing the helipad add even more to the building's height?

8. **Rooftop restaurant/lounge.** Hours of operation, effect of ambient lighting, odors and noise levels, potential special events lasting into the night, and maximum capacity of the restaurant need to be addressed. If there is an open door for the installation of a nightclub or other late-night operation, the possibility of increased crime and street disturbances needs to be addressed.

9. **Other project components.** What is the parking garage's exterior wall treatment, and would it be properly soundproofed and vented? What lighting would be used inside the parking area? Where will the project's trash bins be located, and how will

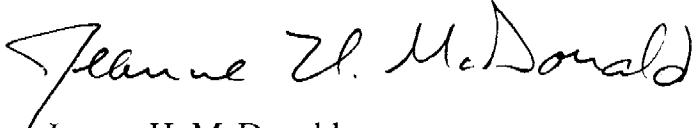
that affect noise and traffic from trash pick-up, containment of vermin, unsightliness? Will they be off limits to the public to avoid creating an attractive nuisance? The central courtyard is being presented as open to the neighborhood but how much of it will be designated for the use of the surrounding restaurants or other venues? Will the number of parking spaces be sufficient for the expected traffic levels, especially with relation to the residential parking areas? Is the garage space included in the maximum FAR?

10. **Miscellaneous.** Construction noise levels, dust and debris and other pollutants, traffic, construction hours, and safety for the project must all be evaluated. Other recent commercial developments in the neighborhood are not fully occupied. The likelihood of these additional commercial spaces in the area being fully occupied and successful must be evaluated. Known fault lines run very close to this location that must be addressed by geologic studies. Issues of landslides, soil erosion, and subsidence also need to be thoroughly addressed. Also critical are the project's compliance with SCAQMD requirements

11. **Alternatives.** The Environmental Impact Report should discuss alternatives to reduce the negative impact on this neighborhood. Can the residential tower be reconfigured in a way that would have less of a negative impact on the neighborhood – a lower building a bigger footprint of structures on the site? A taller and narrower tower to present less view blockage?

We look forward to seeing these and other issues thoroughly addressed in the Environmental Impact Report.

Sincerely,


Jeanne H. McDonald

cc: Board of Directors, The Granville Homeowners Association, Inc.

Srimal Hewawitharana
Environmental Analysis Section
Department of City Planning
200 North Spring Street, Room 750
Los Angeles, California 90012

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OCT 15 2013

ENVIRONMENTAL
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Re: ENV_201325520-EIR
Project Name: 8150 Sunset Blvd. Mixed-Use Project
Project Location/Address: 8150 Sunset Blvd.
Community Planning Area: Hollywood Community Plan Area
Council District: 4-Tom LaBonge

Dear Ms. Hewawitharana

Oct. 8, 1013

My home since 1980 has been at Colonial House-- a Historic landmark of the city of Los Angeles. . When I heard about the proposed project , I was deeply distressed. We already have a mall with restaurants and a gym and theatres on Crescent Heights. What would another one do to this neighborhood? Parking has already been strained on our street. I am thinking of the noise, pollution, destruction that another one will do to the quality of life of the citizens in this area. The impact of a project of this size would be devastating.

Not only that-- shouldn't we try to preserve an area which tells a story about our city? Rich in history and architecture? Do we want to sacrifice a neighborhood for another mall?

I ask that you consider the concern of residents-- worried about property values and the value of maintaining our neighborhood as well as the impact on local businesses. The intersection of Sunset and Crescent Heights is heavily travelled day and night and the area cannot support more. The project is too big, too radical and too dense.

Sincerely,



Joyce Eliason

Joyce Eliason
1416 N. Havenhurst Drive
Apartment 2E
Los Angeles, CA 90046

LOS ANGELES CA 900
09 OCT 2013 PM 4 L



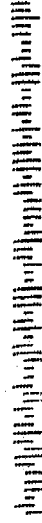
Srimal Hewawitharana
Environmental Analysis Section
Department of City Planning
200 N. Spring St., Room 750
Los Angeles, California 90012

RECEIVED
CITY OF LOS ANGELES

OCT 15 2013

ENVIRONMENTAL
UNIT

90012324375



From Alexandra Rose
email: arose@chapman.
(323) 654 8662 edu

~~SUNSET~~
QUESTIONS FOR 8150 ~~SUNSET~~ MEETING

- 1) Who are the principals in this venture, and what are their names?
- 2) What other construction projects have they successfully completed of this size and scale? Have you seen them? Can we see them either online or in photographs?
- 3) Why is this particular site excluded from a height restriction when it is so close to neighboring residential housing?
- 4) What can the neighboring citizens do to effect a height restriction?
- 5) EMPLOYEES: One would imagine that there would be at least 50 employees on a site of this size and dimension. Will there be adequate parking for employees so they don't have to prowl the nearby streets at all hours, slamming car doors, playing radios, etc., and in general, disturbing residents who might want to sleep.
- 6) TRASH: The amount of trash over 200 units (or, at least, 500 people) generate is huge. How are neighbors going to deal with the increase in trash collection as it certainly will require trucks every day of the week.
- 7) TRAFFIC AND SAFETY: Are very large concerns as the intersection is in the top 25 most dangerous intersections in the city, already, and, so far, there are no significant changes proposed to, in any way, mitigate the already overly-crowded canyon boulevard both north and south of Sunset Blvd.
Not to mention traffic flows from East to West, which are, again, already crowded to the maximum.
- 8) shading and shadows: Has there been any study on how the shading of this building would impact and possibly destroy the gardens of the residents and apartment buildings on Hayvenhurst?
- 9) Is there an official declaration as to the historic value of the Chase Bank Building as an historic piece of architecture?
- 10) Has there been a vehicle count during rush hour on the number of cars /trucks that pass over Laurel Canyon between Ventura Blvd and Sunset Blvd. currently as well as between Sunset and Santa Monica Blvd. where Crescent Heights Blvd. cones into just two lanes? And along with that, has anyone

AGATHA

I wouldn't even know where to go.

DAVID

Let's go to Moreland for now. We can sort it out.

INT. BRIDGETON HALL, STUDY

Sophia follows her father, who goes to the far door.

SOPHIA

Stop!

He turns to her.

SOPHIA

This house has too many rooms! But I will follow you through each until you hear what I have to say.

He plops down at his desk and angrily plays with his model battlefield. Sophia stands opposite.

COL. WOODEN

You can tell me nothing of interest on the subject.

SOPHIA

How can you be so certain you are fit to judge her?

COL. WOODEN

Her true character has been revealed. We have been duped!

SOPHIA

How can you possibly think of her in such a manner?

COL. WOODEN

How can't I? Prospects for a young woman such as yourself are growing thin. Especially when you reject them all!

SOPHIA

We are not destitute, if you are aware, and I have no feelings toward Mr. Middleton.

checked the level of impact the additional vehicles from this complex will add?

- 11) Has anyone factored into the traffic density on Sunset Blvd. the fact that there is a very large apartment complex being built on the corner of Sunset and Olive where the House of Blues now stands?
- 12) Has anyone taken into account the fact that where the Tiffany Theatre once stood, there is going to be constructed a very large hotel; and there is a Marriott Hotel planned on the corner of Sunset and Doheny?
- 13) Has anyone considered that one of the reasons Sunset Blvd. is so popular is that the STREET has views; and if the charm and lower-building character of the view-side of the boulevard disappears, that the tourists might also. The area could turn into another Westwood, which was ruined by tall buildings and now has no shops, no charm, and no one even goes to the cinemas there.
- 14) If the values of the expensive homes drop because their views are impacted, where is the tax revenue going to come from to support the community?
- 15) Has anyone done an environmental impact study on the toxicity of the noise, smells, etc. on the local residents?
- 16) The proposed plan mentions rooftop entertainment venues. Are there closure strictures on those, and are there covenants prohibiting nightclubs, bars, dance joints, etc? Are the developers willing to put that into writing?
- 17) Has there been a study on the viability of additional commercial retail/restaurant expansion in the area. It seems that numerous small restaurants have come and gone in the newer buildings just East of Fairfax already; and has anyone done substantial research on whether or not those newer buildings are full or are still having trouble finding tenants?
- 18) What's to stop these developers from SAYING these units are rentals and then turning them suddenly into CONDOMINIUMS
- 19) IS THERE A LIMITATION AS TO HOW MUCH RETAIL SPACE IS ALLOWABLE?
- 20) VERY IMPORTANT: How much setback is there going to be from ALL SIDES OF THE PROPERTY?
- 21) Why not keep this part of Sunset Blvd, neighborhood retail, lower buildings as Pasadena did – and neighborhood appropriate?
- 22) And this helipad?!

AGATHA

Not at all.

COL. WOODEN

Oh, this is a disappointment.

AGATHA

And it has been that way from the first, let me assure you. There is absolutely no way I would ever tread upon the affections of--

COL. WOODEN

What is it you are saying?

AGATHA

David and I have been getting on quite well. He wishes to court me.

COL. WOODEN

Court you? Has he no sense?

He absently TEARS the drawing. They look down at it. Sophia and David perk up, watching them. Agatha withdraws, and Col. Wooden sees her unhappiness.

COL. WOODEN

You know I don't mean that, dear, but be reasonable.

AGATHA

How have I been unreasonable?

COL. WOODEN

How could you have betrayed me in such a fashion?

AGATHA

Oh, sir, that is not--

COL. WOODEN

That is the only way one can see it, Miss Moore. I must ask that you go somewhere else.

He throws down the drawing and leaves the room. Sophia hurries after him. Hand to her mouth, Agatha turns to the window, trying not to cry. David puts a hand on her shoulder.

DAVID

Come, let's leave family to their business.

Written Comment Form

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What key issues or potential impacts of concern should be analyzed in the Environmental Impact Report?

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- Air Quality
- Biological Resources
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- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Traffic/Transportation
- Utilities/Service Systems

ENCLOSED

CONTACT INFORMATION (Optional, please print clearly)

Name: DAVID GOLD Representing Agency or Organization: _____

Address: 8707 ST IVES DR City/State/Zip: LA 90069

Note: Any identifying information provided will become part of the public record and, as such, must be released to any individual upon request.

We need your input!

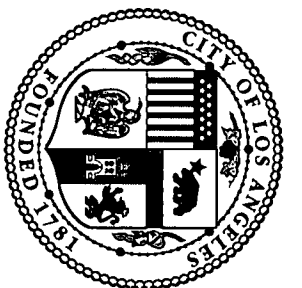
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Attn: Srimal Hewawitharana, Environmental Review Coordinator
RE: ENV-2013-2552-EIR
Department of City Planning
City of Los Angeles
200 N Spring St, Rm 750
Los Angeles, CA 90012



Public Scoping Meeting

Project Name: 8150 Sunset Boulevard Mixed-Use Project

Case No.: ENV-2013-2552-EIR

Project Location: 8150 Sunset Boulevard

Community Planning Area: Hollywood Community Plan

Council District: 4, Tom Labonge

Due Date for Public Comments: October 15, 2013

Tape Here

Water demand and sewage

Rain runoff into streets and sewers

Reflected glare (lights)

Heat from reflected glare

Night-time lighting seeping into neighboring properties

Distraction to drivers on Sunset and Laurel Canyon

Public space at NEC – danger from drivers, danger from emissions of vehicles, distraction to drivers

Wind gusts on pedestrians, particularly Santa Ana

Historic property impacts – many properties nearby are on National Register of Historic Places. Context of historic properties impacted by scope and size and height of development

Emissions from cars and trucks in parking garage – how and where vented?

Rooftop uses – noise, cooking (grease smells?)

Traffic impacts on emergency services. Particularly, from Valley to Cedars

School demand from new residence

What is the south and west elevations? Not included in Initial Study and Checklist

Alternatives:

Low-rise structures similar to 8000 Sunset

Hotel use which would generate TOT

Open space protected, quiet by placing at south west side of site, the most quiet location.

Elimination of right turn eastbound on sunset to Crescent Heights impacts traffic on sunset and may impact safety.

What is impact on plan if public land (street and median) not given away to developer?

Why is truck loading on residential street? Why is garage access primarily on Havenhurst and not on Sunset and Crescent Heights – the major arteries?

Ebon Alabastur
1344 Havenhurst Drive
West Hollywood, CA 90046

October 2, 2013

To whom it may concern,

I am opposed to the proposed development at 8150 Sunset Blvd, Los Angeles, CA 90046 because of the following:

TRAFFIC

Regarding a CEQA, is the study going to take into consideration:

*The Millennium Project on the corner of La Cienega and Sunset that is now under construction? The increased traffic from the Millennium Project when completed has the opportunity to relieve itself on La Cienega going south which is a main artery, and also onto Sunset Blvd. La Cienega does not reduce its capacity as the number of traffic lanes does NOT diminish for miles. The CEQA for this property didn't consider a future development @ 8150.

*The Walgreen's Project that was approved by the City of West Hollywood 5/8/12 is going to be on the SW corner of Crescent Heights and Santa Monica: 2 blocks south. This project will also add traffic to Crescent Heights Blvd.

*The fact that Crescent Heights narrows down to one lane 2 blocks going South i.e. at Santa Monica Blvd, and 3 blocks North at Mt. Olympus Blvd. has Crescent Heights at grid lock during rush hours and whenever there is any construction on Crescent Heights, events at Religious Venues on Crescent Heights, and whenever there is an accident within 2 blocks of the proposed site. These are main arteries for Health and Safety and is one of the FEW roadways that provide access to the San Fernando Valley from Los Angeles.

*The proposed Development does not highlight in its presentation, that the access ramp from Sunset to Crescent Heights has been eliminated and incorporated into its proposed design. The

history of Crescent Heights at that corner is evident in the Sandbourn Survey Maps from 1955. This document clearly shows this access roadway. The City of Los Angeles determined this roadway was needed in the 1950's, and traffic is more congested now than when this "cure" was implemented. What makes the study from the Developer determine that this roadway is obsolete? Don't the people of Los Angeles own this roadway and triangular parcel? By what authority is it given to a Private Entity for its own improvement?

*If this access roadway is taken, then the current flow of traffic will be adversely affected. There is a bus stop, the 2 Line, at the intersection of Sunset and Crescent Heights which would mean that traffic going South on Crescent Heights from the East bound lanes on Sunset would have to queue up to turn, further tying up traffic on Sunset when there is a bus picking up and dropping off passengers. There is at least 1 accident per week on this corner, not all of the accidents are reported to the authorities. There is another bus stop on the SE corner for the Metro Line Bus that goes over Laurel Canyon.

*A representative from Townscape said that the elimination of the access road from Sunset to south on Crescent Heights would be good for the safety of pedestrians. From past history of the intersection there have been many accidents that have ended up on the traffic island that the Developer wants to incorporate into the design, by making this area more pedestrian friendly. This design will be putting more pedestrians in "harm's way" then by protecting them. Check out a few accidents on this corner on YOUTUBE.COM. *ALSO SEE ATTACHED PHOTO FROM wehodaily.com dated 8/1/10.*

*There are 2 schools at 1317 N. Crescent Heights Blvd., down the block from the proposed development: West Hollywood College Preparatory School, and Touro College. They also add to the traffic burden of Crescent Heights during the day.

* Crescent Heights Blvd, Sunset Blvd, Fountain Av, and Santa Monica Blvd are all major traffic arteries. There are no alternate roads to alleviate any addition traffic that will be generated by this project.

*Crescent Heights Blvd, which connects to Laurel Canyon Blvd one block north of Sunset, is just one of 6 roads that connect LA with the San Fernando Valley. They are the Golden State Freeway to the East, then Highland Av, Laurel Canyon Blvd, Coldwater Canyon Blvd, Beverly Glen Blvd, and finally Sepulveda Blvd. On Mapquest.com Laurel Canyon Blvd is highlighted in yellow to show that it is a major artery.

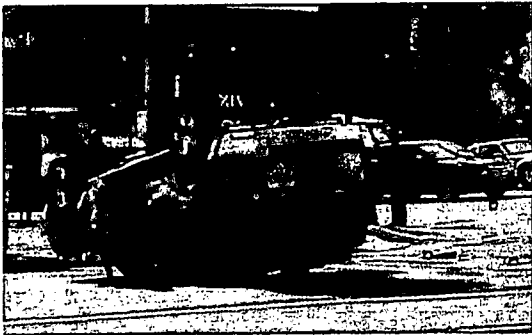
SIZE AND DENSITY

I agree that something could be built on the site; however, I believe that the proposed project is too big and too dense for the site and the surrounding neighborhood. Also, is there going to be a "covenant" placed on the DEED that the improvement(s) remain Rental Units and cannot be converted at some future time to Condominiums? I believe that this is necessary as the "current" Plan is outside of all of the restrictions placed on new condominium developments.

Respectfully,

A handwritten signature in black ink, appearing to be "E. M. O.", followed by a long horizontal flourish.

1. Details of Carjacking on Crescent Heights Near Sunset
2. Car Fire at Fountain and Crescent Heights
3. Possible Overdose at Crescent Heights and Sunset
4. Rock Thrown at Car from Another on Crescent Heights
5. Fresh Bites Soft Opens on Sunset near Crescent Heights



Overtuned Vehicle at Sunset and Crescent Heights (photo: Brian Wilhelm for Weho Daily)



← 8150 SUNSET

Overtuned Vehicle at Sunset and Crescent Heights (photo: Ben Goldberg for Weho Daily)

8/1/10

Written Comment Form

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ENVIRONMENTAL ISSUES & IMPACTS

What key issues or potential impacts of concern should be analyzed in the Environmental Impact Report?

- Aesthetics
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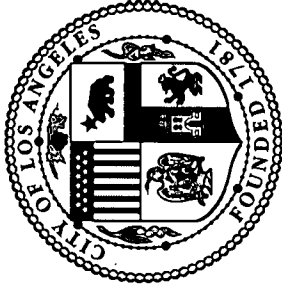
1. Emergency Access to property?
2. Is West Hollywood being included in traffic studies?
3. Where will employees park?
4. Is this in a high fire severity zone?
5. What's included in calling this a "Transit Hub"?
6. Will the roof tops include venting to parties or events?
7. Why is right turn from sunset to Crescent Ave be greater than 60' -ough for delivery trucks
- 8.

CONTACT INFORMATION (Optional, please print clearly)

Name: _____ Representing Agency or Organization: _____

Address: _____ City/State/Zip: _____

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Public Scoping Meeting

Project Name: 8150 Sunset Boulevard
Mixed-Use Project

Case No.: ENV-2013-2552-EIR

Project Location: 8150 Sunset Boulevard

Community Planning Area: Hollywood
Community Plan

Council District: 4, Tom LaBonge

Due Date for Public Comments:
October 15, 2013

Attn: Srimal Hewawitharana, Environmental Review
Coordinator
RE: ENV-2013-2552-EIR
Department of City Planning
City of Los Angeles
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THE DESIGN IS MORE SUITED FOR A LOCATION CLOSER TO THE 'W' HOTEL COMPLEX.

IT DOESN'T FIT THE LOCATION - NO OTHER SKYSCRAPERS ARE ANYWHERE NEAR

TRAFFIC IS HORRIBLE - IT'S IN AN

AIRPLANE - HELICOPTER FLY OVER CONSTANTLY,

I DON'T IMPROVE THE AREA -

HEIGHT IS COMPAREBLES & WOULD BE A

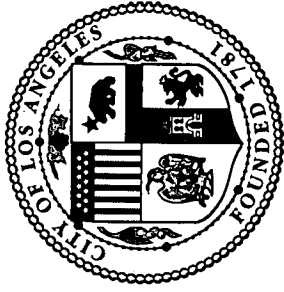
BRIGHT TO HOME ABOVE STREET -

MANY MORE RESERVATIONS RE: THIS
MAN STREET.

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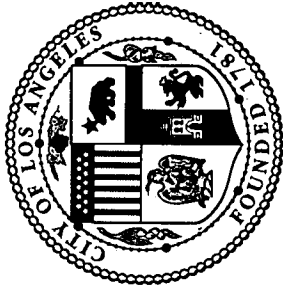
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*Relief, fire, access, maintenance
earthquake fault, problems related
to*

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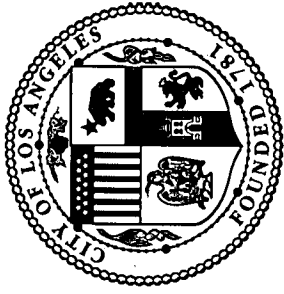
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SHOULD NOT BE BUILT NEAR MAJOR HIGHWAY PROJECTS

COMMUTER PASS-THROUGH TRAFFIC ALTERNATE

HOLLYWOOD GATHING PLACE FAULT IS DIRECTLY

UNDER PROJECT SITE

REGULATORY CODES DESIGNATION IS

URBAN ZONING FOR HOLLYWOOD

DOWN ZONING IS NEEDED

TRANSFORMER DEVELOPMENT IS A FAULT

PLANNING MODEL, IT ONLY LEADS TO

TRAFFIC CONGESTION. PEOPLE DO NOT

TRANSITION TO MASS TRANSIT; INSTEAD, THEY

MOVE AWAY TO LESS CONGESTED AREAS

CONTACT INFORMATION (Optional, please print clearly)

Name: GEORGE ABRAMAMS Representing Agency or Organization: BCMA

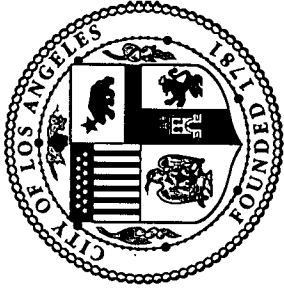
Address: 3150 DURAND DR City/State/Zip: 90068

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- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Traffic/Transportation
- Utilities/Service Systems

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Written Comment Form

Use the space below to comment on areas of concern regarding the scope and content of the Draft EIR, and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

① Concerned about years of construction, dust, noise, traffic, pollution, vibrations etc. JUST while building this enormous project!

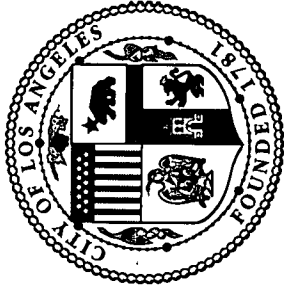
② Also concerned about free street parking on Crescent Heights for us condo residents -

All those parking spaces will likely always be taken with 250 new units in that building

CONTACT INFORMATION (Optional, please print clearly)

Name: _____ Representing Agency or Organization: _____

Address: _____ City/State/Zip: _____



Public Scoping Meeting

Project Name: 8150 Sunset Boulevard
Mixed-Use Project

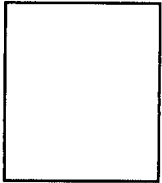
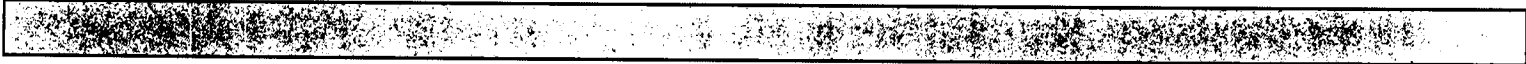
Case No.: ENV-2013-2552-EIR

Project Location: 8150 Sunset Boulevard

Community Planning Area: Hollywood
Community Plan

Council District: 4, Tom LaBonge

Due Date for Public Comments:
October 15, 2013



Attn: Srimal Hewawitharana, Environmental Review
Coordinator
RE: ENV-2013-2552-EIR
Department of City Planning
City of Los Angeles
200 N Spring St, Rm 750
Los Angeles, CA 90012

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ENVIRONMENTAL ISSUES & IMPACTS

What key issues or potential impacts of concern should be analyzed in the Environmental Impact Report?

- Aesthetics
- Agriculture and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
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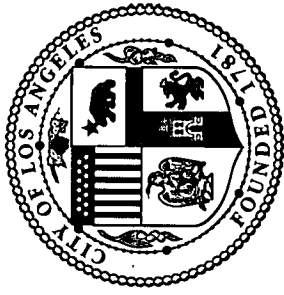
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- 16 STORIES IS TOO LARGE PERIOD!
- TRAFFIC WILL BE TERRIBLE.
- 4-6 STORIES IS ENOUGH
- WHAT HAPPENS TO BUS STOP?
- I ALSO BELIEVE NEIGHBORHOOD WILL LOSE ITS CHARM IE "COLONIAL HOUSE" "GRANVILLE" etc

CONTACT INFORMATION (Optional, please print clearly)

Name: DAVID NA Representing Agency or Organization: _____

Address: 8359 HOLLYWOOD BLVD City/State/Zip: LA CA 90069



Public Scoping Meeting

Project Name: 8150 Sunset Boulevard
Mixed-Use Project

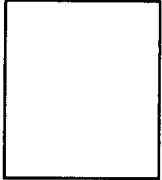
Case No.: ENV-2013-2552-EIR

Project Location: 8150 Sunset Boulevard

Community Planning Area: Hollywood
Community Plan

Council District: 4, Tom LaBonge

Due Date for Public Comments:
October 15, 2013



Attn: Srimal Hewawitharana, Environmental Review
Coordinator
RE: ENV-2013-2552-EIR
Department of City Planning
City of Los Angeles
200 N Spring St, Rm 750
Los Angeles, CA 90012

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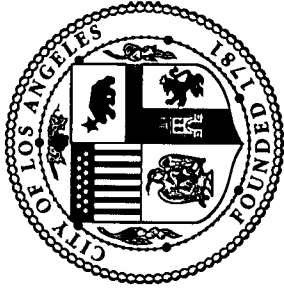
Use the space below to comment on areas of concern regarding the scope and content of the Draft EIR, and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

- I am beyond excited for this project my fiancée and I have spent to live next door to this area and I have spent quite a bit of time there. I have been harassed by homeless people and shady individuals in that parking lot more times than I can count. It is not safe to be there. We need development in this area and I 100% support it.
- I look forward to the rejuvenation of this area of Sunset!

CONTACT INFORMATION (Optional, please print clearly)

Name: Kate Nevels Representing Agency or Organization: _____

Address: 540 N. CROFT AVE City/State/Zip: LA, CA, 90048



Public Scoping Meeting

Project Name: 8150 Sunset Boulevard
Mixed-Use Project

Case No.: ENV-2013-2552-EIR

Project Location: 8150 Sunset Boulevard

Community Planning Area: Hollywood
Community Plan

Council District: 4, Tom LaBonge

Due Date for Public Comments:
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Attn: Srimal Hewawitharana, Environmental Review
Coordinator
RE: ENV-2013-2552-EIR
Department of City Planning
City of Los Angeles
200 N Spring St, Rm 750
Los Angeles, CA 90012

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BANK BUILDING - CITICORP. SHOULD BE CONSIDERED HISTORICAL & SHOULD REMAIN NO ~~DEMOLITION~~ DEMOLITION

ENVIRONMENTAL ISSUES & IMPACTS

What key issues or potential impacts of concern should be analyzed in the Environmental Impact Report?

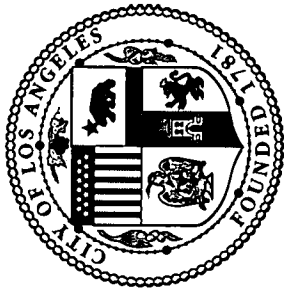
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Public Scoping Meeting

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Mixed-Use Project

Case No.: ENV-2013-2552-EIR

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Council District: 4, Tom LaBonge

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Department of City Planning
City of Los Angeles
200 N Spring St, Rm 750
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Tape Here

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The traffic on Sunset will be to volume
to be by make left turn into the
Project. The retail entrance is only on
Sunset. The retail exit is on either Huntington
or Crescent Heights. Making a left turn
Crescent Heights will not be a viable
due to traffic from Laurel Canyon and
making right turn from Sunset
~~making~~ Residential entrance is only
Huntington. Making left turn on Sunset
to Huntington will be made. (Huntington
Sunset has no stoplight. Residential will
authorizing onto Huntington and Crescent Heights
left side on Crescent Heights. Land use area on
Crescent Heights is valid only. Will not work.

CONTACT INFORMATION (Optional, please print clearly)

Name: Bill Keenan Representing Agency or Organization: Self

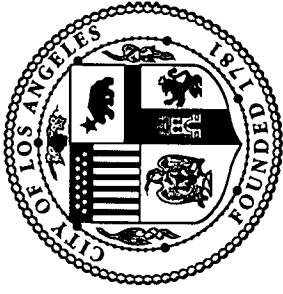
Address: 131 N GARDNER ST City/State/Zip: LA CA 90066

ENVIRONMENTAL ISSUES & IMPACTS

What key issues or potential impacts of concern should be analyzed in the Environmental Impact Report?

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- Agriculture and Forest Resources
- Air Quality
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Public Scoping Meeting

Project Name: 8150 Sunset Boulevard
Mixed-Use Project

Case No.: ENV-2013-2552-EIR

Project Location: 8150 Sunset Boulevard

Community Planning Area: Hollywood
Community Plan

Council District: 4, Tom LaBonge

Due Date for Public Comments:
October 15, 2013

Attn: Srimal Hewawitharana, Environmental Review
Coordinator
RE: ENV-2013-2552-EIR
Department of City Planning
City of Los Angeles
200 N Spring St, Rm 750
Los Angeles, CA 90012



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Written Comment Form

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I would mostly be concerned about traffic in this area and how much it would increase. However, there are obviously ways in which to successfully direct traffic around. ~~and~~ This is just something I think ~~the~~ residents already in the area would be concerned about. Otherwise, this ~~project~~ project is an awesome idea and I would love to visit once it is completed!

ENVIRONMENTAL ISSUES & IMPACTS

What key issues or potential impacts of concern should be analyzed in the Environmental Impact Report?

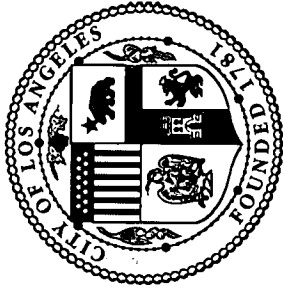
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- Traffic/Transportation
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CONTACT INFORMATION (Optional, please print clearly)

Name: Erin G Sands-Milson Representing Agency or Organization: _____

Address: 813 N. Sweetzer Ave City/State/Zip: W. Hollywood CA 90069

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Public Scoping Meeting

Project Name: 8150 Sunset Boulevard
Mixed-Use Project

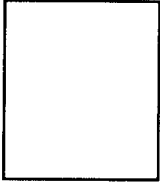
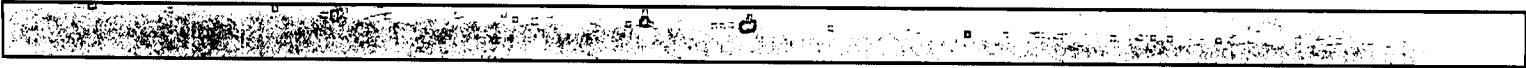
Case No.: ENV-2013-2552-EIR

Project Location: 8150 Sunset Boulevard

Community Planning Area: Hollywood
Community Plan

Council District: 4, Tom LaBonge

Due Date for Public Comments:
October 15, 2013



Attn: Srimal Hewawitharana, Environmental Review
Coordinator
RE: ENV-2013-2552-EIR
Department of City Planning
City of Los Angeles
200 N Spring St, Rm 750
Los Angeles, CA 90012

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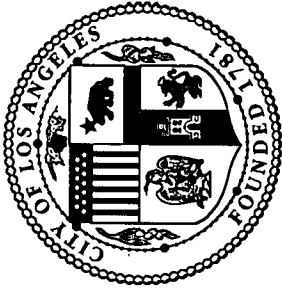
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Upon looking at the overall plans you
 I only see one elevator shaft for
 where building. Are there only one master
 elevator shafts for the building

Also how do the residents Park.
 According to the architect, the residents
 will have to go to the parking lot and go
 behind the building. However, visitors
 Sunset has no stop sign. Doing a
 left turn on Sunset will not work
 The traffic is continuous

CONTACT INFORMATION (Optional, please print clearly)

Name: Brian Kearney Representing Agency or Organization: Self
 Address: 1311 N BARDONGA City/State/Zip: LA CA 90046



Public Scoping Meeting

Project Name: 8150 Sunset Boulevard
Mixed-Use Project

Case No.: ENV-2013-2552-EIR

Project Location: 8150 Sunset Boulevard

Community Planning Area: Hollywood
Community Plan

Council District: 4, Tom LaBonge

Due Date for Public Comments:
October 15, 2013

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Coordinator
RE: ENV-2013-2552-EIR
Department of City Planning
City of Los Angeles
200 N Spring St, Rm 750
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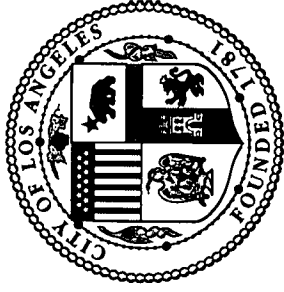
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THE CORNER IS PRESENTLY AN EYE SORE AND BADLY NEEDS A HUGE UPGRADE. I LIKE YOUR PLANS VERY MUCH BUT FEEL YOU NEED TO SERIOUSLY ADDRESS THE ISSUE OF OVERPOPULATION AND ADDITIONAL TRAFFIC VOLUME TO AN ALREADY BUSY INTERSECTION. FORTUNATELY YOU HAVE A GREAT OPPORTUNITY TO PREVENT THIS BY RECOGNIZING AND EMBRACING THE HISTORIC SIGNIFICANCE OF THE SITE. MANY PEOPLE LAMENT THE LOSS OF HOLLYWOOD + LA HIGHWAY BUT THIS IS A TERRIFIC OPPORTUNITY TO MAKE AN IMPROVEMENT SITE.

CONTACT INFORMATION (Optional, please print clearly)

Name: MARTIN TURNBULL Representing Agency or Organization: ALANAZIMANA.COM

Address: _____ City/State/Zip: THE GARDENS FALLAH.COM



Public Scoping Meeting

Project Name: 8150 Sunset Boulevard
Mixed-Use Project

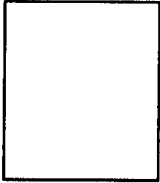
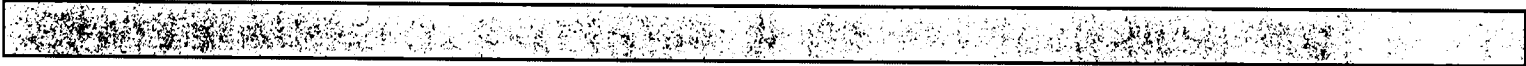
Case No.: ENV-2013-2552-EIR

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Community Planning Area: Hollywood
Community Plan

Council District: 4, Tom LaBonge

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RE: ENV-2013-2552-EIR
Department of City Planning
City of Los Angeles
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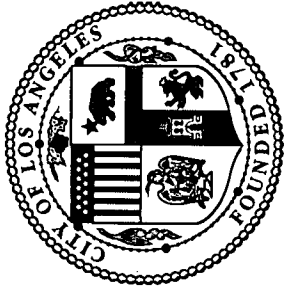
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After having lived for some time at the intersection of this project, I think this is the right way to go. Aside from traffic and air quality, safety of pedestrians is of key importance.

CONTACT INFORMATION (Optional, please print clearly)

Name: Spencer Villanueva Representing Agency or Organization: _____

Address: 540 N Coast Ave, #4 City/State/Zip: LA, CA 90048



Public Scoping Meeting

Project Name: 8150 Sunset Boulevard
Mixed-Use Project

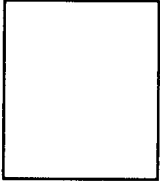
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ENVIRONMENTAL ISSUES & IMPACTS

What key issues or potential impacts of concern should be analyzed in the Environmental Impact Report?

- Aesthetics
- Agriculture and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Géology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Traffic/Transportation
- Utilities/Service Systems

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Written Comment Form

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STOP! IT IS TOO BIG - HORRIBLE!!!

Traffic problems - must have real Traffic Studies

Size, Density, Height - over developed, scale is out of sync with the area

Impacts of higher density projects on water supply, air, etc.

Please work with communities and handle it right. Do not patronize, ~~and~~ pretend

to be open to concerns and other

Developer, Millennium, now being sued by communities were ignored by Eric

Horceddi and City Council. If you had their campaign as Millennium Co. you would have

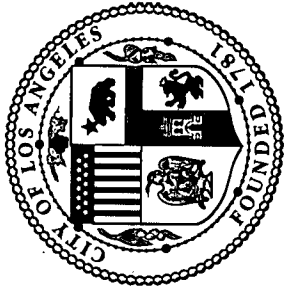
to get your project approved.

CONTACT INFORMATION (Optional, please print clearly)

Name: _____ Representing Agency or Organization: _____

Address: Bollywood City/State/Zip: 90068

Law Office



Public Scoping Meeting

Project Name: 8150 Sunset Boulevard
Mixed-Use Project

Case No.: ENV-2013-2552-EIR

Project Location: 8150 Sunset Boulevard

Community Planning Area: Hollywood
Community Plan

Council District: 4, Tom LaBonge

Due Date for Public Comments:
October 15, 2013

Attn: Srimal Hewawitharana, Environmental Review
Coordinator
RE: ENV-2013-2552-EIR
Department of City Planning
City of Los Angeles
200 N Spring St, Rm 750
Los Angeles, CA 90012

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ENVIRONMENTAL ISSUES & IMPACTS

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- Utilities/Service Systems

① Eliminating the "Merge" lane will hold up traffic on Sunset

② The exit on N. Crescent Heights will cause a very dangerous crossing with the bus and turn lane to merge onto N. Crescent Hts

③ The project calls for 3 exits & makes one exit for all on Crescent Hts.

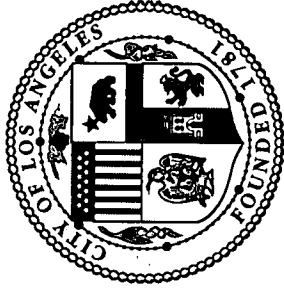
④ Please consider the exits from Tractor Joes & the proposed project exit right across the street

CONTACT INFORMATION (Optional, please print clearly)

Name: _____ Representing Agency or Organization: _____

Address: _____ City/State/Zip: _____

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Public Scoping Meeting

Project Name: 8150 Sunset Boulevard
Mixed-Use Project

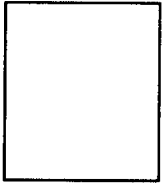
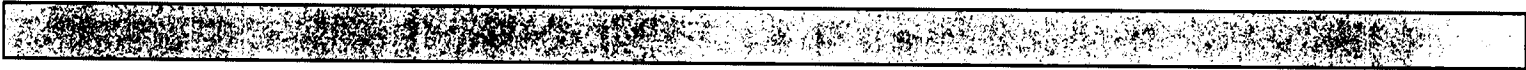
Case No.: ENV-2013-2552-EIR

Project Location: 8150 Sunset Boulevard

Community Planning Area: Hollywood
Community Plan

Council District: 4, Tom LaBonge

Due Date for Public Comments:
October 15, 2013



Attn: Srimal Hewawitharana, Environmental Review
Coordinator
RE: ENV-2013-2552-EIR
Department of City Planning
City of Los Angeles
200 N Spring St, Rm 750
Los Angeles, CA 90012

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TRAFFIC STUDY MUST

USE CALCULATIONS METHODOLOGY

~~AND~~ CUMULATIVE STUDY RECOMMEND

GROWTH FROM HOLLYWOOD COMMUNITY

PLAN UPDATE AU 58 RELATED

PROJECTS LISTED IN MILLCOUNUM

EIR AND USC/UNIVERSAL PROJECT,

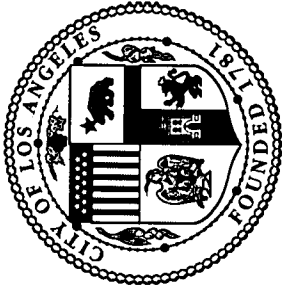
MUST INCLUDE IMPACT ON

ROUTES US101 & CA11F-2,

CONTACT INFORMATION (Optional, please print clearly)

Name: GOLOS ABRAHAM Representing Agency or Organization: BCMA

Address: 3170 DUNN DR City/State/Zip: 90068



Public Scoping Meeting

Project Name: 8150 Sunset Boulevard
Mixed-Use Project

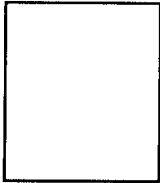
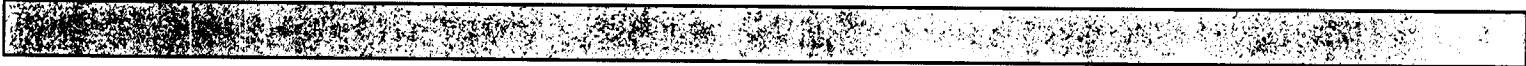
Case No.: ENV-2013-2552-EIR

Project Location: 8150 Sunset Boulevard

Community Planning Area: Hollywood
Community Plan

Council District: 4, Tom LaBonge

Due Date for Public Comments:
October 15, 2013



Attn: Srimal Hewawitharana, Environmental Review
Coordinator
RE: ENV-2013-2552-EIR
Department of City Planning
City of Los Angeles
200 N Spring St, Rm 750
Los Angeles, CA 90012

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ENVIRONMENTAL ISSUES & IMPACTS

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Written Comment Form

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The project needs an exit on Sunset. The proposed Crescent HTB only exit (with a left turn light) is not feasible.

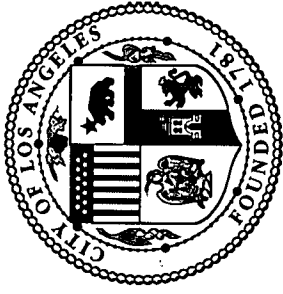
The traffic and back up on Crescent HTB will be unacceptable.

You need to add a full exit on Sunset or Havenhurst for Commercial Use.

CONTACT INFORMATION (Optional, please print clearly)

Name: Stacy Berkman Representing Agency or Organization:

Address: 1691 N. Cres. HTB City/State/Zip: LA 90069



Public Scoping Meeting

Project Name: 8150 Sunset Boulevard
Mixed-Use Project

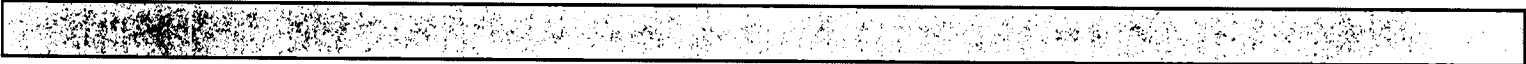
Case No.: ENV-2013-2552-EIR

Project Location: 8150 Sunset Boulevard

Community Planning Area: Hollywood
Community Plan

Council District: 4, Tom LaBonge

Due Date for Public Comments:
October 15, 2013



Attn: Srimal Hewawitharana, Environmental Review
Coordinator
RE: ENV-2013-2552-EIR
Department of City Planning
City of Los Angeles
200 N Spring St, Rm 750
Los Angeles, CA 90012

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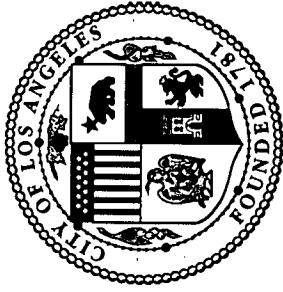
Use the space below to comment on areas of concern regarding the scope and content of the Draft EIR, and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

I think it would bring in too much traffic at a corner that is already over taxed. It is too tall of a building. The bank and lot is good the way it is now.

CONTACT INFORMATION (Optional, please print clearly)

Name: Randy Dade Representing Agency or Organization: _____

Address: 2175 Stoney Hill City/State/Zip: Los Angeles CA 90046



Public Scoping Meeting

Project Name: 8150 Sunset Boulevard
Mixed-Use Project

Case No.: ENV-2013-2552-EIR

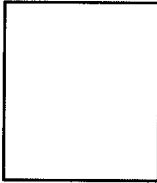
Project Location: 8150 Sunset Boulevard

Community Planning Area: Hollywood
Community Plan

Council District: 4, Tom LaBonge

Due Date for Public Comments:
October 15, 2013

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Coordinator
RE: ENV-2013-2552-EIR
Department of City Planning
City of Los Angeles
200 N Spring St, Rm 750
Los Angeles, CA 90012



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Written Comment Form

Use the space below to comment on areas of concern regarding the scope and content of the Draft EIR, and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

The traffic of Sunset + Crescent Heights
 is already unmanageable,
 NO increase in density from the
 current zoning should be allowed.

ENVIRONMENTAL ISSUES & IMPACTS

What key issues or potential impacts of concern should be analyzed in the Environmental Impact Report?

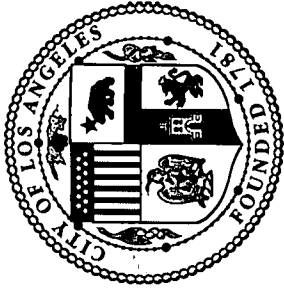
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CONTACT INFORMATION (Optional, please print clearly)

Name: Michael Schwartz Representing Agency or Organization: _____

Address: 1521 N. SIERA BONIA, CA 90046 City/State/Zip: LA CA 90046



Public Scoping Meeting

Project Name: 8150 Sunset Boulevard
Mixed-Use Project

Case No.: ENV-2013-2552-EIR

Project Location: 8150 Sunset Boulevard

Community Planning Area: Hollywood
Community Plan

Council District: 4, Tom LaBonge

Due Date for Public Comments:
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Coordinator
RE: ENV-2013-2552-EIR
Department of City Planning
City of Los Angeles
200 N Spring St, Rm 750
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Written Comment Form

Use the space below to comment on areas of concern regarding the scope and content of the Draft EIR, and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

Design needs to be compatible with these historic

Hollywood neighborhoods. Scale is way over what is present. There is NO buildings between the ocean + Vine on Sunset that is over 10 stories. And they propose 16!

"By right" is only 116,000 # and should be adhered Traffic is already extremely congested. There is a to-temple school one block away (so) from project ingress + egress of this area is already at

maximum. One of most dangerous intersections in LA.

Noise - already maxed out

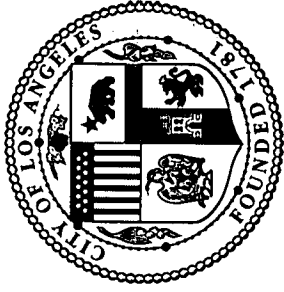
Earthquake zone is probable.

Utilities and public services are already at maximum. CI was told that trees are trimmed every 50 years for example)

CONTACT INFORMATION (Optional, please print clearly)

Name: Wendy Kneeder Representing Agency or Organization: Sunset Square

Address: 1515 No Ogden Dr City/State/Zip: LA 90046



Public Scoping Meeting

Project Name: 8150 Sunset Boulevard
Mixed-Use Project

Case No.: ENV-2013-2552-EIR

Project Location: 8150 Sunset Boulevard

Community Planning Area: Hollywood
Community Plan

Council District: 4, Tom LaBonge

Due Date for Public Comments:
October 15, 2013

Attn: Srimal Hewawitharana, Environmental Review
Coordinator
RE: ENV-2013-2552-EIR
Department of City Planning
City of Los Angeles
200 N Spring St, Rm 750
Los Angeles, CA 90012

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Permits are issued too liberally
 & money is not for consideration

**ENVIRONMENTAL ISSUES
 & IMPACTS**

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People are no longer considered for quality of life. Building apartments everywhere in this area. Unable to move in traffic - emissions in the air.

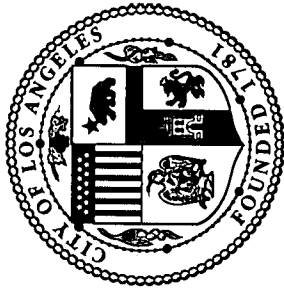
Written Comment Form

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The sheer DENSITY of this project and the negative impact of traffic on SUNSET - CRESCENT HEIGHTS - LAUREL CYN even HOLLYWOOD BLVD is overwhelming to these residents in these areas. Sunset is already jammed on most days & now building is happening just down the road from this intended ^{Both East & West.} 8150 Sunset Bldg - on Sunset & La Genaga (Big projects) that will impact traffic even more. The quality of life is going down hill fast. Laurel Cyn is jammed with people coming from the Valley and then jammed returning to the Valley later in the day. (Potholes everywhere). This project seems to be built with sheer speed to use every inch of space. Compact parking spaces - I hear, 1 space per apartment. The use of the large triangle needs to be left alone. It is safer to cross Crescent Heights on foot with it there for pedestrian use. This is estimated to be the 24th most dangerous corner in the U.S.! Leave it alone! Focus on TRAFFIC.

CONTACT INFORMATION (Optional, please print clearly)

Name: Ayllis Present Representing Agency or Organization: _____
 Address: 7839 Kilecta Dr, L.A. City/State/Zip: C.A. 90046



Public Scoping Meeting

Project Name: 8150 Sunset Boulevard
Mixed-Use Project

Case No.: ENV-2013-2552-EIR

Project Location: 8150 Sunset Boulevard

Community Planning Area: Hollywood
Community Plan

Council District: 4, Tom LaBonge

Due Date for Public Comments:
October 15, 2013

Attn: Srimal Hewawitharana, Environmental Review
Coordinator
RE: ENV-2013-2552-EIR
Department of City Planning
City of Los Angeles
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Written Comment Form

Use the space below to comment on areas of concern regarding the scope and content of the Draft EIR, and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

Having lived in this area since 1976, I have seen the deterioration first hand. Traffic is already impossible with the present Blvd (in the hills) being used as a shortcut. Density is at its limit. This is far too big a project for the site. Anything over 15 stories is an outrageous structure at a early money price. A better design is possible. The corner of Sunset & Crescent Sts. will become impossible to navigate. We have this book here and other visitors and we will do anything to seek it.

CONTACT INFORMATION (Optional, please print clearly)

Name: Tom Moore Representing Agency or Organization:

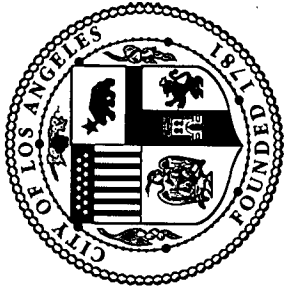
Address: 8283 Hollywood City/State/Zip: W.H. City 90069

ENVIRONMENTAL ISSUES & IMPACTS

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Mixed-Use Project

Case No.: ENV-2013-2552-EIR

Project Location: 8150 Sunset Boulevard

Community Planning Area: Hollywood
Community Plan

Council District: 4, Tom LaBonge

Due Date for Public Comments:
October 15, 2013

Attn: Srimal Hewawitharana, Environmental Review
Coordinator
RE: ENV-2013-2552-EIR
Department of City Planning
City of Los Angeles
200 N Spring St, Rm 750
Los Angeles, CA 90012



We need your input!

Please take a few minutes to provide your comments and return the completed form to the Department of City Planning. Comments must be provided in writing and can be submitted either at the scoping meeting, by mail, by fax to 213-978-1343, or by email to srimal.hewawitharana@lacity.org.

The purpose of the scoping process is to identify public and agency concerns, define the issues that will be examined in the Environmental Impact Report (EIR), and help to identify project impacts, alternatives, and mitigation measures that can lessen the significant environmental impacts from both temporary construction activities and long-term operation of the proposed Project.

The deadline for submitting preliminary comments is Tuesday, October 15, 2013. All written comments submitted will be considered during preparation of the Draft EIR, which will be available for public review at a later date. The Initial Study is available for review at the Dept of City Planning, 200 N. Spring St., Rm 750, LA, CA 90012 and online at: http://planning.lacity.org/eir/nops/Env-2013-2552-eir_is.pdf

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ENVIRONMENTAL ISSUES & IMPACTS

What key issues or potential impacts of concern should be analyzed in the Environmental Impact Report?

- Aesthetics
- Agriculture and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Traffic/Transportation
- Utilities/Service Systems

Note: Any identifying information provided will become part of the public record and, as such, must be released to any individual upon request.

Written Comment Form

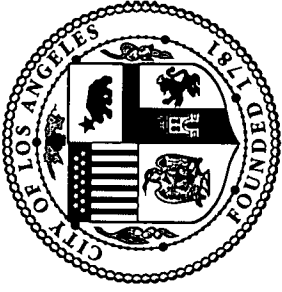
Use the space below to comment on areas of concern regarding the scope and content of the Draft EIR, and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

traffic congestion
 over crowding
 over built for space
 pollution ???
 planning
 public services
 Clean up and make inhabitable what
 we already have

CONTACT INFORMATION (Optional, please print clearly)

Name: Sharon Donovan Representing Agency or Organization: _____

Address: Laurel Canyon City/State/Zip: _____



Public Scoping Meeting

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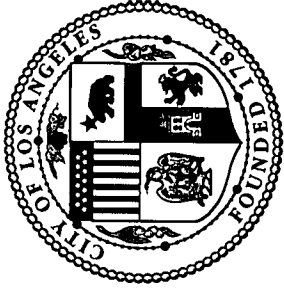
Use the space below to comment on areas of concern regarding the scope and content of the Draft EIR, and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

I would like to see a lower height project more in keeping with the area like the Grove

CONTACT INFORMATION (Optional, please print clearly)

Name: _____ Representing Agency or Organization: _____

Address: _____ City/State/Zip: _____



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Use the space below to comment on areas of concern regarding the scope and content of the Draft EIR, and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

The project is way too large for the neighborhood. It destroys everything around it. It destroys all of the historical buildings around it - views, light... It creates a nightmare for traffic. This project belongs downtown in Manhattan, Las Vegas Strip or Dubai. This is not appropriate for a residential neighborhood with historical architecture. I will be writing a letter for the EIR study.

ENVIRONMENTAL ISSUES & IMPACTS

What key issues or potential impacts of concern should be analyzed in the Environmental Impact Report?

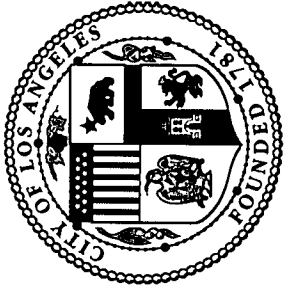
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- Utilities/Service Systems

CONTACT INFORMATION (Optional, please print clearly)

Name: RORY BARISH Representing Agency or Organization: _____

Address: 1416 HAVENHURST DR # 1E City/State/Zip: WHITTIER, CA 90046

Note: Any identifying information provided will become part of the public record and, as such, must be released to any individual upon request.



Public Scoping Meeting

Project Name: 8150 Sunset Boulevard
Mixed-Use Project

Case No.: ENV-2013-2552-EIR

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Community Planning Area: Hollywood
Community Plan

Council District: 4, Tom LaBonge

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FROM THE DESK OF
RORY BARISH

FACSIMILE TRANSMITTAL SHEET

TO: *Srimal Hewawitharana* DATE: *10/7/13*

COMPANY: *Department of City Planning*

FAX NUMBER: *(213) 978 1343*

RE: *Case #: ENV_20132552-EIR*

TOTAL NO. OF PAGES INCLUDING COVER: *9*

URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

NOTES/COMMENTS:

Srimal Hewawitharana
Environmental Analysis Section
Department of City Planning
200 North Spring Street, Room 750
Los Angeles, California 90012

RE: Case No: ENV_20132552-EIR

Project Name: 8150 Sunset Blvd Mixed-Use Project
Project Location/Address: 8150 Sunset Blvd
Community Planning Area: Hollywood Community Plan Area
Council District: 4-Tom LaBonge

October 1, 2013

To Srimal Hewawitharana,

My name is Rory Barish and I own my condo at 1416 Havenhurst Drive, West Hollywood, CA 90046. I am V.P. of the HOA and have lived here since 2004. I am also a member of the CH-HNPA (Crescent Heights-Havenhurst Neighborhood Preservation Association). My building, the *Colonial House* is a historic building listed under the National Register and the Mills Act. This building, steeped in history, and published in several magazines stands to be greatly affected if this proposed project is able to be built. The views, the shadows and the sheer size of this project hovering over our building, will adversely affect values, architecture and our way of life.

As I am vehemently opposed to this project, I will list the reason why in posing questions for the EIR study.

AESTHETICS AND CULTURAL RESOURCES

1. This project is over scaled, too high and dense for the neighborhood and will obscure sight lines and adversely change the light source for the neighboring buildings, which include many historic buildings such as *The Andalusia, The Colonial House, La Ronda, The Granville, The Chateau Marmont, The Tuscany, The Savoy Plaza* and the *Sunset Tower* to mention a few. This will impact cultural and historic sites.. How does this project fit into this kind of a neighborhood filled with architectural jewels?
 - A. Can the developer present and guarantee that property values will not be affected because of loss of light (by the shade that is cast) and loss of views? Views and light are worth a lot of money when getting ones house appraised. Shade on the buildings could also adversely affect surrounding gardens should that height be allowed. The *Colonial House* has a very rare Monkey Puzzle tree on the property that could be compromised.

- B. Can the developer show that there will be no glare and blinding light from the glass on the south side (or any side of the building) that could bounce off the building affecting the sight of passers-by, residents and drivers? Passers-by would have to avert their eyes. This recently happened with the Walkie Talkie City skyscraper in London, also known as the Walkie-Scorchie City Skyscraper. This is a safety issue as well.
- C. Another example is the Vdara Hotel in Las Vegas. The south facing tower became a collector and bouncer of sun rays.
- D. Can the developer show from this design that the reflection from the sun of the building will not cause light beams from the building to produce enough heat to melt vehicles around it? This also happened with the same building in London. Will they be doing heat studies on the different materials on the building and how the heat and direct sun affects them?
- E. Could the shading and loss of light (due to the height of the project) to surrounding buildings cause a form of "Seasonal Affective Disorder"? We could have psychological issues on our hands with a building of this size. Is this being studied?
- F. The Chase Bank, formerly Lytton Savings would be demolished and the LA Conservancy as well as the neighborhood recognize the historic status of this building. Can the developer defend his position of why this important architectural building should be torn down?
- G. Why did the developer on the Environmental Assessment Form (pg.5) state that neither the site nor the overlay zone has any historically important buildings? Was this done to get the application accepted?
- H. There will be a change in streetscape with the loss of the old Lytton Savings Bank and there will be an adverse impact on the visual character of the neighborhood being in such close proximity to historic buildings. How could you justify or remedy that?

AIR QUALITY AND HEALTH HAZARDS

1. The sheer size of this project will add way too many vehicles to the neighborhood which already has too many cars. During the long construction phase it will add a multitude of trucks to the area not to mention debris and irritants caused by the construction itself.
 - A. Residents will be affected by the fumes and exhausts (several levels of metal louvers will vent exhausts) from on site parked vehicles. How can you ensure that the health of nearby residents and those residing at 1435 will not be affected? That building is comprised of seniors, disabled residents and some with

- severe asthma and respiratory issues. This can adversely affect their health as well as the health of those in the immediate area.
- B.* The cancer causing exhaust fumes from an additional (approx.) 1250 cars on Havenhurst Drive will create a health hazard for the neighborhood and make the 100 condos/apartments in the adjacent four properties virtually uninhabitable. This includes the Andalusia and Colonial House. Are you planning on relocating all of these people?
 - C.* This project has environmental effects which could cause substantial adverse effects on human beings directly and indirectly. How would the developer justify adding this burden to the neighborhood? Will the developer be studying any and all direct adverse affects on human beings and pets?

GEOLOGY AND SOILS AND CONSTRUCTION

- 1.* We all are well too aware of earthquakes and compromised foundations in Southern California.
 - A.* Has a full study been performed as to whether or not this property is sitting on a fault?
 - B.* Have studies been performed as to the water table in the area and other geological factors that could adversely affect the property (cracking, slippage, sliding, settling or other soil problems) as well as the surrounding neighborhood? The Colonial House is a brick building. Might major excavation adjacent to the property adversely affect that building and buildings such as this one in any way? Any grading problems?
 - C.* Are you aware of any asbestos, formaldehyde, radon gas contaminated soil water on the existing property? these could be an environmental hazard.
 - D.* Will the developer obtain any and all permits required by federal and state law as well as comply with local statutes and construct to present codes when building this project in every step and phase of construction?
 - E.* Why would the City give permission to build this project that is three times the ratio allowed on this site? Why would the City give variances and allow for violation of setbacks for an already over scaled project?

WATER

1. Water shortage and drains and run-off.
 - A. With all the additional residents and businesses using water at that project site, how will it affect our shortage of water? We are very concerned about water conservation in our City.
 - B. Where will the run-off go from the property and how will it affect the surrounding neighborhood and streets (which already flood from heavy rains)? Will there be enough drainage on the property to accommodate additional water usage? Will there be construction of new storm water drainage facilities (or expansion of existing facilities) which could cause significant environmental effects?
 - C. Will streets or properties be affected by additional run-off (erosion and possibility of undermining surrounding properties)?

NOISE

1. Noise associated with on-going construction and after the project is completed, noise from open air restaurants, additional parked and incoming and outgoing cars, and pedestrians in open air pedestrian walk, residents and helicopters and a helipad.
 - A. How can the developers mitigate or even justify noise associated with these issues? How can the developer guarantee peaceful enjoyment with a project of this size? This would not only be a disaster for the neighborhood but will affect people's mental health.

POPULATION AND HOUSING

1. This project induces excessive population in the area.

- A. Registering each as a subdivided unit while saying this will be a rental property. Sneaky way of saying they will be rental apartments (which are easy to get through Planning), but leaving an opening to turn them into condos when the time is right. Condos are harder to get approved because they have more requirements, which is it? Please be more specific.
- B. Can the developer justify overpopulating this small area with a supermarket, gym, retail, restaurants, and housing when we have all of the above just a stones- throw away?

RECREATION

- 1. The proposed Health Club
 - A. More traffic due to non-stop in and out of clients. What is the developers solution to alleviate traffic and parking?

TRAFFIC AND PARKING

- 1. Major increase in traffic from the inhabitants and their guests of the proposed site, as well as increased traffic from clientele from all the amenities, retail stores, health club, and supermarket...affects the entire area and causes a ripple effect to many other areas.
- 2. Omitting the use of the traffic island causing back-up of traffic.
- 3. Architects design for ingress and egress causing traffic
- 4. Not enough parking spaces on the property. The parking is scarce in the neighborhood as it is.
- 5. Traffic caused by massive construction.
- 6. Addition of perhaps 1250 cars per day (249 apartments times an average of 6 trips in and out of the building per day) on Havenhurst Drive compromising a street with several historical properties.
 - A. Too much compact parking (going from weakened code of 40%, which is already too much, to a requested variance of 60%). What is the logic here and what would ever justify adding this? Explanation?
 - B. Designating one compact parking spot along with one regular parking spot for each apartment. Do you think that it is possible to dictate to people the kind of cars they can buy? And if they do not have compact cars??? Where do they go? On the street?

- I. If Havenhurst Drive is made into a cul-de-sac (which you would have to do), there would not be adequate emergency access. If the street became a cul-de-sac, it would then need a traffic light on Fountain Avenue because you would never be able to turn left with all of the traffic. Has the developer worked this out? And if there was a cul-de-sac, the masses of cars coming out of the proposed site on to Havenhurst Drive would have to turn right on to Sunset (thereby increasing the already horrible traffic problem) when they exited because it would be too much of a burden for this residential street with landmark buildings. Has this been thought out?
- J. Left hand turns from Sunset on to Crescent Heights will increase congestion at this already busy intersection. Entry and exit from the Crescent parking structure will impede traffic and is an accident waiting to happen. Where is the service entry for semi trucks to unload for the grocery store? Havenhurst Drive? Do we really need another grocery store, or gym when there is a similar grocery store and gym directly across the street?
- K. Laurel Canyon will be backed up for miles with traffic due to the increase of traffic at the already over congested intersection at Crescent Heights and Sunset). People will be taking other arteries such as Nichols Canyon, Benedict and Coldwater Canyon. Has the developer thought about how to mitigate this problem and have those neighborhoods (Beverly Hills ...) been made aware (by the developer) of this additional massive traffic problem?

UTILITIES

1. Resulting in construction of new water or wastewater treatment facilities or expansion of existing facilities which could cause significant environmental effects.
2. Electricity use by increased population could cause blackouts (over use of A/C in the summer) our transformers are overloaded and blow out as it is.
 - A. Has the developer taken all of this into consideration and how will they remedy this? Do they have sufficient water supplies to serve the project or are new entitlements needed?
 - B. Is the developer served by a landfill with sufficient capacity to accommodate the projects solid waste disposal needs?
 - C. Will the developer comply with all federal state and local statues and regulations related to solid waste and all other utilities?

I think that everyone agrees that the existing development is underutilized, but the proposed project does not fit the neighborhood (would be great downtown or in Manhattan). This is not a neighborhood where you put an LA Live or a Vegas Hotel or a Dubai Skyscraper. This would cause irreparable harm have a disastrous and negative impact to the neighborhood's quality of life and real estate values. This is not about how much money the developer can make or lining people's pockets (politicians?). This is an area where you would put a wonderful upscale boutique Hotel like Browns or Blakes in London (4-6 stories max) with a top-notch hair salon inside and some chic retail shops ore perhaps a low-rise upscale retail boutique strip with restaurants like one you see on Sunset Plaza or Montana in Santa Monica? Perhaps just recreate The Garden of Allah again? Something that fits into the aesthetics of the area and something that the area needs....The Chateau Marmont is great but we could use another great hotel that reflects and compliments it's surrounding jewels.

Thank you. I hope that you will address any and all of my questions and concerns in the EIR Report.

Sincerely,



Rory Barish

3 October 2013

Srimal Hewawitharana
Environmental Analysis Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES

OCT 09 2013

ENVIRONMENTAL
UNIT

Re: 8150 Sunset Blvd. Mixed-Use Project

Dear Ms. Hewawitharana,

As a property owner at 1328 Havenhurst Drive, which is 7 buildings south of the proposed site, please find my concerns below about the Project, to be entered into the public record.

The Scoping Meeting 10.1.13 was a huge disappointment; City Staff could not answer questions. The EIR consultants, paid for by Townscape, appeared clearly biased. When residents verbalized concerns, their stock answer was "we are already studying that" and/or they rationalized every point of contention. I cannot imagine this consultant offering many mitigations, let alone concessions. I fully expect the EIR to justify all concerns with the overriding argument that the benefits outweigh the negative consequences. I hope I am wrong. Should such a scenario play out, I expect the City of Los Angeles Department of Planning Staff to be true to the mission of being public servants, and will challenge the EIR. Let us not forget the shady way Townscape attempted to drive the current retailers out of business: charging customers \$3.00 for every 15 minutes to park (maximum of \$25.00) with no option for the businesses to validate the parking, instead of offering fair compensation to buy them out of their leases.

Grave Concerns Over the Size, Design & Height of Project

I. TREMENDOUS TRAFFIC INCREASE

- A. The Developer's supposition that people will drive less in high population density areas, while somewhat true in other metropolitan areas, is actually incorrect regarding Los Angeles. According to Paul Sorensen, PhD, Associate Director, RAND Transportation, Space and Technology Program, Operations Researcher, who wrote "Moving Los Angeles" for the University of California Transportation Center's (UCTC) magazine, ACCESS:

Published in: Access, no. 35, Fall 2009, p. 16-24

http://www.uctc.net/access/35/access35_Moving_Los_Angeles.shtml

"...As a result, Los Angeles is the densest metropolitan area in the country. As density increases, individuals tend to drive less on a per-capita basis. Trip origins and destinations are closer together, leading to shorter car trips, and people can rely on alternatives such as walking, biking, or transit for a larger share of trips. Yet this reduction in per-capita driving can be overwhelmed by the fact that many more drivers are competing for the same road space, thus intensifying traffic congestion. The net effect is that greater population density tends to exacerbate congestion—think downtown Manhattan—and Los Angeles is very dense.

High population density can also combine with other factors to make congestion worse. We mentioned earlier that Los Angeles residents do not drive more than residents of other large areas. It turns out, however, **that they drive a lot on a per-capita basis considering the region's density; in other words, Angelenos do not seem to curtail their driving as much as one might expect in response to higher density.** Figure 5 compares regional population density with daily per-capita VMT for the country's largest 14 metropolitan regions. Looking across the different regions shown in the figure, there is a fairly consistent relationship in which per-capita VMT declines with regional density. **Los Angeles is clearly an outlier.** The only other large metropolitan regions in the country with higher per-capita VMT (Atlanta, Dallas, Houston, and Detroit) are all much less dense than Los Angeles. For regions in which the level of density approaches that of Los Angeles (San Francisco, Washington and New York), per-capita VMT is much lower. We thus see **a confluence of three density-related factors that in combination help to explain the severity of congestion in Los Angeles: (1) congestion is likely to rise with increased population density;** (2) Los Angeles is much denser than its peers at the regional level; and **(3) Los Angeles exhibits a surprisingly high level of per-capita VMT relative to its density.**^{1b}

Thus, the proposed Project, as designed, will greatly increase density (in an already exceedingly dense area of the city!) and as such, WILL create more traffic. (Yet at the Scoping meeting, the developer had the audacity to challenge RAND's findings...when did he receive his PhD in Geography and a MA in Urban Planning such as Dr. Sorensen possesses?)

- B. Considering the above, plus the fact Laurel Canyon Blvd (Sunset Blvd to Ventura Blvd) is one of 10 most heavily **Congested Corridors** "...identified within the CGPF analysis of the year 2010 population and employment projections..." (City of Los Angeles General Plan, Transportation, Chapter 2):

<http://cityplanning.lacity.org/cwd/gnlpln/transelt/TE/T2Bkgrnd.htm>

and, that the intersection of Sunset & Crescent Heights/Laurel Canyon is already unwieldy during many hours of the day and night, **How Will Traffic Be Mitigated?** The impact on Laurel Canyon will be a ripple effect, affecting all the other north/south canyons between the City and the Valley, in addition to the congested 101.

The developer's theory that people who live in the Valley will move to his building so they will eliminate their commute over the hill rings of ignorance at best. Rents and property value are less in the Valley; and one receives more square footage for their dollar. The rents this Project will have to charge – based upon this area being highly desirable, based upon return on their investment, based upon the luxury aspect of the building – will be unrealistic for those living in the valley.

- C. The Project calls for their residential access to be on Havenhurst Drive, a small residential street. Our street **cannot** handle this huge influx of cars and will become overly congested. Currently, it is already used as a cut thru path to Sunset Blvd, and many of these cars speed (City of West Hollywood placed speed bumps in 3 sections which do nothing to slow people down).
How Will This be Prevented?
- D. Fountain Ave. is the only semi decent east/west street in West Hollywood (Santa Monica & Sunset are too congested at almost all hours of the day). Even Fountain is poor during the rush hour time periods.
How Will Resulting Congestion on Fountain Ave be Mitigated?

II. ELECTRICITY USAGE

The proposed Project estimates a 2.5% increase in annual electricity usage than what is currently used.

How will you address the possibility that this increase may cause brownouts in the surrounding neighborhood during hot summer days, considering the commercial enterprises will certainly continue to use their air conditioning and disregard the request to set thermostats at 78 degrees, and there will be no way to monitor the thermostats of an additional 249 residential units on the block?

III. WASTE WATER/DRAINAGE

How will you ensure the current sewers along Havenhurst and Crescent Heights will be able handle an excess amount of waste water and solid waste that will be generated by the Project's additional 249 residential units and numerous commercial ventures?

IV. PARKING

- A. The 1 bedroom units are allowed one parking space. In my building on Havenhurst, 60% of the 1 bedroom units are occupied by couples, each with a car. According to the *Summary of Parking Regulations – City of Los Angeles*, the number of spaces required for apartment units = 3 habitable rooms (such as a typical 1 bedroom unit) is 1.5 spaces.

[http://netinfo.ladbs.org/ladbsec.NSF/d3450fd072c7344c882564e5005d0db4/72f24c5fab8bd39788256a160067e2e2/\\$FILE/Summary%20of%20Parking%20Regulations%20final.pdf](http://netinfo.ladbs.org/ladbsec.NSF/d3450fd072c7344c882564e5005d0db4/72f24c5fab8bd39788256a160067e2e2/$FILE/Summary%20of%20Parking%20Regulations%20final.pdf)

How will you address the fact that there won't be enough spaces for the Project's proposed residential units, as defined by the City of Los Angeles?

- B. Parking spaces on Havenhurst and Crescent Heights are already difficult to come by considering current population density in this neighborhood.
How will you prevent the overflow of residential cars from the Project from parking on Crescent Heights and Havenhurst?
- C. There will be people that won't park on the Project site due to high cost of parking.
How will you prevent excess cars patronizing the Project from parking on Crescent Heights and Havenhurst?

V. AESTHETICS

The Project as designed will overwhelmingly degrade the existing visual character of the neighborhood. It is too big, too tall and doesn't visually fit in with the neighborhood. According to Townscape, it would be great for current residents, similar to living next the Grove and not having to drive there. The point is: the people in this neighborhood **do NOT want to live next door to a shopping center!** We would have chosen to live

next to Century City Shopping Center or the Beverly Center or the Grove if we felt that way...but we don't! Additionally, the proposed towers are completely out of character with the height of neighboring buildings, which are no higher than 6 floors. A proposed 16 floor building (which will really be 20 floors, at a listed 216 feet) will dwarf everything else, and is completely out of place. This is not Manhattan.

- A. How will you mitigate the amount of shading and shadows the Project's tall buildings will impose upon the closest neighbors?**
- B. How will you compensate the loss of property values for the Colonial House, the Chateau Marmont, the Granville the Savory and all the very expensive residential single family dwellings north of Sunset due to the Project blocking their views?**
- C. How will you address the overabundance of sunlight and glare bouncing off all the proposed glass that will hit the eyes of drivers on Sunset, Laurel Canyon and Crescent Heights, causing potential accidents?**

It is suspect that the Developer's representatives stated at a public meeting that all the residential units will be apartments, yet the Developer asks for an approval for "Subdivision to create airspace lots and for condominium purposes" (p.18 of your own department's Initial Study, Hollywood Community Plan).

- D. Which will it be, apartments or condominiums?**
 - a. How will you ensure that the Developer isn't trying to get this Project approved under less stringent codes for apartment building projects, but in reality, after project completion, will turn these units in condominiums, but not have to conform to codes for condominium developments as they will be "grandfathered in?"**

VI. CULTURAL RESOURCES

The current design would cause substantial adverse effect of a historical resource district. In addition to the bank building on the property, there are seven close by buildings of historical nature: Colonial House, Andalusia, Mi Casa, Chateau Marmont, The Granville, The Savoy, and the commercial building on the north side of Sunset, from the little street just east of the corner of Laurel Canyon and Sunset to Laurel Ave.

How will this unsightly and dramatic change to the historical character of the neighborhood be mitigated?

VII. NOISE

Currently, when the Chateau Marmont has open rooftop event, the noise – even just from conversations! – can be heard down Havenhurst. Therefore:


- A. How will you mitigate excessive noise from an open rooftop restaurant?**
 - a. Especially with plans to sell alcohol, as inebriated people tend to get louder**
- B. How will you address the excessive ground borne vibration & noise?**
- C. How will you mitigate the permanent increase of noise due to increased traffic and increased population density?**

An issue with the Project's "mandatory" helipad. History: the Sofitel Hotel's rooftop helipad – designed only for emergency use – was eventually utilized, illegally – for private helicopter use. Our neighborhood is already besieged with helicopter noise due to the close proximity to Sunset Blvd./Sunset Strip and all the events that the entertainment industry stages.

D. How you do plan to ensure that the Project's helipad is NEVER used except in an emergency situation to mitigate any noise that would come from helicopter fly overs and landings?

Please place me on the mailing list to be apprised of the EIR, and of all other aspects of this Project.

Sincerely,



Sheri Lin
PO Box 69325
West Hollywood 90069
Sjlin1@aol.com

Note: I am a member of the
Crescent Heights - Havenhurst Neighborhood
Preservation Association



Ms. Shen Lin
PO Box 69825
West Hollywood, CA 90069

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Shen

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Simal Hewa Witharana
Environmental Analysis Section
Dept of City Planning
200 N. Spring St, Rm 750
Los Angeles 90012

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OCT 11 2013

ENVIRONMENTAL
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October 8, 2013

Mary Jean Trayne
1409 N. Havenhurst Dr. Unit 8
West Hollywood, CA 90046

Srimal Hewawitharana
Environmental Analysis Section
Department of City planning
200 North Spring Street, Room 750
Los Angeles, California 90012

RE:8150 Sunset Blvd Mixed-Use Prohject

To Srimal Hewawitharana,

I am Mary Jean Trayne. I am the original owner of Unit 8 of the La Prada Condominiums at 1409 North Havenhurst Dr. and have lived there since 1985. My residence is about 200 feet from the proposed development.

Like other residents of this street I am of course very worried about the height and the dramatically increased density of the proposed development. And as a survivor, of the 1933 earthquake in Long Beach, I am greatly concerned about the plan to build several high rise structures on top of an earthquake fault.

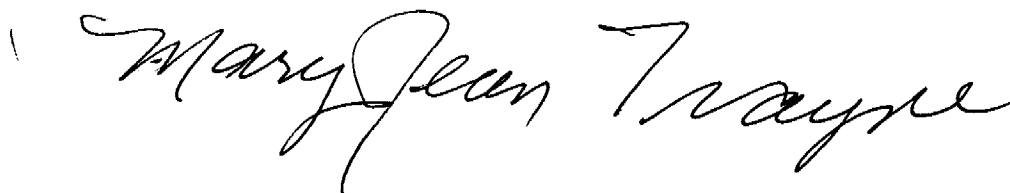
But what I am most concerned about is the increased traffic which will result on Havenhurst. I am 92 and legally blind. I suffer from macular

degeneration in both eyes. As you may know this disease destroys my ability to see any detail through the centers of my eyes but still allows me to distinguish shapes, such as buildings and cars. By using a cane I can slowly walk to, and ride the bus, on Sunset which I use to go to the Braille Institute where I do volunteer work. I also walk to Rite Aid at the corner of Crescent Heights and Sunset to get my medications.

Havenhurst is a residential street which I must cross to reach the bus stop and the drug store. It is already very busy at most times of the day. During the prolonged period of construction, my access will certainly be made much more difficult if not impossible. If upon completion of the development, a truck entrance, as well as 1,000 or more cars each day, have been added to Havenhurst, I fear that my life and safety, as well as the lives and safety of the many other seniors with disabilities living here, will be permanently and irreparably endangered.

In reviewing this proposed development, please give my concerns serious consideration.

Sincerely,

A handwritten signature in cursive script that reads "Mary Jean Trayne". The signature is written in black ink and is positioned above the printed name.

Mary Jean Trayne

JAY JASPER • 1351 N CRESCENT HEIGHTS BOULEVARD, #108
WEST HOLLYWOOD • CA 90046

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October 7, 2013

OCT 11 2013

ENVIRONMENTAL
UNIT

Srimal Hewawitharana
Environmental Analysis Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Dear Simal Hewawitharana.

Nice to meet you at the “scoping” meeting for the 8150 Sunset Project last week.

I will confine the contents of my letter to two areas of public concern: Aesthetics and Traffic/circulation.

One general comment: It is plain to me that the architects who designed the 8150 Sunset project did not spend much time walking around the neighborhoods that would surround their design proposal. The neighborhoods I’m referring to are Havenhurst Drive with several architecturally important buildings; Harper Avenue which also has several such buildings; Laurel which has the Villa d’Este, (a Los Angeles gem); the Spaulding and Orange Grove streets which have some of the most beautifully restored craftsmen houses in the country; and Crescent Heights Boulevard which has several distinguished apartment buildings such as The Granville Towers, The Tuscany and the Park Savoy. The latter three buildings, all of different styles, live happily on the same side of the street. If the 8150 Sunset Project is built as designed, it will dwarf The Granville Towers at eight stories (including the Mansard roof).

•

AESTHETICS

- The current design for “the project” is too high at 16 stories plus a rooftop restaurant and helipad (Remember, The Granville Towers is 8 stories.) In my view, this excessive height cannot be mitigated without a complete re-thinking of “the project’s” overall design.
- The design is too dense. With a 3:1 FAR, as stated in the initial study, it is astonishing that this would be tolerated under the current zoning on Sunset.

- In an attempt to make “the project” feel more open, and balanced with the west end of the design, *and less massive overall*, the architects have included the triangular island at the northwest-northeast center of the Crescent Heights and Sunset Boulevard intersection in their design on the assumption that it will improve traffic and circulation. And they have placed a fountain on it. This is an outright appropriation of city property for the project’s benefit and will have a detrimental effect on traffic going eastbound on Sunset and wanting to make a right turn (southward) down Crescent Heights Blvd.
- The height of the main apartment building at 191 feet will cause it to loom over its neighboring buildings and cause a “shadowing” effect on the Hollywood Hills to the north. This will most definitely have an effect on the vegetation in the area of the hills that falls into the shadow pattern created by the south tower. This shadowing effect should be carefully studied and seasonally analyzed for the draft EIR.
- The exterior materials and signage make the project appear hulking and dated. AND even more intrusive than it basically is. The windows and glass balcony barriers will certainly cause more reflection and generate additional heat in the warmer months. Again, the cladding materials should be studied for their glare and heat retention and evaluated as an important design component of the project.
- The helipad on the top of the south tower should be eliminated. A helipad for emergencies was tried in West Hollywood not long ago and it became the private landing strip for a coterie of wealthy people who owned helicopters. The noise was infernal and the city’s regulations on what constituted an emergency were roundly ignored. It took heavy protests from the neighborhoods and a threat of legal action to get West Hollywood’s regulations enforced.

TRAFFIC

- The big loser in the traffic havoc caused by this project is Havenhurst Drive. In essence, Havenhurst becomes the back driveway of the project with an ingress and egress for parking in the residential/retail portions of the project *plus* just a few feet north, there is an ingress/egress for trucks to enter the project to unload their cargo.

(continues...)

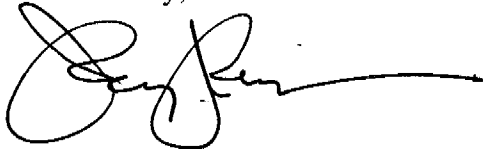
Havenhurst is a charming, narrow street with many multifamily dwellings. Street parking is scarce and traffic, especially the permitted nighttime parkers, is already overburdened. Just imagine adding 800 cars (at least two trips per day) and delivery trucks to that flow of vehicles! For people who live on Havenhurst, this is the perfect traffic storm.

At one of the applicant's meetings last week, one of his representatives floated the thought that it might be a good idea to make Havenhurst a *cul-de-sac*. The idea is laughable if it weren't so sad an example of ignorance about the neighborhood.

- Crescent Heights gets its own punishment when it comes to traffic. The outright appropriation of city property (the traffic triangle at the intersection of Sunset and Crescent Heights for the project's benefit) should be stopped! It will have a *detrimental* effect on traffic going eastbound on Sunset and wanting to make a right turn (southward) down Crescent Heights Blvd. The existing west "soft turn" onto Crescent Heights from Sunset *before the actual intersection* permits traffic to disengage *before* the intersection and facilitates the right turn southward. The same "soft turn" exists on the east side of Crescent Heights facilitating the northbound traffic wishing to make a right turn eastward onto Sunset Boulevard. This abates some of the traffic heading north on Laurel Canyon.
- The intersection of Sunset and Crescent Heights is well known to be one of the worst in the City of Los Angeles. Nevertheless, a traffic study should be included in the DEIR and the effect that 8150 (as designed) will have on the intersection.

In conclusion: The 8150 Project is stylistically indifferent to Los Angeles and the neighborhoods that surround the project site. *This project could be anywhere!* As currently designed, it is undistinguished and over-scaled. Indeed, it is hostile to the hills that make Hollywood a joy. I would urge the Planning Commission of Los Angeles to send the applicant and his architects back to their drawing boards and create a project that will have a mutuality of benefits.

Sincerely,

A handwritten signature in black ink, appearing to read "Jay Jasper", with a long horizontal flourish extending to the right.

Jay Jasper

October 9, 2013

Srimal Hewawitharana

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OCT 11 2013

ENVIRONMENTAL
UNIT

Environmental Analysis Section
Department of City Planning
200 North Spring Street,
Room 750
Los Angeles, California 90012

Dear Ms. Hewawitharana

Re: Initial study of 8150 Sunset

I am Stephen Yoder, owner and longtime resident of the Palmdale House Apartments at 1415-1421 ½ Havenhurst Drive in West Hollywood. My building is about 150 feet from the proposed development.

I very much oppose this development, and feel that the Initial Study fails adequately to describe the proposed project. It should be revised, re-distributed, and extended timeframes should be allowed for interested persons to review the necessary information. Specifically, the Initial Study:

- Misleads readers regarding the height of the project, which is only 16 stories in height if you ignore the parking garage.
- Provides no detail of the exterior wall treatment of the parking garage, making it impossible to understand the impact of the parking garage and its internal circulation, on neighboring properties. Specifically, are the exterior walls solid or permeable? What is the proposed venting and sound-proofing? What is the proposed exterior and interior lighting?
- The rooftop level uses are not adequately described, specifically as to open/outdoor space. Use of rooftop open/outdoor space would cause significant noise issues, possible odor issues (particularly regarding cooking)

and may cause risk of objects falling and/or being blown from the rooftops.

- There is no description of the proposed uses of the helipad.
- There is no detail of the type of signage and its illumination; particularly regarding potential electronic/moving images.
- There is insufficient detail of the internal loading docks to understand the path of travel of trucks serving the project.
- The study describes the location as "highly urbanized" but ignores the low-density single-family development in the adjoining Hollywood Hills, with low levels of traffic, low ambient light, and abundant wildlife. Residential development to the south of the site is also relatively low-density and with relatively low levels of traffic and ambient light and noise. The project should be correctly characterized to assess the impacts on its neighbors.
- There is no elevation included from the west or south sides of the project, making it difficult if not impossible to assess the issues affecting neighbors to the south.
- Page 13, paragraph (c) states that "the primary valet drop-off/ pick-up area [is] located on Level 81 (see
- Figure A-6 above)." There is no valet drop-off/pick-up specified on Figure A-6 making it impossible to assess this important feature.
- Page 15 states "trash collection bins for the entire development [are] located in the center of Level 81."
- They are not indicated on the plans, making it impossible to understand access, servicing and control to the trash area.
- The Initial Study raises additional questions to be addressed in the EIR. Specifically:
- What alternative developments were considered? Directly to the east is a low-rise retail, entertainment and restaurant development that serves many of the community needs proposed to be served by the project. Why was this low-rise model not evaluated?

- Why was no hotel component considered? Hotel use would generate TOT to the City and cause minimal service demands on the City (particularly with regard to schools and health care).
- What alternative location was considered for the residential towers? Specifically siting such towers at the northeast corner of the site, furthest from residential uses, and at the most prominent location of the site?
- What alternative configuration was considered for the residential towers? With no height limit, a taller, thinner structure is possible using the same construction techniques, which would create a more iconic architectural statement and provide better views for its tenants, and block fewer views of neighbors.
- Does the maximum FAR include garage space?
- How much of the parking is valet vs. self-park?
- Where are valets stationed to service tandem parking spaces? How many valets will be in service and at what times? How will valet staffing levels affect back-up and wait time for cars being parked?
- The only public transportation option at this location is two (?) Metro bus lines. How does the project scale/program compare to projects near existing and proposed subway lines? What will be the impact on existing service levels for the Metro bus?
- It is certain that additional traffic will impact Laurel Canyon, a primary connector for San Fernando Valley and the 110 Freeway. How will the project impact the 110 Freeway and other canyon routes (Franklin, Coldwater, etc.).
- The project abuts a large, low-density area of the Hollywood Hills. What alternatives were considered to make the project compatible with low-density single-family home development? How will the project impact wildlife in the Hollywood Hills?
- How many affordable housing units are required to qualify for the FAR density bonus? Will occupants of the affordable housing place additional demands on City services such as social services, health care services, or financial subsidies? Will occupants of these units be restricted to existing residents of the City of Los Angeles or will residents of the City of West

Hollywood (or elsewhere) qualify, placing new demands on the City of Los Angeles?

- There is mention of the roof deck areas having "ancillary catering kitchens." Are the roof decks open to the sky? How tall are the surrounding walls, and how soundproof? How large will these kitchens be and how much noise and odors will be generated? Will there be gas lines running to these kitchens or BBQ grilling? Such catering kitchens suggest large gatherings. What will be the total maximum occupancy of these roof deck areas? What hours will such events be allowed? What will be the parking/traffic management of such? How many such gatherings will be allowed monthly?
- What handicap access is provided along Havenhurst Drive? Without handicap access, the project created physical divisions of the existing neighborhood.
- What is the turning radius for cars entering the parking from Sunset? The driveway appears to have a 90 degree curb cut, which suggests a very tight turn required to enter the garage, and so significant slowing of this lane of traffic.
- How can the second (eastern) lane into the garage from Sunset be used by vehicles headed east on
- Sunset if there is another vehicle entering at the same time?
- How can vehicles using the Sunset garage heading east and west on Sunset coordinate their entrance into the garage without causing accidents?
- How will use of the private residential balconies be regulated to minimize light and noise and the risk of falling and/or airborne objects to the surrounding pedestrians and neighbors?
- What is the turning radius of trucks using the loading docks? There appears to be an immediate 90 degree turn required when entering from Havenhurst to access the loading dock. Will this allow trucks to use the entire loading dock or will trucks be forced to wait for loading dock space? Where will such waiting area be within the parking garage, or will trucks be forced to wait/idle on Havenhurst? Page 15 states that trucks would "execute a backup maneuver entirely within the parking/loading area ... " There is no (obvious) area for such backup maneuver. Where will this

maneuver be executed? What other traffic will this maneuver interrupt? What will be the impact on other loading that may backup trucks on Havenhurst?

- The only trash area identified on the plans is a temporary trash/recycling area on level B1. How is this area secure for odors and vermin? Where are the other trash areas for the project? How are they secure?
- What are the signage controls proposed for the project? Which signs will be lit and how? Which will have moving images? Will moving images distract drivers, causing traffic hazards? Which signs will be LED and how might their brightness distract/blind drivers at night?
- What exterior treatment is considered for the towers? What will be the glare/solar heat impact on surrounding buildings?
- The central pedestrian plaza is presented as a project amenity "to encourage indoor and outdoor activity."
- What portion of the plaza will be restricted to customers of the retail/restaurants? What hours will the plaza be open to the public? What bathrooms will be available to the public? What is the public security impact from such public uses, particularly during night-time hours?
- Commercial parking requirements are reduced by 20% because of the provision of bike parking. How likely are customers/residents to be using bicycles instead of cars, given that the project site is on a hillside and access by bicycle from the north is essentially impossible.
- Why is there no egress to Sunset Boulevard, one of the two major arteries serving the project? How will drivers head west on Sunset? Wouldn't direct egress to Sunset with a new traffic light minimize traffic impacts in this direction?
- Residential access is only on Havenhurst Drive, placing a significant new demand on Havenhurst Drive.
- What is the current traffic generated from the site on Havenhurst? From many years of personal observation, the current project has almost no traffic impact on Havenhurst. The new impact should be assessed.
- What hours will commercial (truck) deliveries be permitted?

- What handicap pedestrian access is planned on Havenhurst? If there is none, the proposed project will physically divide the neighborhood for handicapped persons.
- Sunset Boulevard traveling west has a middle lane for stacking of three cars. What is the projected demand for access to the project from Sunset, from the east? At what times will it exceed three cars and what will be the impact of back-ups on Sunset Boulevard, potentially also blocking Laurel Canyon/Crescent Heights?
- The Crescent Heights exit allows left hand turns north on Crescent Heights. Given traffic flows southbound and northbound on Crescent Heights, how much time do cars have to exit the project ... when both southbound and northbound lanes must be empty for safe egress? The EIR must study the back-up of traffic northbound which occurs at red signals on the Sunset/Crescent Heights intersection.
- The existing traffic island at Sunset and Crescent Heights is proposed to be incorporated into the project.
- Given that this land and street is not owned by the project, the project must be analyzed as if this land and street vacation are not given to the project. Where else would the developer propose to provide the required open space? What would be the traffic impact of containing the project in the site really owned by the project?
- What are the sound and light and odor impacts of the outdoor dining and event terrace on the north retail building? How will pedestrians and drivers be protected from objects blown off or thrown off roofs?
- Page 16 says that "commercial signage would be similar to other signage along the street commercial frontages in the area." The Sunset Specific Plan in the City of West Hollywood has specific signage guidelines that do not apply in the City of Los Angeles. There is no sign district for the City of Los Angeles at the project location. Is the developer proposing off-premises signage? Moving images? LED-lit signs?
- What is the impact on drivers from the distractions and light caused by such signs. What is the impact on surrounding residential and hotel users,

particularly at night where such new illumination could easily prevent sleep.

- How will entry-ways and public ways be lit at night, that might throw additional light on neighboring properties, preventing sleep and disrupting persons "night vision" when walking near the project, which might create health hazards from trip and falls when "blinded by the light."
- What LEED level is the project committed to attain?
- The project claims to "support pedestrian activity." How many persons are within recognized walking distance, particularly given the steep hillside adjoining the project to the north? How much retail/commercial activity could such pedestrian activity support? How are all other users getting to the project?!
- The project claims to "reduce[s] vehicle trips and air pollution by locating residential uses within an area that has public transit." How likely are the residential tenants at the project to use the bus, which is the only public transportation anywhere near the project? How many employment opportunities are located within walking distance of the project? How likely are the residential tenants to be working at these employment opportunities ... most of which are low-paying restaurant and hotel jobs.
- What is the proposed haul route for removing soil and demolition debris from the project site? What hours are construction to be allowed? What programs will reduce dust? This is particularly important given the dedicated elderly and nursing/recovery housing projects in the neighborhood.
- There are many buildings on the National Register of Historic Places within close proximity to the project.
- How will the project's massing and height affect these historic/cultural resources? How might construction vibration and shaking affect these older buildings? The Initial Study only mentions the Andalusian. Also to be studied is the impact on Colonial House, Mi Casa Su Casa, the Savoy and others as well as the historic district on Harper.

- The project will tower over neighboring buildings and streets and sidewalks. What will be the shading impact and the wind impacts and glare/solar loading impacts?
- What seismic studies are being relied on to determine the location of faults? The experience of Hollywood
- Millennium demonstrates that current surveys must be used and strongly suggests geologic studies at the project site. Known fault lines run very close to the project site (for instance, affecting the Sunset
- Millennium and Grafton hotel site, just blocks away).
- If there is consideration of blocking Havenhurst given the traffic impacts on Havenhurst, how will traffic spill over to adjoining streets? What will be the health impact on Havenhurst residents for ambulance and fire and police emergency access?
- Given the traffic impacts of the project, what is the public health impact of potentially extended drive times particularly to Cedars-Sinai from San Fernando Valley and the Hollywood Hills?
- Given the traffic impacts of the project, what is the public health impact of traffic delays for the LAPD and
- LAFD and ambulance service to the Hollywood Hills, when such emergency responders have to travel through West Hollywood along Sunset?
- The project proposes to create a park at the intersection of Sunset and Crescent Heights on land owned by the public. What would be the health hazards of persons using such a park from potential traffic accidents and vehicle emissions?
- What is the basis for the Initial Study's statement that "additional use of roadways would not be excessive and would not necessitate the upkeep of such facilities beyond normal requirements?" This seems utterly speculative absent a traffic study, and absurd on its face given the increased density of commercial/retail use proposed as well as the new residential use. What will be the impact of construction vehicles, particularly heavy trucks, on the asphalt streets? How does the project intend to fix potential damage?

- Traffic studies of existing projects near the site have already determined that many adjacent intersections operate at "failure" levels and so how does the Initial Study support its statement that "use of roadways would not be excessive ... " This is a matter for the EIR to investigate and not a conclusion the Initial Study can support.

Additionally, under this proposed development, The Chase Bank, formerly Lytton Savings Bank, would be demolished. We in the neighborhood agree with the LA Conservancy that the building has historic status as one of the last surviving such commercial building in the Mid Century Modern style. It should be preserved and incorporated into any development on this site.

Further, the inevitable traffic increase from the proposed development will gridlock the intersection of Sunset and Crescent Heights at critical times during the day. Already, cars line up for blocks in each direction during the rush hours. Many homes, and at least one elementary school, rely on Laurel Canyon as the only practicable avenue of ingress and egress. Should, as in 1959 and 1979, another fire in the hills occur, this time during peak traffic congested hours, many people, far more of whom live in the area than in past fire years, could be trapped without escape from the flames and smoke. First responders would have great difficulty reaching the disaster areas.

The development is going to have a particularly adverse effect on Havenhurst. It is a residential street which already has a great deal of traffic, both from cars attempting to avoid gridlock on Sunset by cutting down Havenhurst to Fountain, as well as numerous commercial vehicles...garbage collection, water deliveries, Fed Ex, UPS, USPS, moving vans, cable and utility vehicles. To add 1,250 more cars each day, and an entrance for commercial trucks, would overwhelm the street completely

Most people would agree 8150 Sunset as it exists today is underutilized. But this proposed development is simply wrong for this historic community and will have a very adverse effect on the environment of those who live here .

Thank you for your attention.

A handwritten signature in black ink, reading "Stephen J. Yoder". The signature is written in a cursive style with a large, looping initial "S".

Stephen J. Yoder

ENVIRONMENTAL ISSUES & IMPACTS

What key issues or potential impacts of concern should be analyzed in the Environmental Impact Report?

- Aesthetics
- Agriculture and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Traffic/Transportation
- Utilities/Service Systems

Note: Any identifying information provided will become part of the public record and, as such, must be released to any individual upon request.

Written Comment Form

Use the space below to comment on areas of concern regarding the scope and content of the Draft EIR, and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

1. Please read the attached 3 page letter.

2. I would like to add that the Impact report has to consider other construction sites in the vicinity, to prevent a traffic nightmare. Currently, there are three apartment buildings going up on La Brea between Foothill and S. M. Blvd, and a fourth building a bit south in L.A. There is also something happening on S. M. Blvd which prolongs morning traffic (rush hour) into the city by about an hour. All these impact traffic in neighboring streets to 8:150 sunset. B. It seems that whenever there is an accident on the 101 traffic on Crescent Hts, during evening rush hour to the valley is badly impacted and much prolonged (to around 8:30 pm). Upon looking at traffic, density of the 8:150 sunset project has to be viewed in a broad wide range.

3. I received an explanation on delivery trucks. But can't envision large trucks turning into a small side street & blocking all traffic in sunset when being 500.

CONTACT INFORMATION (Optional, please print clearly)

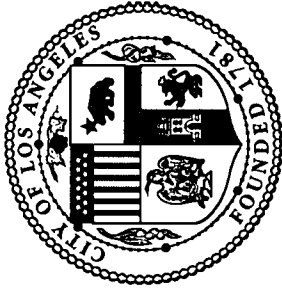
Name: Carl Freiber Representing Agency or Organization: _____

Address: Freiber@pacbell.net City/State/Zip: W. Hollywood, CA 90016

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ENVIRONMENTAL



Public Scoping Meeting

Project Name: 8150 Sunset Boulevard
Mixed-Use Project

Case No.: ENV-2013-2552-EIR

Project Location: 8150 Sunset Boulevard

Community Planning Area: Hollywood
Community Plan

Council District: 4, Tom LaBonge

Due Date for Public Comments:
October 15, 2013

Attn: Srimal Hewawitharana, Environmental Review
Coordinator
RE: ENV-2013-2552-EIR
Department of City Planning
City of Los Angeles
200 N Spring St, Rm 750
Los Angeles, CA 90012

We need your input!

Please take a few minutes to provide your comments and return the completed form to the Department of City Planning. Comments must be provided in writing and can be submitted either at the scoping meeting, by mail, by fax to 213-978-1343, or by email to srimal.hewawitharana@lacity.org.

The purpose of the scoping process is to identify public and agency concerns, define the issues that will be examined in the Environmental Impact Report (EIR), and help to identify project impacts, alternatives, and mitigation measures that can lessen the significant environmental impacts from both temporary construction activities and long-term operation of the proposed Project.

The deadline for submitting preliminary comments is Tuesday, October 15, 2013. All written comments submitted will be considered during preparation of the Draft EIR, which will be available for public review at a later date. The Initial Study is available for review at the Dept of City Planning, 200 N. Spring St., Rm 750, LA, CA 90012 and online at: http://planning.lacity.org/eir/nops/Env-2013-2552-eir_is.pdf

Tape Here

Sarit Freiberg
1351 North Crescent Heights Blvd., Apt. #203
West Hollywood, CA 90046

October 3, 2013

Srimal Hewawitharana
Environmental Analysis Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

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OCT 07 2013

ENVIRONMENTAL
UNIT

RE: Case No:ENV-20132552-EIR, 8150 Sunset Blvd. Mixed-Use Project

Dear Ms. Hewawitharana,

I would like to bring up my concerns and questions regarding the above mentioned project prior to your preparation of the Environmental Impact Report. My concerns all stem from the high density of this project. I live downhill from the location on the same block. All of my windows face the street, and I am very well aware of the current situation regarding traffic, parking and noise, and can only fear the consequences of adding such a large project to an area that is already saturated with residents, vehicles and various businesses. Air quality will be affected too.

Traffic:

Currently, traffic exists day and night. Most of the time, the street is active. Since the last riots many drivers discovered this route between the city and the valley. Because we are on a hill, drivers tend to grab the opportunity to speed down after the bottleneck at Laurel Canyon (the continuation of Crescent Heights past Sunset Boulevard) and the heavy traffic with many stop lights on Sunset. The addition of so many residents' cars, their housemates' cars, their guests' cars, the businesses' patrons' cars, the employees' cars, can easily **add 1,000 more cars** to this location a day, and that's only one way.

I hear the screech of wheels and the sounds of cars banging into other cars on the average once a week. Mostly, this is due to speeding cars nearing the Fountain intersection, but there have been some serious **accidents** at the Sunset intersection as well. What will happen with so many more cars and so many more impatient drivers?

In addition, in the past decade or so, when we had heavy rains, Laurel Canyon suffered **mud slides** that resulted in the closing of at least one lane when exiting the Canyon into Sunset. My concern is that many more cars will cause enough vibration to trigger future mud slides.

Parking:

The project designates 295 parking spots for 249 dwellings. That is not enough, and it is far from enough. We all know that residents of studios and one bedroom units may have a partner who also has a car, and so on for larger units. Where will they park? On the surrounding streets, which are already saturated with vehicles from existing dwellings, because those residents also suffer from lack of sufficient parking in their own buildings. From my strong familiarity with the issue, I can tell you that on Crescent Heights it is hard to find **street parking**; open spaces are the exception and not the rule; there is no pattern to availability. If I want to invite friends for a visit or workmen for a job I run the risk of them not being able to park and stay. If you walk around the various side streets east and west of Crescent Heights at various hours of the day and night you will see that all streets have the same parking issues.

Noise:

Additional **traffic** increases street noise. It is noisiest when cars drive fast. During rush hour, when cars barely move, there is sometimes very loud music from idling vehicles. When three cars want to turn into the same driveway and they cause a delay, honking occurs. There are many impatient drivers in this main thoroughfare. All these noises will increase with additional vehicles that come and go from such a large project.

In addition, there are more and more vehicles that beep when backing up. Already, there are **delivery** trucks that do just that every Sunday between 5-5:30AM and on other mornings as well. Imagine the noise from a project with four restaurants and other businesses.

Furthermore, **people who park on the street** and return to their cars after a night out are often intoxicated and noisy. What will happen when patrons of the project's restaurants, and guests of the project's residents, park on the street because they do not want to valet park, pay the parking fees, wait too long, or they just see an open street parking spot and decide it's easier than parking inside the project? I bring this issue up because it already exists and will only get worse with the 8150 Sunset Project.

Open **restaurants** at any level create noise that travels downhill, and probably in all directions. Music carries. We had a bad experience with a restaurant across the street to the north of the proposed project. For a while they had music nights, and because their windows were open, my bedroom walls were vibrating even though I am two thirds of a long block down from the restaurant. When they toned down, we still had to have the windows closed even on hot nights. They ignored music curfew hours, and the police were not always able to come fast enough. Eventually they discontinued the music, possibly because the Association nearest them stopped them.

The presence of a **helipad** is yet another potential source for increased noise. Just this week I heard from someone living near a hotel with a helipad required by law for emergencies, that the pad was used by a big name in movies who has made it his own! How do you guard against employees being awe struck and allowing what is not permitted? The best way is not to have a heliport.


These are my questions and suggestions:

- Will you reduce the Project to a fifth of the dwelling units and half the businesses? As it currently stands, this location cannot absorb so many more vehicles.
- Will you cut down the height of any structure to prevent a helipad?
- Will you coordinate with the City of West Hollywood to:
 - A. Turn the flickering yellow light to a permanent red light, thus forcing every vehicle to stop in order to prevent speeding, and in order to allow turning cars to complete the turn with less blocking of flowing traffic?
 - B. Turn Crescent Heights to a permit parking street at all hours and all days, so current residents will not lose the meager street parking currently available?
 - C. Have the Project designate a parking section (an entire parking floor?) to residents of West Hollywood displaying locally zoned residential parking permits **without charge**, to compensate for the inevitable loss of street parking and enable them to park when they get home?
- Will you have the Project post signs on the street as well as their parking aprons urging drivers to keep quiet and slow down in a residential neighborhood?
- Will you have the Project commit and be bound to enforcing designated drivers for intoxicated drivers and not give them the car keys, and furthermore, if they parked on the street have the designated driver bring the car to the Project to upload the drunkard?
- Will you prevent open restaurants at any location of the Project and bind the Project to enforce upfront that any noisy activity, such as music, roaring sports fans, etc. will only be conducted within enclosed rooms with closed windows and verification that the neighborhood is not affected?
- Will you ensure that deliveries be made during standard business hours i.e., 9AM-5PM M-F?
- Will you guarantee police presence to monitor vehicular and human traffic at all hours to prevent the sources of my concerns from materializing at **any** time in the future? It is my understanding that the West Hollywood Sherriff's Department is on the Sunset Strip on weekend nights but not usually otherwise, yet the Strip is under the City of Los Angeles and I can't say I have ever seen LAPD presence there.

Thank you,



Sarit Freiberg


 **SANTITAS**
Santitas
1351 North Crescent Heights Boulevard
Apartment 203
West Hollywood, CA 90046

MAIL REDEMPTION



7012 3460 0002 7186 7756

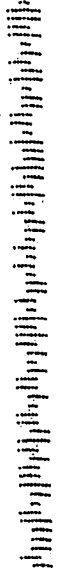
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Attn: Srinal Hewawitharane
Environmental Review Coordinator
RE: ENV-2013-2552-EIR
Dept of City Planning
City of Los Angeles
200 N. Spring St. Rm 750
Los Angeles, CA 90012

RETURN RECEIVED
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9001283245



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178

(909) 396-2000 • www.aqmd.gov

September 27, 2013

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ENVIRONMENTAL
UNIT

Srimal Hewawitharana
Environmental Analysis Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Notice of Preparation of a CEQA Document for the 8150 Sunset Boulevard Project

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. The SCAQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the draft CEQA document. Please send the SCAQMD a copy of the Draft EIR upon its completion. Note that copies of the Draft EIR that are submitted to the State Clearinghouse are not forwarded to the SCAQMD. Please forward a copy of the Draft EIR directly to SCAQMD at the address in our letterhead. **In addition, please send with the draft EIR all appendices or technical documents related to the air quality and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files. These include original emission calculation spreadsheets and modeling files (not Adobe PDF files). Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. More recent guidance developed since this Handbook was published is also available on SCAQMD's website here: www.aqmd.gov/ceqa/hdbk.html. SCAQMD staff also recommends that the lead agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: www.caleemod.com.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

The SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD staff requests that the lead agency quantify criteria pollutant emissions and compare the results to the recommended regional significance thresholds found here: <http://www.aqmd.gov/ceqa/handbook/signthres.pdf>. In addition to analyzing regional air quality impacts, the SCAQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LST's can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore,

when preparing the air quality analysis for the proposed project, it is recommended that the lead agency perform a localized analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/ceqa/handbook/LST/LST.html>.

In the event that the proposed project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the lead agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("*Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*") can be found at: http://www.aqmd.gov/ceqa/handbook/mobile_toxic/mobile_toxic.html. An analysis of all toxic air contaminant impacts due to the use of equipment potentially generating such air pollutants should also be included.

In addition, guidance on siting incompatible land uses (such as placing homes near freeways) can be found in the California Air Resources Board's *Air Quality and Land Use Handbook: A Community Perspective*, which can be found at the following internet address: <http://www.arb.ca.gov/ch/handbook.pdf>. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process.

Mitigation Measures

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate these impacts. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Several resources are available to assist the Lead Agency with identifying possible mitigation measures for the project, including:

- Chapter 11 of the SCAQMD *CEQA Air Quality Handbook*
- SCAQMD's CEQA web pages at: www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.html
- CAPCOA's *Quantifying Greenhouse Gas Mitigation Measures* available here: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>.
- SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions
- Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: <http://www.aqmd.gov/prdas/aqguide/aqguide.html>.

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's webpage (<http://www.aqmd.gov>).

The SCAQMD staff is available to work with the Lead Agency to ensure that project emissions are accurately evaluated and mitigated where feasible. If you have any questions regarding this letter, please contact me at imacmillan@aqmd.gov or call me at (909) 396-3244.

Sincerely,



Ian MacMillan

Program Supervisor, CEQA Inter-Governmental Review
Planning, Rule Development & Area Sources



South Coast Air Quality Management District

Headquarters
21865 Copley Drive Diamond Bar CA 91765-4178

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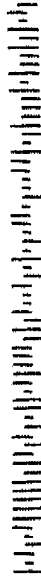
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Vice President

LYNN ALVAREZ
JILL T. WERNER
JOHNATHAN WILLIAMS

LATONYA D. DEAN
Commission Executive Assistant II

JON KIRK MUKRI
General Manager



ERIC GARCETTI
MAYOR

221 N. FIGUEROA STREET, SUITE 100
LOS ANGELES, CA 90012

(213) 202-2681
FAX - (213) 202-2612

MICHAEL A. SHULL
Assistant General Manager
Planning, Construction and
Maintenance Branch

September 27, 2013

PCR Services Corporation
201 Santa Monica Boulevard, Suite 500
Santa Monica, CA 90401
Attention: David A. Crook, Principle Planner

Dear Mr. Crook:

**REQUEST FOR INFORMATION REGARDING RECREATIONAL AND PARK
SERVICES FOR THE 8150 SUNSET BOULEVARD MIXED-USE PROJECT IN THE
CITY OF LOS ANGELES**

The following information has been prepared in response to your request for Recreation and Parks information relative to the proposed 8150 Sunset Boulevard Mixed-Use Project Environmental Impact Report. This proposed mixed-use project includes the development of a maximum of 249 residential units plus 111,310 square feet of commercial uses on an approximately 2.56 acre site bounded by Sunset Boulevard to the north, N. Crescent Heights Boulevard to the east, Havenhurst Drive to the west and multi-family residential to the south, in the Hollywood Community Plan area of the City of Los Angeles.

1. The name, location, size and park classification (regional, community, neighborhood, or special use), and available facilities within the parks that would serve the Project site.

The following Department of Recreation and Parks facilities are less than 10 acres and so are classified as neighborhood parks and are located within a one mile radius of the project site:

- Hart (William S) Park, a 0.83 acre park located at 8341 De Longpre Avenue.
- Fairfax Senior Center, a 0.38 acre senior center facility located at 7929 Melrose Avenue.

The following Department of Recreation and Parks facilities are between 10 and 50 acres and so are classified as community parks and are located within a two mile radius of the project site:

- Laurel Canyon Park, a 23.44 acre park located at 8260 Mulholland Drive.
- Pan Pacific Park, a 32.18 acre park located at 7600 Beverly Boulevard.
- Wattles Garden, a 47.58 acre park located at 1824 N. Curson Avenue.

The following Department of Recreation and Parks facilities are more than 50 acres and so are classified as regional parks and are located within a two mile radius of the project site:

- Runyon Canyon, a 136.76 acre park located at 2000 N. Fuller Avenue.

For additional information regarding facilities and features available in these parks visit our website: www.laparks.org

2. Existing ratios of developed parkland per resident on a citywide basis, within the Hollywood Community Plan area, for the area serving the project site.

The City of Los Angeles overall has a ratio of 0.76 acres of neighborhood and community parkland per 1,000 residents. However, this figure is not a meaningful measure for individual project impact analysis given the service radius of neighborhood and community parks. The Hollywood Community Plan area has a ratio of 0.41 acres of neighborhood and community parkland per 1,000 residents. We do not have statistics available for the one and two mile radii surrounding the project site.

3. Current capacity and level of use of recreational facilities and parks near the Project Site.

The Public Recreation Plan, a section of the Service Systems Element of the Los Angeles General Plan, has a standard of four acres per 1,000 residents of neighborhood and community parks (two acres of neighborhood parks and two acres of community parks per 1,000 residents). The existing ratio of neighborhood and community parks within the Hollywood Community Plan area is well below the standards proscribed by the City adopted General Plan. While data regarding the level of use for the recreational facilities that serve the project site is not available, parks within the surrounding community are heavily utilized and often overburdened.

4. Future plans for construction or expansion of parks and recreational facilities in the area.

The Department does not currently have plans for construction of new neighborhood or community parks or expansion of existing parks and recreational facilities within a one or two mile radius of the project site.

5. City-adopted parks and recreation standards and acreage goals to be used in analyzing the Project.

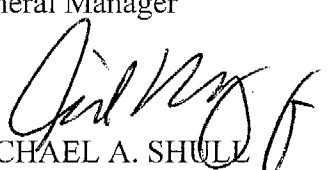
As stated above, the Public Recreation Plan, a section of the Service Systems Element of the Los Angeles General Plan, has a standard of four acres per 1,000 residents of neighborhood and community parks (two acres of neighborhood parks and two acres of community parks per 1,000 residents). Individual projects which add residents without providing either sufficient acreage or funds with which to purchase sufficient acreage will have an impact on the existing park system.

Based on the City of Los Angeles General Plan standard of four acres of neighborhood and community parks per 1,000 residents, and the average occupancy rate of 2.12 persons per unit in the Hollywood Community Plan Area (Census 2000), this increase in population should be accompanied by the provision of 2.1 acres of parkland in order to not increase the burden on existing parkland in the vicinity.

Thank you for the opportunity to provide information relative to the proposed project's impact on recreation and park services. If you have any questions or comments regarding this information, please contact Melinda Gejer, of my staff, at (213) 202-2602 or melinda.gejer@lacity.org.

Sincerely,

JON KIRK MUKRI
General Manager



MICHAEL A. SHULL
Assistant General Manager

JKM/MAS/CM/MG:ar

cc: Srimal Hewawitharana, DCP, Environmental Review (MS 395)
Reading File

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Boulevard
West Sacramento, CA 95691
(916) 373-3715
(916) 373-5471 – FAX
e-mail: ds_nahc@pacbell.net

September 17, 2013

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SEP 23 2013

Srimal Hewawitharana, City Planning Associate

City of Los Angeles City Planning Department

200 North Spring Street, Room 750
Los Angeles, CA 90012

ENVIRONMENTAL
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RE: SCH#2013091044 CEQA Notice of Preparation (NOP) draft Environmental Impact Report (DEIR) for the **"8150 Sunset Boulevard Mixed-Use Project;"** located in the City of Los Angeles;; Los Angeles County, California

Dear Srimal Hewawitharana:

The Native American Heritage Commission (NAHC) has reviewed the CEQA Notice regarding the above referenced project. In the 1985 Appellate Court decision (170 Cal App 3rd 604), the court held that the NAHC has jurisdiction and special expertise, as a state agency, over affected Native American resources impacted by proposed projects, including archaeological places of religious significance to Native Americans, and to Native American burial sites.

The California Environmental Quality Act (CEQA) states that any project which includes archeological resources, is a significant effect requiring the preparation of an EIR (CEQA guidelines 15064.5(b). To adequately comply with this provision and mitigate project-related impacts on archaeological resources, the Commission recommends the following actions be required:

Contact the appropriate Information Center for a record search to determine :If a part or all of the area of project effect (APE) has been previously surveyed for cultural places(s), The NAHC recommends that known traditional cultural resources recorded on or adjacent to the APE be listed in the draft Environmental Impact Report (DEIR).

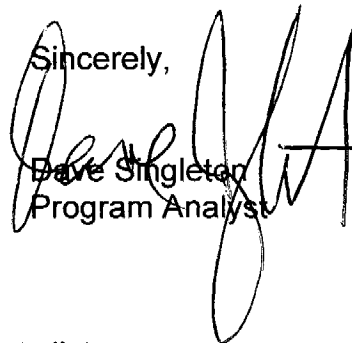
If an additional archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey. We suggest that this be coordinated with the NAHC, if possible. The final report containing site forms, site significance, and mitigation measurers should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a

separate confidential addendum, and not be made available for public disclosure pursuant to California Government Code Section 6254.10.

A list of appropriate Native American Contacts for consultation concerning the project site has been provided and is attached to this letter to determine if the proposed active might impinge on any cultural resources. Lack of surface evidence of archeological resources does not preclude their subsurface existence.

Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, pursuant to California Health & Safety Code Section 7050.5 and California Environmental Quality Act (CEQA) §15064.5(f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities. Also, California Public Resources Code Section 21083.2 require documentation and analysis of archaeological items that meet the standard in Section 15064.5 (a)(b)(f). Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans. Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, CEQA §15064.5(e), and Public Resources Code §5097.98 mandates the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dave Singleton', is written over the typed name and title.

Dave Singleton
Program Analyst

CC: State Clearinghouse

Attachment: Native American Contacts list

**Native American Contacts
Los Angeles County
September 17, 2013**

LA City/County Native American Indian Comm
Ron Andrade, Director
3175 West 6th St, Rm. 403
Los Angeles , CA 90020
randrade@css.lacounty.gov
(213) 351-5324
(213) 386-3995 FAX

Gabrielino Tongva Indians of California Tribal Council
Robert F. Dorame, Tribal Chair/Cultural Resources
P.O. Box 490
Bellflower , CA 90707
Gabrielino Tongva
gtongva@verizon.net
562-761-6417 - voice
562-761-6417- fax

Tongva Ancestral Territorial Tribal Nation
John Tommy Rosas, Tribal Admin.
Private Address
Gabrielino Tongva
tattnlaw@gmail.com
310-570-6567

Gabrielino-Tongva Tribe
Bernie Acuna, Co-Chairperson
P.O. Box 180
Bonsall , CA 92003
Gabrielino
(619) 294-6660-work
(310) 428-5690 - cell
(760) 636-0854- FAX
bacuna1@gabrielinotribe.org

Gabrieleno/Tongva San Gabriel Band of Mission
Anthony Morales, Chairperson
PO Box 693
San Gabriel , CA 91778
Gabrielino Tongva
GTTribalcouncil@aol.com
(626) 286-1632
(626) 286-1758 - Home
(626) 286-1262 -FAX

Gabrielino-Tongva Tribe
Linda Candelaria, Co-Chairperson
P.O. Box 180
Bonsall , CA 92003
Gabrielino
palmsprings9@yahoo.com
626-676-1184- cell
(760) 636-0854 - FAX

Gabrielino /Tongva Nation
Sandonne Goad, Chairperson
P.O. Box 86908
Los Angeles , CA 90086
Gabrielino Tongva
sgoad@gabrielino-tongva.com
951-845-0443

Gabrieleno Band of Mission Indians
Andrew Salas, Chairperson
P.O. Box 393
Covina , CA 91723
Gabrielino
gabrielenoindians@yahoo.
(626) 926-4131

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

his list s only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2013091044; CEQA Notice of Preparation (NOP); draft Environmental Impact Report (DEIR) for the 8150 Sunset Boulevard Mixed-Use Project; located in the City of Los Angeles; Los Angeles County, California.

State of California
Native American Heritage
Commission
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691



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SEP 23 2013

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9001233243 C042



Srimal Hewawitharana <srimal.hewawitharana@lacity.org>

8150 Sunset_Questions

↑ message

Ric Abramson <workplaysstudio@gmail.com>
To: srimal.hewawitharana@lacity.org
Cc: Grafton Tanquary <gpt1287@sbcglobal.net>

Fri, Sep 27, 2013 at 10:31 AM

Hello Srimal:

No doubt you are being flooded with inquiries about 8150 Sunset.

Wanted to see if you could point me to the specific L.A.M.C. code citation that describes the property's 1D height district standards. Also, is there any summary language in the Community Plan that relates to the development standards for this specific property that can be prepared for the upcoming EIR Scoping Meeting as an informational handout for the public to better understand the scope, limitations and requests for deviations from the Community Plan?

Thus far the applicant has not been transparent on basic development standard requirements and much of the public commentary is based on ignorance of the actual allowances and requests. Any "information only" FAQ sheet that the City can prepare (as a neutral party) based on the current application would save so much unnecessary chatter and commentary and allow the public process to be much more productive and meaningful. There may actually be some very valuable input if the basics were made available in an understandable way.

Thank you.



[Primal.Hewawitharana](mailto:Primal.Hewawitharana@lacity.org) Primal.Hewawitharana@lacity.org

8150 Sunset proposal

1 message

grafton tanquary <gpt1287@sbcglobal.net>
To: srimal.hewawitharana@lacity.org

Fri, Sep 27, 2013 at 11:15 AM

Tract number 33691 adjoins the proposed development at 8148/8150 Sunset Boulevard. There is a note "Code 183" associated with tract 33691. What is the meaning of this note?

Thanks for your help,

Grafton P. Tanquary
for The Crescent Heights – Havenhurst Neighborhood Preservation Association
1287 N. Crescent Heights Blvd.
West Hollywood, CA 90046



Edmund G. Brown Jr.
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Ken Alex
Director

Notice of Preparation

September 13, 2013

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SEP 19 2013

ENVIRONMENTAL
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To: Reviewing Agencies
Re: 8150 Sunset Blvd Mixed-Use Project
SCH# 2013091044

Attached for your review and comment is the Notice of Preparation (NOP) for the 8150 Sunset Blvd Mixed-Use Project draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Srimal Hewawitharana
City of Los Angeles
200 N. Spring Street, Room 750
Los Angeles, CA 90012

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2013091044
Project Title 8150 Sunset Blvd Mixed-Use Project
Lead Agency Los Angeles, City of

Type **NOP** Notice of Preparation
Description The Project Applicant proposes the demolition of existing uses and development of a two to 16-story mixed-use commercial/residential building on the 2.56-acre site, including approximately 111,310 sf of commercial retail and restaurant uses within three lower levels (one subterranean) and one rooftop level, with 249 apartment units, including 28 affordable housing units, within twelve upper levels representing 222,560 gsf of residential space. Parking for proposed uses would be provided on-site via a seven-level (three subterranean and semi-subterranean) parking structure. The total development would include up to 333,870 sf of commercial and residential space with maximum floor-area ratio (FAR) of approximately 3:1. Construction would commence in 2015 with completion and occupancy estimated in 2017.

Lead Agency Contact

Name Srimal Hewawitharana
Agency City of Los Angeles
Phone 213 978 1359 **Fax**
email
Address 200 N. Spring Street, Room 750
City Los Angeles **State** CA **Zip** 90012

Project Location

County Los Angeles
City Los Angeles, City of
Region
Cross Streets Sunset Boulevard and Crescent Heights Boulevard
Lat / Long
Parcel No. 5508-017-007
Township **Range** **Section** **Base**

Proximity to:

Highways SR-101, 2
Airports
Railways Metro Red Line
Waterways
Schools Several
Land Use C4-1D (Commercial)/Neighborhood Office Commercial

Project Issues Aesthetic/Visual; Air Quality; Archaeologic-Historic; Geologic/Seismic; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Water Quality; Water Supply; Landuse; Cumulative Effects; Other Issues

Reviewing Agencies Resources Agency; Office of Historic Preservation; Department of Parks and Recreation; Resources, Recycling and Recovery; Department of Water Resources; Department of Fish and Wildlife, Region 5; Office of Emergency Management Agency, California; Native American Heritage Commission; Public Utilities Commission; California Highway Patrol; Department of Housing and Community Development; Caltrans, District 7; Department of Toxic Substances Control; Regional Water Quality Control Board, Region 4

Date Received 09/23/2013 **Start of Review** / / **End of Review** / /

NOP Distribution List

Resources Agency

- Resources Agency
Nadell Gayou
- Dept. of Boating & Waterways
Nicole Wong
- California Coastal Commission
Elizabeth A. Fuchs
- Colorado River Board
Tamya M. Trujillo
- Dept. of Conservation
Elizabeth Carpenter
- California Energy Commission
Eric Knight
- Cal Fire
Dan Foster
- Central Valley Flood Protection Board
James Herota
- Office of Historic Preservation
Ron Patsons
- Dept of Parks & Recreation Environmental Stewardship Section
- California Department of Resources, Recycling & Recovery
Sue O'Leary
- S.F. Bay Conservation & Dev't. Comm.
Steve McAdami
- Dept. of Water Resources Agency
Nadell Gayou

Fish and Game

- Dept. of Fish & Wildlife
Scott Flint
- Environmental Services Division
- Fish & Wildlife Region 1
Donald Koch

- Fish & Wildlife Region 1E
Laurie Hamsbeiger
- Fish & Wildlife Region 2
Jeff Drongesen
- Fish & Wildlife Region 3
Charles Armor
- Fish & Wildlife Region 4
Julie Vance
- Fish & Wildlife Region 5
Leslie Newton-Reed
- Habitat Conservation Program
- Fish & Wildlife Region 6
Gabriana Gatchel
- Habitat Conservation Program
- Fish & Wildlife Region 6 I/M
Heidi Sickler
- Inyo/Mono, Habitat Conservation Program
- Dept. of Fish & Wildlife M
George Isaac
- Marine Region

Other Departments

- Food & Agriculture
Sandria Schubert
- Dept. of Food and Agriculture
- Dept. of General Services
Public School Construction
- Dept. of General Services
Anna Garbeff
- Environmental Services Section
- Dept. of Public Health
Jeffery Worth
- Dept. of Health/Drinking Water
- Delta Stewardship Council
Kevan Samsam

Independent Commissions/Boards

- Delta Protection Commission
Michael Machado
- Cal EMA (Emergency Management Agency)
Dennis Castrillo

- Native American Heritage Comm.
Debbie Treatway
- Public Utilities Commission
Leo Wong
- Santa Monica Bay Restoration
Guangyu Wang
- State Lands Commission
Jennifer Deleong
- Tahoe Regional Planning Agency (TRPA)
Cherry Jacques

Business, Trans & Housing

- Caltrans - Division of Aeronautics
Phillip Crimmins
- Caltrans - Planning
Terri Pencovic
- California Highway Patrol
Suzann Ikeuchi
- Office of Special Projects
- Housing & Community Development
CEQA Coordinator
- Housing Policy Division

Dept. of Transportation

- Caltrans, District 1
Rex Jackman
- Caltrans, District 2
Marcellino Gonzalez
- Caltrans, District 3
Gay Arriold
- Caltrans, District 4
Erik Alm
- Caltrans, District 5
David Murray
- Caltrans, District 6
Michael Navairo
- Caltrans, District 7
Dianna Watson

- Caltrans, District 8
Dan Kopulsky
- Caltrans, District 9
Gayle Rosander
- Caltrans, District 10
Tom Dumas
- Caltrans, District 11
Jacob Armstrong
- Caltrans, District 12
Marlon Regisford

Cal EPA

- Air Resources Board
- Airport/Energy Projects
Jill Lerner
- Transportation Projects
Douglas Ito
- Industrial Projects
Mike Tollstrup
- State Water Resources Control Board
Regional Programs Unit
- Division of Financial Assistance

- State Water Resources Control Board
Student Intern, 401 Water Quality Certification Unit
- Division of Water Quality
- State Water Resources Control Board
Phil Ciader
- Division of Water Rights
- Dept. of Toxic Substances Control
CEQA Tracking Center
- Department of Pesticide Regulation
CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

- RWQCB 1
Cathleen Hudson
North Coast Region (1)
- RWQCB 2
Environmental Document Coordinator
San Francisco Bay Region (2)
- RWQCB 3
Central Coast Region (3)
- RWQCB 4
Teresa Rodgers
Los Angeles Region (4)
- RWQCB 5S
Central Valley Region (5)
- RWQCB 5F
Central Valley Region (5)
Fresno Branch Office
- RWQCB 5R
Central Valley Region (5)
Redding Branch Office
- RWQCB 6
Lahontan Region (6)
- RWQCB 6V
Lahontan Region (6)
Victorville Branch Office
- RWQCB 7
Colorado River Basin Region (7)
- RWQCB 8
Santa Ana Region (8)
- RWQCB 9
San Diego Region (9)
- Other
- Conservancy

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # **2013091044**

Project Title: 8150 Sunset Boulevard Mixed-Use Project

Lead Agency: City of Los Angeles Contact Person: Srimal Hewawitharana
Mailing Address: Dept. of City Planning, 200 N. Spring Street, Room 750 Phone: (213) 978-1359
City: Los Angeles Zip: 90012 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Los Angeles
Cross Streets: Sunset Boulevard and Crescent Heights Boulevard Zip Code: 90029

Longitude/Latitude (degrees, minutes and seconds): _____ " N / _____ " W Total Acres: 2.56
Assessor's Parcel No.: 5508-017-007 Section: _____ Twp.: _____ Range: _____ Base: _____
Within 2 Miles: State Hwy #: SR-101, SR-2 Waterways: N/A
Airports: N/A Railways: Metro Red Line Schools: Several

Document Type:
CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

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Local Action Type:
 General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Variance

Development Type:
 Residential: Units 249 Acres _____ Employees _____ Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. 111,310 Acres _____ Employees _____ Power: Type _____ MW
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: _____
 Water Facilities: Type _____ MGD _____

Project Issues Discussed in Document:
 Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Greenhouse Gases

Present Land Use/Zoning/General Plan Designation:
C4-1D (Commercial)/Neighborhood Office Commercial

Project Description: (please use a separate page if necessary)
The Project Applicant proposes the demolition of existing uses and development of a two to 16-story mixed-use commercial/residential building on the 2.56-acre site, including approximately 111,310 square feet of commercial retail and restaurant uses within three lower levels (one subterranean) and one rooftop level, with 249 apartment units, including 28 affordable housing units, within twelve upper levels representing 222,560 gross square feet of residential space. Parking for proposed uses would be provided on-site via a seven-level (three subterranean and semi-subterranean) parking structure. The total development would include up to 333,870 square feet of commercial and residential space with a maximum floor-area ratio (FAR) of approximately 3:1. Construction would commence in 2015 with completion and occupancy estimated in 2017.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

State of California

GOVERNOR'S OFFICE OF PLANNING AND RESEARCH
STATE CLEARINGHOUSE

P.O. BOX 3044
SACRAMENTO, CALIFORNIA 95812-3044

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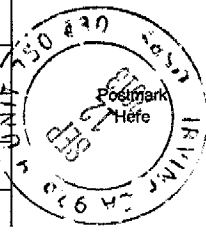
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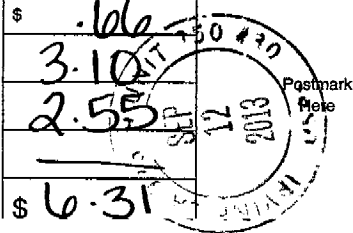
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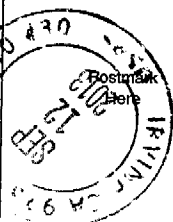
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Nile & Ariel Durant Branch Library
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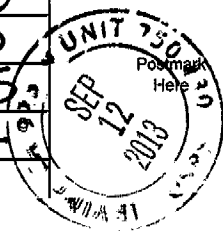
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Restricted Delivery Fee (Endorsement Required)	
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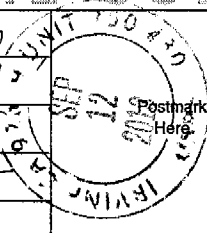
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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.11



Sent To _____
Councilmember Tom LaBonge
Street, Apt. or PO Box _____
Attn: Jonathan Brand
City, State, _____
200 N Spring Street Room 480
Los Angeles, CA
90012

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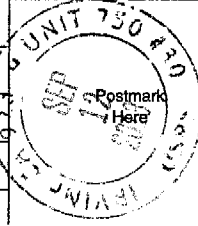
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CRA/LA Special Projects Officer
Street, or PO 1200 W. 7th St., 2nd Floor
City, S Los Angeles, CA 90017

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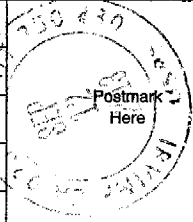
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or PO Box N
City, State, Z

Ray Saidi
Bureau of Engineering
Land Development/Mapping Division
201 N. Figueroa St., Suite 200
Los Angeles, CA 90012
Mail Stop 901

PS Form 380

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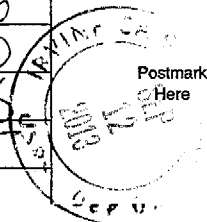
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Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	
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Councilmember Tom LaBonge
Attn: Renee Weitzer
200 N Spring Street Room 480
Los Angeles, CA
90012

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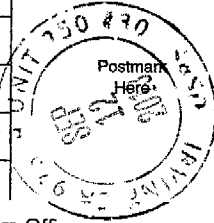
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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.11



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or PO Box
City, State

Karen Coca – Env. Affairs Officer
Bureau of Sanitation- Solid Waste Div.
1149 South Broadway, 10th Floor
Los Angeles, CA 90015
Mail Stop 944

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- For an additional fee, a *Return Receipt* may be requested to provide proof of delivery. To obtain Return Receipt service, please complete and attach a Return Receipt (PS Form 3811) to the article and add applicable postage to cover the fee. Endorse mailpiece "Return Receipt Requested". To receive a fee waiver for a duplicate return receipt, a USPS® postmark on your Certified Mail receipt is required.
- For an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the mailpiece with the endorsement "*Restricted Delivery*".
- If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail.

IMPORTANT: Save this receipt and present it when making an inquiry.

PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

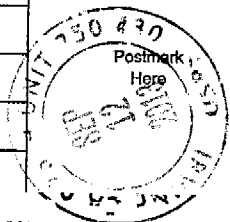
U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

7012 2920 0001 4175 8481

Postage	\$.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	—
Total Postage & Fees	\$6.11



Sent To
Street, Apt. No.
or PO Box No.
City, State, ZIP

James B. McDaniel (Water Systems)
Dept. of Water & Power
111 N. Hope St., Room 1455
Los Angeles, CA 90012
Mail Stop 800

PS Form 3800

Certified Mail Provides:

- A mailing receipt
- A unique identifier for your mailpiece
- A record of delivery kept by the Postal Service for two years

Important Reminders:

- Certified Mail may ONLY be combined with First-Class Mail® or Priority Mail®.
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PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

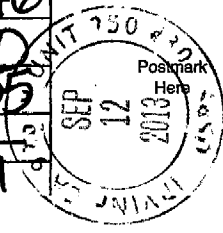
U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

7006 3450 0000 6420 4050

Postage	\$.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$6.11



Sent To
Street, Apt. 1
or PO Box A
City, State, Z

Bel Air Beverly Crest Neighborhood Council
PO Box 252007
Los Angeles, CA
90025

PS Form 3800

ons

Certified Mail Provides:

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PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

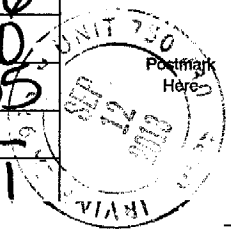
U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

7012 2920 0001 4175 8580

Postage	\$.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	—
Total Postage & Fees	\$ 6.11



Sent
Street or PO
City

Andy Niknafs (Water Systems Master Plannin Group)
Department of Water and Power
111 N. Hope St., Room 1348
Los Angeles, CA 90012

PS F Instructions

Certified Mail Provides:

- A mailing receipt
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PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT

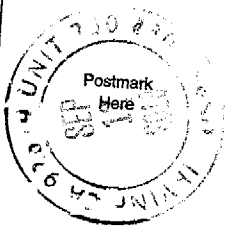
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

7012 2920 0001 4175 8542

Postage	\$.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	—
Total Postage & Fees	\$6.11



Sent To
Street, Apt. No.,
or PO Box No.
City, State, ZIP+4

Office of the Mayor
Economic Development
Kelli Bernard
200 N. Spring St., Room 1300
Los Angeles, CA 90012

PS Form 3800, August 2004

Certified Mail Provides:

- A mailing receipt
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PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

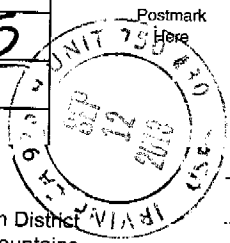
U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

7013 1090 0001 5901 3114

Postage	\$	46
Certified Fee		3.10
Return Receipt Fee (Endorsement Required)		2.55
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	6.11



Sent To: Rosi Dagit
Resource Conservation District
of the Santa Monica Mountains
P.O. Box 638
City, State: Agoura Hills, CA 91376-0638

PS Form 3800, June 2006 (Official Use) Instructions

Certified Mail Provides:

- A mailing receipt
- A unique identifier for your mailpiece
- A record of delivery kept by the Postal Service for two years

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IMPORTANT: Save this receipt and present it when making an inquiry.

PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

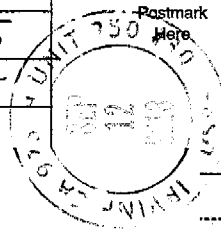
U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

7012 2920 0001 4175 8559

Postage	\$.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	_____
Total Postage & Fees	\$ 6.11



Se: Office of the Mayor
Str: External Affairs
or: Heather Repenning, Director
Cit: 200 N. Spring St., Room 303
Los Angeles, CA 90012

PS

Instructions

Certified Mail Provides:

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IMPORTANT: Save this receipt and present it when making an inquiry.

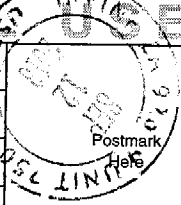
PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	\$.46
Certified Fee		3.10
Return Receipt Fee (Endorsement Required)		2.55
Restricted Delivery Fee (Endorsement Required)		—
Total Postage & Fees	\$	6.11



7013 1090 0001 5901 3107

Sen	Susan Chapman	
Street or P.O. Box	L.A. Co. MTA	
City	Metro CEQA Review Coordination	
	One Gateway Plaza	
	Los Angeles, CA 90012-2952	
PS Form 3800		Instructions

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PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

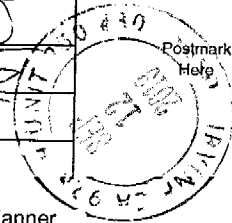
U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

7013 1090 0001 5902 4992
E065 1000 0601

Postage	\$.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.11



Sent to Dan Scott, Principal City Planner
Los Angeles Department of City Planning
Street or PO 200 N. Spring Street, Room 621
City, S Los Angeles, CA. 90012

PS Form 3800, October 2006 Edition Instructions

Certified Mail Provides:

- A mailing receipt
- A unique identifier for your mailpiece
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PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

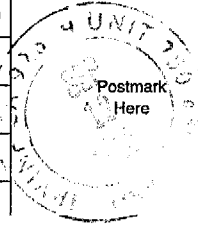
U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

7012 2920 0001 4175 8603

Postage	\$.46
Certified Fee		3.10
Return Receipt Fee (Endorsement Required)		2.55
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	6.11



Sent To	Fernando Gonzalez
Street, or PO	Bureau of Sanitation - Wastewater Engineerin
City, S	Services Division 2714 Media Center Dr. Los Angeles CA 90065

PS Form 3800, October 2005. Instructions

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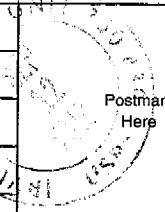
PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

7013 1090 0001 5901 4029
6204 T065 T000 8607 8707

Postage	\$	46	
Certified Fee		3.10	
Return Receipt Fee (Endorsement Required)		2.55	
Restricted Delivery Fee (Endorsement Required)			
Total Postage & Fees	\$	6.11	

Sent To: CEQA (Env. Review & Permitting)
CA Dept. of Fish and Wildlife-South Coast
Street, Apt. or PO Box: 3883 Ruffin Road
City, State: San Diego, CA 92123

PS Form 3800, October 2009 Edition

Certified Mail Provides:

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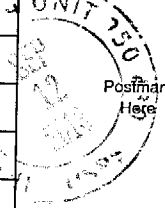
PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

7073 1090 0001 5901 4005
T065 T000 0601

Postage	\$.46	
Certified Fee		3.10	
Return Receipt Fee (Endorsement Required)		2.55	
Restricted Delivery Fee (Endorsement Required)			
Total Postage & Fees	\$	6.11	

Sent To
Melissa Becker
CA Regional Water Quality Control Board
Street, Apt. or PO Box
320 W. 4th St., Suite 200
City, State
Los Angeles, CA 90013

PS Form 3800, October 2004 Edition. For instructions, see back of form.

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PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

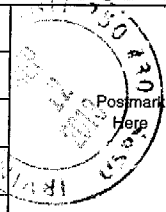
U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

7023 1090 0001 5901 4135

Postage	\$.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$6.11



Se: _____
Str: _____
or: _____
Cit: _____
PS _____ Instructions _____

Los Angeles County Engineer
Sanitation District, Chief Engineer
1955 Workman Mill Road
Whittier, CA 90601

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PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

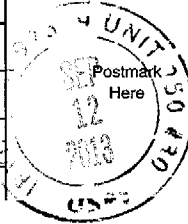
U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

596E T065 T000 060T E702
7013 1090 0001 5901 3985

Postage	\$.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.11



Sent To L.A. Co. Dept. of Public Works
Street, Apt. or PO Box Planning Division
City, State 900 S. Fremont Ave., 11th Floor
Alhambra, CA 91803

PS Form 3800, April 2002 Edition

Certified Mail Provides:

- A mailing receipt
- A unique identifier for your mailpiece
- A record of delivery kept by the Postal Service for two years

Important Reminders:

- Certified Mail may **ONLY** be combined with First-Class Mail® or Priority Mail®.
- Certified Mail is *not* available for any class of international mail.
- **NO INSURANCE COVERAGE IS PROVIDED** with Certified Mail. For valuables, please consider Insured or Registered Mail.
- For an additional fee, a *Return Receipt* may be requested to provide proof of delivery. To obtain Return Receipt service, please complete and attach a Return Receipt (PS Form 3811) to the article and add applicable postage to cover the fee. Endorse mailpiece "Return Receipt Requested". To receive a fee waiver for a duplicate return receipt, a USPS® postmark on your Certified Mail receipt is required.
- For an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the mailpiece with the endorsement "*Restricted Delivery*".
- If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail.

IMPORTANT: Save this receipt and present it when making an inquiry.

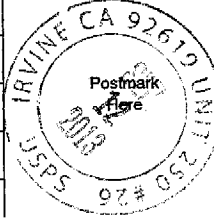
PS Form 3800, August 2006 (*Reverse*) PSN 7530-02-000-9047

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	\$.46
Certified Fee		3.10
Return Receipt Fee (Endorsement Required)		2.55
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	6.11



Sent To	L.A. Dept. of Transportation
Street, or PO	Wes Pringle
City, S	100 S. Main St., 9 th Floor Los Angeles, CA 90012

PS For

uctions

7012 2920 0001 4175 8566

Certified Mail Provides:

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PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

7012 2920 0001 4375 8498

Postage	\$.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	—
Total Postage & Fees	\$6.11



Sent To
Street, Apt. No.
or PO Box No.
City, State, ZIP

Jodean M. Giese (Power Systems)
Dept. of Water & Power
111 N. Hope St., Room 1121
Los Angeles, CA 90012
Mail Stop 800

PS Form 3800

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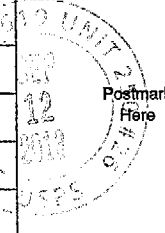
PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

7012 2920 0001 4175 8504

Postage	\$.46	
Certified Fee	3.10	
Return Receipt Fee (Endorsement Required)	2.55	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$6.11	

Sent To _____
Street, Apt. No.,
or PO Box No. _____
City, State, ZIP+4 _____

Attn: Mercedes Marquez
Los Angeles Housing Department
1200 W 7th St, 9th Floor
Los Angeles, CA 90017
Mail Stop 958

PS Form 3800, A

Certified Mail Provides:

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PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

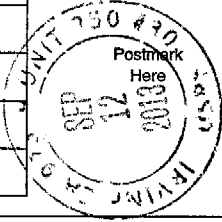
U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

7012 2920 0001 4175 8436

Postage	\$.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	_____
Total Postage & Fees	\$6.11



Sept To
Elisa Sarao - L.A. Public Library
Street, Apt. No.;
or PO Box No. **630 W. 5th St.**
City, State, ZIP+4
Los Angeles, CA. 90071

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PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

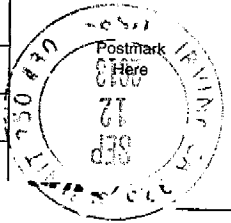
U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

7013 1890 0001 5901 3138
ETD7

Postage	\$.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.11



Sent to: Cheryl J. Powell
Cal Trans Planning - District 7
Street or PO: IGR/CEQA Program Manager
City: Transportation Planning Office, 1-1-C
100 S. Main St.
Los Angeles, CA 90012

PS Form 3800, June 2009 PSN 7530-01-000-9001 Instructions

Certified Mail Provides:

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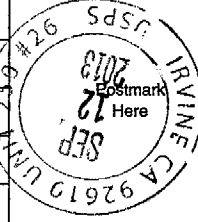
PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	\$	46
Certified Fee		3.10
Return Receipt Fee (Endorsement Required)		2.55
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	6.11



Sent
Street or PO
City

Engineering Bureau
Building and Safety Department
201 N. Figueroa St., Room 1030
Los Angeles, CA 90012
Mail Stop 115

PS F

Instructions

7012 2920 0001 4175 8610

Certified Mail Provides:

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PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

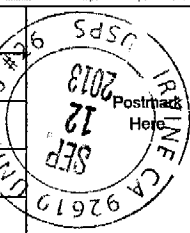
U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

7012 2920 0001 4175 8627

Postage	\$	46
Certified Fee		3.10
Return Receipt Fee (Endorsement Required)		2.55
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	6.11



Sent To
City of Los Angeles Police Department
Crime Prevention Unit
100 W. 1st St., Room 250
Los Angeles, CA 90012
Mail Stop 400

PS Form 3800, April 2012

Postage and Fees

Certified Mail Provides:

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PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

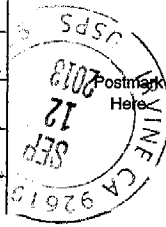
U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

7012 2920 0001 4175 8641

Postage	\$.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	—
Total Postage & Fees	\$6.11



Sent To
Street, Apt. N
or PO Box No.
City, State, ZIP

Melinda Gejer
Department of Recreation & Parks
221 N. Figueroa St., 1st floor
Los Angeles, CA 90012
Mail Stop 625/11

PS Form 3800

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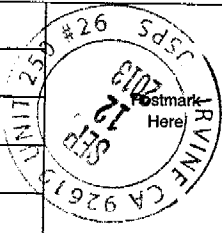
U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
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For delivery information visit our website at www.usps.com®

OFFICIAL USE

7012 2920 0001 4175 8535

Postage	\$.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$6.11



Sent To
Street, Apt. No.,
or PO Box No.
City, State, ZIP+4

City Planning Commission
Department of City Planning
Commission Office
200 North Spring St., Room 272
Los Angeles, CA 90012

PS Form 3800, AU

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PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

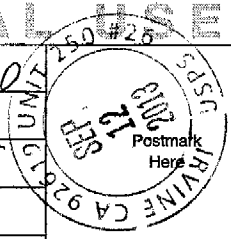
U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

7012 2920 0001 4175 8511

Postage	\$.410
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.11



Sent To Edgar Garcia
Office of Historic Resources
200 N. Spring St., Room 620
Los Angeles, CA 90012
Mail Stop 395

PS Form 3800

S

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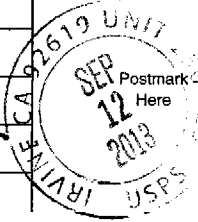
U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
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For delivery information visit our website at www.usps.com®

OFFICIAL USE

7013 3090 0003 5903 4012

Postage	\$.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.11



Sent To Ian MacMillan, Program Supervisor
Street, Apt. N or PO Box N CEQA Inter-Governmental Review
City, State, Z S. Coast Air Quality Management District
21865 Copley Drive
Diamond Bar, CA 91765-4178

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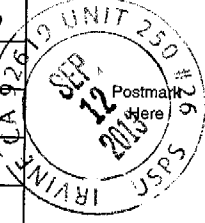
U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

7013 1090 0001 5901 3992
7013 1090 0001 5901 3992

Postage	\$ 46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.11



Sent To
Street, Apt. No.
or PO Box No.
City, State, ZIP

Los Angeles Unified School District
Office of Env. Health & Safety
333 S. Beaudry Ave., 20th Floor
Los Angeles, CA 90017

PS Form 3800

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PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

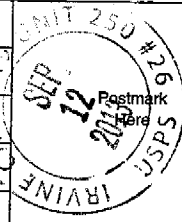
U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

7012 2920 0001 4175 8665

Postage	\$.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	1.00
Total Postage & Fees	\$6.11



Sent To Construction Services Unit
City of Los Angeles Fire Department
Street, Apt. or PO Box 200 N. Main St.
City, State, Los Angeles, CA 90012
City, State, Mail Stop 250

PS Form 38

ions

Certified Mail Provides:

- A mailing receipt
- A unique identifier for your mailpiece
- A record of delivery kept by the Postal Service for two years

Important Reminders:

- Certified Mail may **ONLY** be combined with First-Class Mail® or Priority Mail®.
- Certified Mail is *not* available for any class of international mail.
- **NO INSURANCE COVERAGE IS PROVIDED** with Certified Mail. For valuables, please consider Insured or Registered Mail.
- For an additional fee, a *Return Receipt* may be requested to provide proof of delivery. To obtain Return Receipt service, please complete and attach a Return Receipt (PS Form 3811) to the article and add applicable postage to cover the fee. Endorse mailpiece "Return Receipt Requested". To receive a fee waiver for a duplicate return receipt, a USPS® postmark on your Certified Mail receipt is required.
- For an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the mailpiece with the endorsement "*Restricted Delivery*".
- If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail.

IMPORTANT: Save this receipt and present it when making an inquiry.

PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

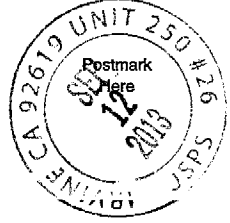
U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

7012 2920 0001 4175 8658

Postage	\$.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.11



Sent To
Kosta Kaporis - Environmental Engineer
Department of Public Works
BOS, Watershed Protection Division
1149 South Broadway, 10th Floor
Los Angeles, CA 90015

PS Form 3800

Certified Mail Provides:

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PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

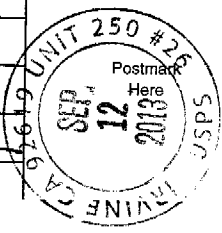
U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

7013 1090 0001 5898 8734

Postage	\$.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	—
Total Postage & Fees	\$ 6.11



Sent To Hydrant and Access Unit
City of Los Angeles Fire Department
Street, Ap. or PO Box 221 N Figueroa St., Ste. 1500
City, State Los Angeles, CA 90012
Mail Stop 250

PS Form 3800, April 2012

Certified Mail Provides:

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PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

7033 1090 0001 5898 8747

Postage	\$	46
Certified Fee		3.10
Return Receipt Fee (Endorsement Required)		2.55
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	6.11

UNIT 250
SEP 12 2013
Postmark Here
USPS

Sent
Street or PO
City, State, ZIP+4®
PS Form 3800, June 2012
Instructions

Ron Lorenzen
Department of Public Works
Urban Forestry Division
1149 South Broadway Street, 4th Floor
Los Angeles, CA 90015

Certified Mail Provides:

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PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

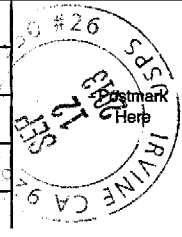
U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

7006 3450 0000 6420 4098

Postage	\$.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.11



Sent To
Street, Apt. No.,
or PO Box No.
City, State, ZIP+4

Daniel Hackney - Env. Supervisor
Bureau of Sanitation- Solid Waste Div.
1149 South Broadway, 10th Floor
Los Angeles, CA 90015 Mail Stop 944

PS Form 3800, All

Certified Mail Provides:

- A mailing receipt
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PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

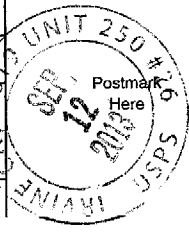
U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

7013 1090 0001 5898 8727

Postage	\$.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.11



Sent To: Darryl Ford
Department of Recreation and Parks
221 N. Figueroa St., 2nd floor
Los Angeles, CA 90012
Mail Stop 682

PS Form 3800

Certified Mail Provides:

- A mailing receipt
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PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

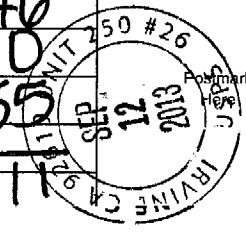
For delivery information visit our website at www.usps.com

OFFICIAL USE

7013 1090 0001 5901 3756

Postage \$
Certified Fee
Return Receipt Fee
(Endorsement Required)
Restricted Delivery Fee
(Endorsement Required)
Total Postage & Fees

\$.46
3.10
2.55
6.11



Sent To County of Los Angeles
Department of Regional Planning
Street, Apt or PO Box Impact Analysis Section
320 W. Temple St., Room 1348
City, State, Los Angeles, CA 90012

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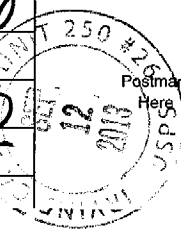
PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

7013 1090 0001 5901 4128
9274 T065 T000 0601 ET01

Postage	\$.46	
Certified Fee	3.10	
Return Receipt Fee (Endorsement Required)	2.55	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.11	

Sent Beverly Kenworthy
Street Los Angeles Chamber of Commerce
or P. Public Policy Director
City, 350 South Bixel St.
Los Angeles, CA 90017

PS F Instructions

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PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

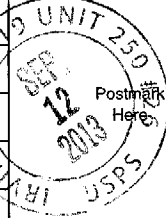
For delivery information visit our website at www.usps.com®

OFFICIAL USE

7013 1090 0001 5901 4111 TTTH T065 T000 060T ET02

Postage \$
Certified Fee
Return Receipt Fee
(Endorsement Required)
Restricted Delivery Fee
(Endorsement Required)
Total Postage & Fees

AL
3.10
2.55
6.11



Sent To
Street, Ap
or PO Bo
City, State

Adrian Scott Fine
Los Angeles Conservancy
523 W 6th St, suite 826
Los Angeles, CA 90014

PS Form

tions

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PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

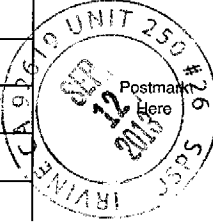
U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

7013 1090 0001 5901 4104
HOT4 T065 T000 060T E704

Postage	\$.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	—
Total Postage & Fees	\$ 6.11



Sent To	California State Parks
Street, Apt or PO Box	Stephanie Campbell (Santa Susana Mountains)
City, State	700 N. Alameda St., Suite 4-500 Los Angeles, CA 90012

PS Form 3800

Postage and Fees Paid

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PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
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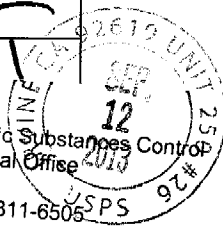
For delivery information visit our website at www.usps.com

OFFICIAL USE

7013 3090 0001 5901 4098
T065 T000 T000
ET01

Postage	\$.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	—
Total Postage & Fees	\$ 6.11

Postmark
Here



Sent To
Street,
or PO E
City, St

Department of Toxic Substances Control
Chatsworth Regional Office
9211 Oakdale Ave
Chatsworth, CA 91311-6505

PS Form

uctions

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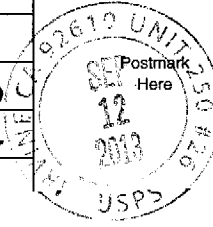
PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.11



Sent To
Street, 2 or PO B
City, Sta

SCAG
Inter-governmental Review Section
818 West Seventh Street, 12th floor
Los Angeles, CA 90017

PS Form

uctions

7013 1490 0001 5901 4881
T004 T065 T000 T000 060T ETD2

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U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

7013 1090 0001 5901 4074

Postage	\$.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.11



Sent To: Gwen Godek
Street, Apt. or PO Box: Los Angeles Unified School District
City, State: Office of Env. Health & Safety
333 S. Beaudry Ave., 28th Floor
Los Angeles, CA 90017

PS Form 3849

ions

Certified Mail Provides:

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PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

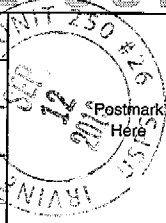
U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

7013 1090 0001 5901 4067

Postage	\$.46
Certified Fee		3.10
Return Receipt Fee (Endorsement Required)		2.55
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	6.11



Sent To	Mr. Suk Chong
Street, or PO L	L.A. Co. Dept. of Public Works
City, St	Land Development Division
	P.O. Box 1460
	Alhambra, CA 91802-1460
PS Form	Instructions

Certified Mail Provides:

- A mailing receipt
- A unique identifier for your mailpiece
- A record of delivery kept by the Postal Service for two years

Important Reminders:

- Certified Mail may **ONLY** be combined with First-Class Mail® or Priority Mail®.
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- **NO INSURANCE COVERAGE IS PROVIDED** with Certified Mail. For valuables, please consider Insured or Registered Mail.
- For an additional fee, a *Return Receipt* may be requested to provide proof of delivery. To obtain Return Receipt service, please complete and attach a Return Receipt (PS Form 3811) to the article and add applicable postage to cover the fee. Endorse mailpiece "Return Receipt Requested". To receive a fee waiver for a duplicate return receipt, a USPS® postmark on your Certified Mail receipt is required.
- For an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the mailpiece with the endorsement "*Restricted Delivery*".
- If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail.

IMPORTANT: Save this receipt and present it when making an inquiry.

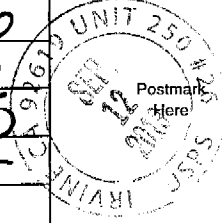
PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

7013 1090 0001 5901 4050

Postage	\$.46	
Certified Fee	3.10	
Return Receipt Fee (Endorsement Required)	2.55	
Restricted Delivery Fee (Endorsement Required)	—	
Total Postage & Fees	\$ 6.11	

Sent To
Stephanie DeWolfe
Director, Community Development Department
City of West Hollywood
8300 Santa Monica Blvd.
West Hollywood, CA 90069

PS Form 38

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PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

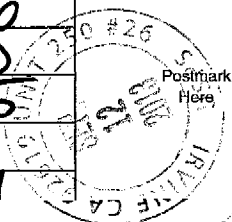
U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

7013 1090 0001 5901 4043

Postage	\$.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	—
Total Postage & Fees	\$ 6.11



Sent To Honorable Zev Yaroslavsky
County Supervisor, 3rd District
Van Nuys District Office
14340 Sylvan Street, Suite A
Van Nuys, CA 91401

PS Form 3800

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PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

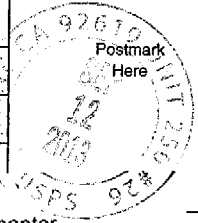
U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

7013 1090 0001 5901 4036
9504 T065 T000 0607
CT07

Postage	\$.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	—
Total Postage & Fees	\$ 6.11



Sent To	Sierra Club, Los Angeles Chapter
Street, or PO E	Urban Environment and Parks Committee 3435 Wilshire Blvd., Suite 320
City, St	Los Angeles, CA 90010

PS Form 3800, October 2009 Edition Instructions

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PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

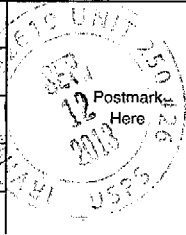
U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

7013 1090 0001 5901 3121
 1212 1065 1000 0601 3101

Postage	\$.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.11



Sent	Melanie Beck, Development Monitoring Speci
Street or PO	Santa Monica Mtns. National Rec. Area
City,	401 W. Hillcrest Dr. Thousand Oaks, CA 91360
PS Form	Instructions

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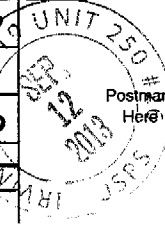
PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

7006 3450 0000 6420 4067

Postage	\$.46	
Certified Fee		3.10	
Return Receipt Fee (Endorsement Required)		2.55	
Restricted Delivery Fee (Endorsement Required)			
Total Postage & Fees	\$	6.11	

Sent To
Street, Apt. or PO Box I
City, State,
Hollywood Hills West Neighborhood Council
7095 Hollywood Blvd., Suite #1004
Hollywood, CA
90028

PS Form 38

ons

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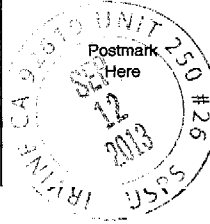
U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

7006 3450 0000 6420 4074

Postage	\$.46
Certified Fee		3.10
Return Receipt Fee (Endorsement Required)		2.55
Restricted Delivery Fee (Endorsement Required)		—
Total Postage & Fees	\$	6.11



Sent To Jim Doty
Bureau of Engineering, Env. Group
1149 S. Broadway., 6th Floor, Suite 600
Los Angeles, CA 90015-2213
Mail Stop 939

*Street, Apt. No.,
or PO Box No.*

City, State, ZIP

PS Form 3800, 1-08

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PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

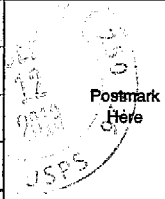
U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

7012 2920 0001 4175 8375

Postage	\$.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	_____
Total Postage & Fees	\$6.11



Sent To _____
Street, Apt. N
or PO Box N
City, State, Z

Mr. Charles C. Holloway (Supervisor of
Environmental Assessment)
Department of Water and Power
111 North Hope Street, Room 1044
Los Angeles, CA 90012
Mail Stop: 800

PS Form 380

ns

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PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

7012 2920 0001 4175 8382

Postage	\$.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	—
Total Postage & Fees	\$ 6.11



Sent To
Tom Erb
Department of Water and Power
Water Systems, Water Supply Assessment
111 N. Hope St., Room 1460
Los Angeles, CA 90012

PS Form 380

15

Certified Mail Provides:

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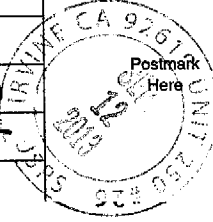
U.S. Postal Service™
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For delivery information visit our website at www.usps.com®

OFFICIAL USE

7012 2920 0001 4175 8999

Postage	\$.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.11



Sent To: Attn: Policy & Planning Unit
Street, Ap: Los Angeles Housing Department
or PO Box: 1200 W 7th St, 9th Floor
City, State: Los Angeles, CA 90017
Mail Stop 958

PS Form

ations

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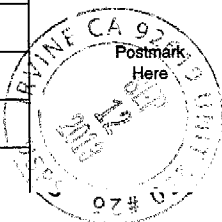
U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

7012 2920 0001 4175 8405

Postage	\$.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	—
Total Postage & Fees	\$6.11



Sent To
Eileen Hunt
Transportation Engineering Associate II
Metro Development Review
Los Angeles Department of Transportation
100 S. Main Street, 10th Floor
LA 90012

PS Form 3800

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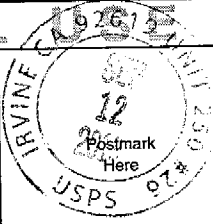
U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL RECEIPT

7073 1090 0001 5902 8484

Postage	\$	46
Certified Fee		3.10
Return Receipt Fee (Endorsement Required)		2.55
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	6.11



Sent To Rachel Kwok, Environmental Planner
Strategic & Transportation Planning
Street, Apt. or PO Box # 1685 Main Street, Room 212
City, State, ZIP+4 PO Box 2200
Santa Monica, CA 90407

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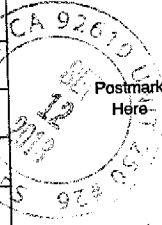
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CERTIFIED MAIL™ RECEIPT
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For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	\$.46	
Certified Fee		3.10	
Return Receipt Fee (Endorsement Required)		2.55	
Restricted Delivery Fee (Endorsement Required)			
Total Postage & Fees		\$6.11	

Sent To

Dan Meyers - Civil Engineer
Bureau of Sanitation- Solid Waste Div.
1149 South Broadway, 10th Floor
Los Angeles, CA 90015
Mail Stop 944

Street, Apt. No.
or PO Box No.
City, State, ZIP

PS Form 3800

7012 2920 0001 4175 8597

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SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Sierra Club, Los Angeles Chapter
Urban Environment and Parks Committee
3435 Wilshire Blvd., Suite 320
Los Angeles, CA 90010

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *J MacFauld*

- Agent
- Addressee

B. Received by (Printed Name)

Date of Delivery

9-17-03

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Certified Mail
- Express Mail
- Registered
- Return Receipt for Merchandise
- Insured Mail
- C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
(Transfer from service label)

7013 1090 0001 5901 4036

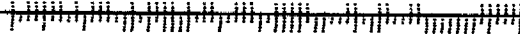
UNITED STATES POSTAL SERVICE



First-Class Mail
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USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

PCR Services Corporation
One Venture
Suite 150
Irvine, CA. 92618



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Department of Toxic Substances Control
 Chatsworth Regional Office
 9211 Oakdale Ave
 Chatsworth, CA 91311-6505

2. Article Number
 (Transfer from service label)

7013 1090 0001 5901 4098

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
 JAMES L. 9/17/13

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

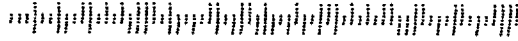
UNITED STATES POSTAL SERVICE



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SENDER: COMPLETE THIS SECTION

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CEQA (Env. Review & Permitting)
 CA Dept. of Fish and Wildlife-South Coast
 3883 Ruffin Road
 San Diego, CA 92123

2. Article Number
(Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *[Handwritten Signature]* Agent Addressee

B. Received by (*Printed Name*) *[Handwritten Name]* C. Date of Delivery *[Handwritten Date]*

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (*Extra Fee*) Yes

7013 1090 0001 5901 4029

UNITED STATES POSTAL SERVICE



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- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Edgar Garcia
 Office of Historic Resources
 200 N. Spring St., Room 620
 Los Angeles, CA 90012
 Mail Stop 395

COMPLETE THIS SECTION ON DELIVERY**A. Signature**

Nelson Larios Agent
 Addressee

B. Received by (Printed Name)**C. Date of Delivery**

NELSON LARIOS *9/17*

D. Is delivery address different from item 1? Yes No

If YES, enter delivery address below: No

3. Service Type

- Certified Mail Express Mail
- Registered Return Receipt for Merchandise
- Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes No**2. Article Number**

(Transfer from service label)

7012 2920 0001 4175 8511

UNITED STATES POSTAL SERVICE

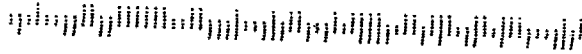


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37411 0051



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

City Planning Commission
Department of City Planning
Commission Office
200 North Spring St., Room 272
Los Angeles, CA 90012

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Thomas Lawrence* Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

9/17

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Certified Mail Express Mail
- Registered Return Receipt for Merchandise
- Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number

(Transfer from service label)

7012 2920 0001 4175 8535

UNITED STATES POSTAL SERVICE

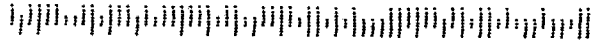


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87411 0061



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Dan Scott, Principal City Planner
 Los Angeles Department of City Planning
 200 N. Spring Street, Room 621
 Los Angeles, CA. 90012

2. Article Number
 (Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

7013 1090 0001 5903 4492

UNITED STATES POSTAL SERVICE

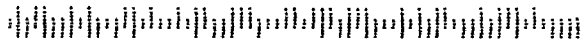


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57411 C061



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Engineering Bureau
 Building and Safety Department
 201 N. Figueroa St., Room 1030
 Los Angeles, CA 90012
 Mail Stop 115

2. Article Number
(Transfer from service label)

7012 2920 0001 4175 8610

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

-
- Agent
-
-
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?

 Yes

If YES, enter delivery address below:

 No

3. Service Type

-
- Certified Mail
-
- Express Mail
-
-
- Registered
-
- Return Receipt for Merchandise
-
-
- Insured Mail
-
- C.O.D.

4. Restricted Delivery? (Extra Fee)

 Yes

UNITED STATES POSTAL SERVICE

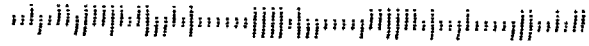


First-Class Mail
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USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

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Irvine, CA. 92618

97411 0081



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Attn: Mercedes Marquez
 Los Angeles Housing Department
 1200 W 7th St, 9th Floor
 Los Angeles, CA 90017
 Mail Stop 958

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

Mercedes Marquez

C. Date of Delivery

9/16/13

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below: No

3. Service Type

- Certified Mail
- Registered
- Insured Mail
- Express Mail
- Return Receipt for Merchandise
- C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

2. Article Number

(Transfer from service label)

7012 2920 0001 4175 8504

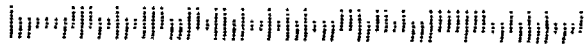
UNITED STATES POSTAL SERVICE

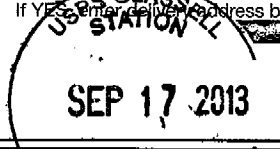

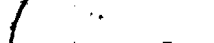

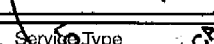
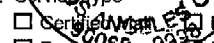
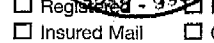
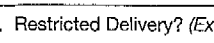
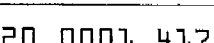


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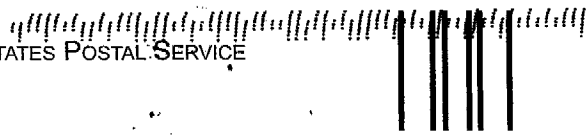
- Sender: Please print your name, address, and ZIP+4 in this box •

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One Venture
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Irvine, CA. 92618



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) P. Ardiiza</p> <p>C. Date of Delivery</p>
<p>1. Article Addressed to:</p> <p style="text-align: center;">Fernando Gonzalez Bureau of Sanitation - Wastewater Engineering Services Division 2714 Media Center Dr. Los Angeles CA 90065</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, enter delivery address below:</p> <p style="text-align: center;">  SEP 17 2013         </p> <p>3. Service Type <input type="checkbox"/> Registered Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered Mail - 93¢ <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number (Transfer from service label)</p>	<p style="text-align: center;">7012 2920 0001 4175 8603</p>

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USPS
Permit No. G-10

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SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Attn: Policy & Planning Unit
 Los Angeles Housing Department
 1200 W 7th St, 9th Floor
 Los Angeles, CA 90017
 Mail Stop 958

2. Article Number

(Transfer from service label)

7012 2920 0001 4175 8399

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

Walter Sordowal

9/16/13

D. Is delivery address different from item 1?

Yes

If YES, enter delivery address below:

No

3. Service Type

- Certified Mail
- Registered
- Insured Mail
- Express Mail
- Return Receipt for Merchandise
- C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

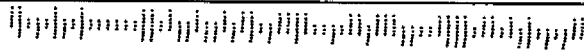
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Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

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Irvine, CA. 92618



SENDER: COMPLETE THIS SECTION

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Fairfax Branch Library
 161 South Gardner Street
 Los Angeles, CA 90036

2. Article Number

(Transfer from service label)

7012 2920 0001 4175 8689

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [Handwritten Signature]

- Agent
- Addressee

B. Received by *(Printed Name)*

April Hamilton

C. Date of Delivery

9/14/13

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below: No

3. Service Type

- Certified Mail
- Registered
- Insured Mail
- Express Mail
- Return Receipt for Merchandise
- C.O.D.

4. Restricted Delivery? *(Extra Fee)* Yes

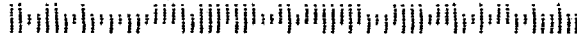
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USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

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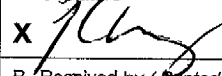
SENDER: COMPLETE THIS SECTION **COMPLETE THIS SECTION ON DELIVERY**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Beverly Kenworthy
Los Angeles Chamber of Commerce
Public Policy Director
350 South Bixel St.
Los Angeles, CA 90017

A. Signature
 Agent
 Addressee

X 

B. Received by (Printed Name) C. Date of Delivery
Hennrich *9/16/13*

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number 7013 1090 0001 5901 4128
(Transfer from service label)

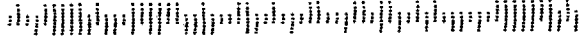
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• Sender: Please print your name, address, and ZIP+4 in this box •

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SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Los Angeles Central Library
630 W. 5th Street
Los Angeles, CA 90071

2. Article Number

(Transfer from service label)

7012 2920 0001 4175 8528

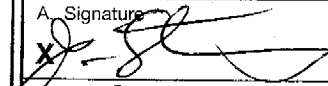
PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature


 Agent AddresseeB. Received by *(Printed Name)*

J. Stamps

C. Date of Delivery

9/7/13

 D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

 Certified Mail Express Mail Registered Return Receipt for Merchandise Insured Mail C.O.D.4. Restricted Delivery? *(Extra Fee)* Yes

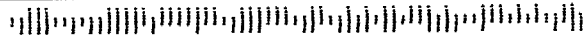
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SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Eloisa Sarao
 Business Office
 Los Angeles Public Library
 630 W. 5th Street
 Los Angeles, CA 90071

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent
 Addressee

B. Received by (Printed Name) *J. Stamps* C. Date of Delivery *9/17/13*

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (Transfer from service label) **7012 2920 0001 4175 8436**

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SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Elizabeth Carvajal
 CRA/LA Special Projects Officer
 1200 W. 7th St., 2nd Floor
 Los Angeles, CA 90017

2. Article Number

(Transfer from service label)

7012 2920 0001 4175 8573

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

 X*[Handwritten Signature]* Agent AddresseeB. Received by *(Printed Name)**[Handwritten Name]*

C. Date of Delivery

*[Handwritten Date]*D. Is delivery address different from item 1? YesIf YES, enter delivery address below: No

3. Service Type

 Certified Mail Express Mail Registered Return Receipt for Merchandise Insured Mail C.O.D.4. Restricted Delivery? *(Extra Fee)* Yes

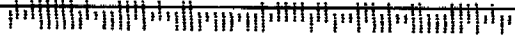
UNITED STATES POSTAL SERVICE



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• Sender: Please print your name, address, and ZIP+4 in this box •

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SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

~~Cheryl Powell~~ **NO LONGER HERE**
 Cal Trans Planning - District 7
 IGR/CEQA Program Manager
 Transportation Planning Office, 1-1-C
 100 S. Main St.
 Los Angeles, CA 90012

COMPLETE THIS SECTION ON DELIVERY

- A. Signature
 X *[Signature]* Agent Addressee
- B. Received by (Printed Name) *D. WATSON* C. Date of Delivery *9/16/13*
- D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
- Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number **7013 1090 0001 5901 3138**
 (Transfer from service label)

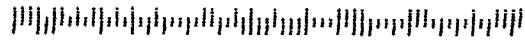
UNITED STATES POSTAL SERVICE



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

PCR Services Corporation
One Venture
Suite 150
Irvine, CA. 92618



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

SCAG
Inter-governmental Review Section
818 West Seventh Street, 12th floor
Los Angeles, CA 90017

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Corinne Miller*

- Agent
- Addressee

B. Received by (Printed Name)

Corinne Miller

C. Date of Delivery

- D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Certified Mail
- Registered
- Insured Mail
- Express Mail
- Return Receipt for Merchandise
- C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
(Transfer from service label)

7013 1090 0001 5901 4081

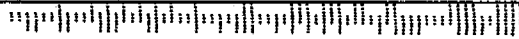
UNITED STATES POSTAL SERVICE



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

PCR Services Corporation
One Venture
Suite 150
Irvine, CA. 92618



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

City of Los Angeles Police Department
Crime Prevention Unit
100 W. 1st St., Room 250
Los Angeles, CA 90012
Mail Stop 400

2. Article Number
(Transfer from service label)

7012 2920 0001 4175 8627

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

UNITED STATES POSTAL SERVICE

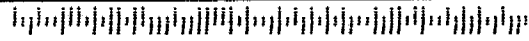


First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

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One Venture
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Irvine, CA. 92618

9510741125



SENDER: COMPLETE THIS SECTION

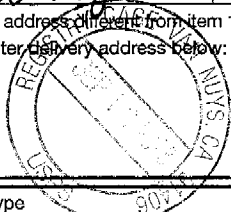
- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Honorable Zev Yaroslavsky
 County Supervisor, 3rd District
 Van Nuys District Office
 14340 Sylvan Street, Suite A
 Van Nuys, CA 91401

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
 X *Bentha Trujillo*
- B. Received by (Printed Name) C. Date of Delivery
Bentha Trujillo
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No



3. Service Type
- | | |
|---|---|
| <input type="checkbox"/> Certified Mail | <input type="checkbox"/> Express Mail |
| <input type="checkbox"/> Registered | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Insured Mail | <input type="checkbox"/> C.O.D. |

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number 7013 1090 0001 5901 4043
 (Transfer from service label)

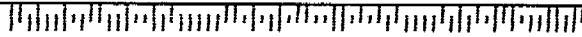
UNITED STATES POSTAL SERVICE



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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

James B. McDaniel (Water Systems)
 Dept. of Water & Power
 111 N. Hope St., Room 1455
 Los Angeles, CA 90012
 Mail Stop 800

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *W Jell* Agent
 Addressee

B. Received by (Printed Name)

W Jell

C. Date of Delivery

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below: No

3. Service Type

- Certified Mail Express Mail
- Registered Return Receipt for Merchandise
- Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

2. Article Number

(Transfer from service label)

7012 2920 0001 4175 8481

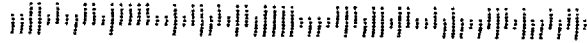
UNITED STATES POSTAL SERVICE



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Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

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Irvine, CA. 92618



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Andy Niknafs (Water Systems Master Plannin
Group)
Department of Water and Power
111 N. Hope St., Room 1348
Los Angeles, CA 90012

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

W. Niknafs

- Agent
- Addressee

B. Received by (Printed Name)

W. Niknafs

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Certified Mail
- Registered
- Insured Mail
- Express Mail
- Return Receipt for Merchandise
- C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

2. Article Number

(Transfer from service label)

7012 2920 0001 4175 8580

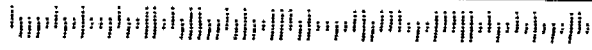
UNITED STATES POSTAL SERVICE



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One Venture
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SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mr. Charles C. Holloway (Supervisor of
Environmental Assessment)
Department of Water and Power
111 North Hope Street, Room 1044
Los Angeles, CA 90012
Mail Stop: 800

2. Article Number

(Transfer from service label)

7012 2920 0001 4175 8375

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X*W. J. ...* Agent AddresseeB. Received by *(Printed Name)**W. J. ...*

C. Date of Delivery

D. Is delivery address different from item 1? YesIf YES, enter delivery address below: No

3. Service Type

 Certified Mail Express Mail Registered Return Receipt for Merchandise Insured Mail C.O.D.4. Restricted Delivery? *(Extra Fee)* Yes

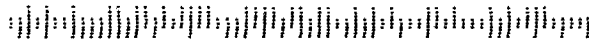
UNITED STATES POSTAL SERVICE



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USPS
Permit No. G-10

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SENDER: COMPLETE THIS SECTION

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Tom Erb
Department of Water and Power
Water Systems, Water Supply Assessment
111 N. Hope St., Room 1460
Los Angeles, CA 90012

2. Article Number
(Transfer from service label)

7012 2920 0001 4175 8382

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

W Erb

- Agent
- Addressee

B. Received by (Printed Name)

W Erb

C. Date of Delivery

D. Is delivery address different from Item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Certified Mail
- Registered
- Insured Mail
- Express Mail
- Return Receipt for Merchandise
- C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

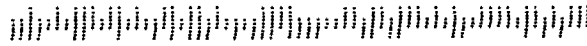
UNITED STATES POSTAL SERVICE



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USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

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SENDER: COMPLETE THIS SECTION

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Office of the Mayor
 Economic Development
 Kelli Bernard
 200 N. Spring St., Room 1300
 Los Angeles, CA 90012

2. Article Number
 (Transfer from service label)

7012 2920 0001 4175 8542

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) *Ashley Atkinson* C. Date of Delivery *9/16*
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

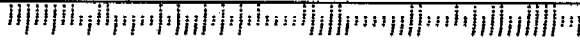
UNITED STATES POSTAL SERVICE



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SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Councilmember Tom LaBonge
Attn: Renee Weitzer
200 N Spring Street Room 480
Los Angeles, CA
90012

COMPLETE THIS SECTION ON DELIVERY

A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee	
B. Received by (Printed Name) ISAAC BURKS	C. Date of Delivery 9/16
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	

3. Service Type

<input type="checkbox"/> Certified Mail	<input type="checkbox"/> Express Mail
<input type="checkbox"/> Registered	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Insured Mail	<input type="checkbox"/> C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
(Transfer from service label)

7012 2920 0001 4175 8450

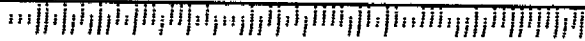
UNITED STATES POSTAL SERVICE



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USPS
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• Sender: Please print your name, address, and ZIP+4 in this box •

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SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Office of the Mayor
 External Affairs
 Heather Repenning, Director
 200 N. Spring St., Room 303
 Los Angeles, CA 90012

2. Article Number

(Transfer from service label)

7012 2920 0001 4175 8559

PS Form 3811, February 2004

Domestic Return Receipt

102596-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

H. Flores

Agent

Addressee

B. Received by *(Printed Name)*

H. Flores

C. Date of Delivery

9/16

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below: No

3. Service Type

Certified Mail

Express Mail

Registered

Return Receipt for Merchandise

Insured Mail

C.O.D.

4. Restricted Delivery? *(Extra Fee)*

Yes

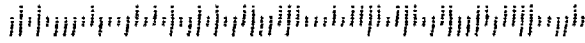
UNITED STATES POSTAL SERVICE



First-Class Mail
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USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

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Irvine, CA. 92618



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

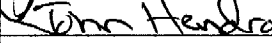
Ross Dagit
 Resource Conservation District
 of the Santa Monica Mountains
 P.O. Box 638
 Agoura Hills, CA 91376-0638

COMPLETE THIS SECTION ON DELIVERY

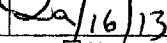
A. Signature


 Agent Addressee

B. Received by (Printed Name)



C. Date of Delivery



 D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

 Certified Mail Express Mail Registered Return Receipt for Merchandise Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee)

 Yes

2. Article Number

(Transfer from service label)

7013 1090 0001 5901 3114

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

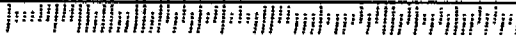
UNITED STATES POSTAL SERVICE



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Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

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One Venture
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Irvine, CA. 92618



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
NO P EIR ENV-20132552-EIR

Jim Doty
 Bureau of Engineering, Env. Group
 1149 S. Broadway., 6th Floor, Suite 600
 Los Angeles, CA 90015-2213
 Mail Stop 939

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 James Doty Addressee

B. Received by (Printed Name) C. Date of Delivery
JAMES DOTY *9-19-13*

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number **7006 3450 0000 6420 4074**
 (Transfer from service label)

UNITED STATES POSTAL SERVICE



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USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

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Irvine, CA. 92618



SENDER: COMPLETE THIS SECTION

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Bel Air Beverly Crest Neighborhood Council
 PO Box 252007
 Los Angeles, CA
 90025

2. Article Number

(Transfer from service label)

7006 3450 0000 6420 4050

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Cathy Pal Agent AddresseeB. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? YesIf YES, enter delivery address below: No

3. Service Type

 Certified Mail Express Mail Registered Return Receipt for Merchandise Insured Mail C.O.D.4. Restricted Delivery? *(Extra Fee)* Yes

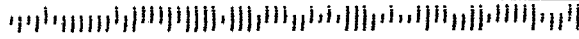
UNITED STATES POSTAL SERVICE



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• Sender: Please print your name, address, and ZIP+4 in this box •

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One Venture
Suite 150
Irvine, CA. 92618



SENDER: COMPLETE THIS SECTION

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

County of Los Angeles
Department of Regional Planning
Impact Analysis Section
320 W. Temple St., Room 1348
Los Angeles, CA 90012

2. Article Number

(Transfer from service label)

7013 1090 0001 5901 3756

PS Form 3811, February 2004

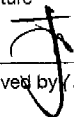
Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X



Agent

Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

SEP 16 2013

3. Service Type

Certified Mail

Express Mail

Registered

Return Receipt for Merchandise

Insured Mail

C.O.D.

4. Restricted Delivery? *(Extra Fee)*

Yes

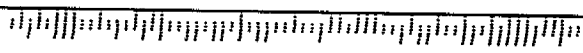
UNITED STATES POSTAL SERVICE



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• Sender: Please print your name, address, and ZIP+4 in this box •

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SENDER: COMPLETE THIS SECTION

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Stephanie DeWolfe
 Director, Community Development Departmen
 City of West Hollywood
 8300 Santa Monica Blvd.
 West Hollywood, CA 90069

2. Article Number
 (transfer from service label)

7013 1090 0001 5901 4050

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

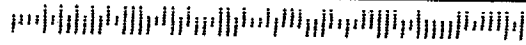
UNITED STATES POSTAL SERVICE



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• Sender: Please print your name, address, and ZIP+4 in this box •

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

California State Parks
Stephanie Campbell
(Santa Susana Mountains)
700 N. Alameda St., Suite 4-500
Los Angeles, CA 90012

COMPLETE THIS SECTION ON DELIVERY

A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee	
B. Received by (Printed Name) V Maddox	C. Date of Delivery 9/16/13
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	

3. Service Type

<input type="checkbox"/> Certified Mail	<input type="checkbox"/> Express Mail
<input type="checkbox"/> Registered	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Insured Mail	<input type="checkbox"/> C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number **7013 1090 0001 5901 4104**
(Transfer from service label)

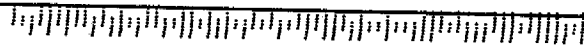
UNITED STATES POSTAL SERVICE



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• Sender: Please print your name, address, and ZIP+4 in this box •

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SENDER: COMPLETE THIS SECTION

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Hollywood Hills West Neighborhood Council
7095 Hollywood Blvd., Suite #1004
Hollywood, CA
90028

2. Article Number
(Transfer from service label)

7006 3450 0000 6420 4067

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Certified Mail
- Express Mail
- Registered
- Return Receipt for Merchandise
- Insured Mail
- C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

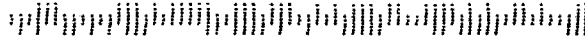
UNITED STATES POSTAL SERVICE



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USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

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One Venture
Suite 150
Irvine, CA. 92618



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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

John C. Fremont Branch Library
 6121 Melrose Avenue
 Los Angeles, CA 90038

COMPLETE THIS SECTION ON DELIVERY

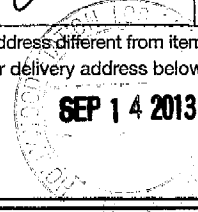
A. Signature

W. T. Johnson Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No



3. Service Type

- Certified Mail Express Mail
- Registered Return Receipt for Merchandise
- Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number

(Transfer from service lab)

7006 3450 0000 6420 4043

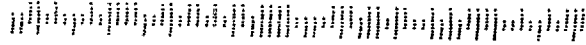
UNITED STATES POSTAL SERVICE



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

PCR Services Corporation
One Venture
Suite 150
Irvine, CA. 92618



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

L.A. Co. Dept. of Public Works
 Planning Division
 900 S. Fremont Ave., 11th Floor
 Alhambra, CA 91803

2. Article Number

(Transfer from service label)

7013 1090 0001 5901 3985

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [Signature] Agent AddresseeB. Received by (*Printed Name*)*W E Allerton*

C. Date of Delivery

D. Is delivery address different from item 1? YesIf YES, enter delivery address below: No

3. Service Type

 Certified Mail Express Mail Registered Return Receipt for Merchandise Insured Mail C.O.D.4. Restricted Delivery? (*Extra Fee*) Yes

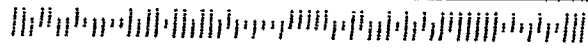
UNITED STATES POSTAL SERVICE



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

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SENDER: COMPLETE THIS SECTION


- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mr. Suk Chong
 L.A. Co. Dept. of Public Works
 Land Development Division
 P.O. Box 1460
 Alhambra, CA 91802-1460

COMPLETE THIS SECTION ON DELIVERY

A. Signature



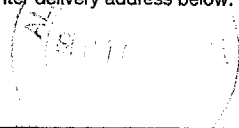
-
- Agent
-
-
- Addressee

B. Received by (Printed Name)

JOE HERRERA

C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No



3. Service Type

-
- Certified Mail
-
- Express Mail
-
-
- Registered
-
- Return Receipt for Merchandise
-
-
- Insured Mail
-
- C.O.D.

4. Restricted Delivery? (Extra Fee)

 Yes

2. Article Number

(Transfer from service label)

7013 1090 0001 5901 4067

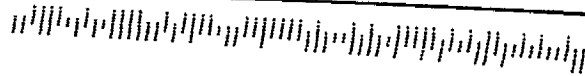
UNITED STATES POSTAL SERVICE



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Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

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One Venture
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Irvine, CA. 92618



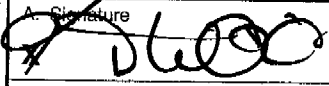
SENDER: COMPLETE THIS SECTION

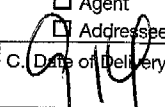
- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Hydrant and Access Unit
 City of Los Angeles Fire Department
 221 N Figueroa St., Ste. 1500
 Los Angeles, CA 90012
 Mail Stop 250

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent
 Addressee

B. Received by (Printed Name) _____ C. Date of Delivery 

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
 (Transfer from service label) **7013 1090 0001 5898 8734**

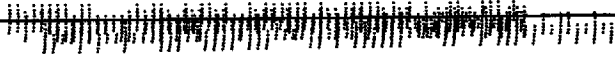
UNITED STATES POSTAL SERVICE



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

- Sender: Please print your name, address, and ZIP+4 in this box •

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One Venture
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Irvine, CA. 92618



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Darryl Ford
 Department of Recreation and Parks
 221 N. Figueroa St., 2nd floor
 Los Angeles, CA 90012
 Mail Stop 682

2. Article Number

(Transfer from service label)

7013 1090 0001 5898 8727

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Carmelle Lopez

 Agent AddresseeB. Received by (*Printed Name*)

C. Date of Delivery

C. LEPORE

D. Is delivery address different from item 1? YesIf YES, enter delivery address below: No

3. Service Type

 Certified Mail Express Mail Registered Return Receipt for Merchandise Insured Mail C.O.D.4. Restricted Delivery? (*Extra Fee*) Yes

UNITED STATES POSTAL SERVICE

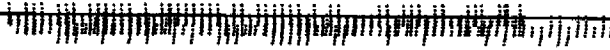


First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

PCR Services Corporation
One Venture
Suite 150
Irvine, CA. 92618

8741125



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Adrian Scott Fine
 Los Angeles Conservancy
 523 W 6th St, suite 826
 Los Angeles, CA 90014

2. Article Number
 (Transfer from service label)

7013 1090 0001 5901 4111

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X


 Agent Addressee

B. Received by (Printed Name)

Marcella E.

C. Date of Delivery

SEP 15 2000

D. Is delivery address different from item 1? Yes
 if YES, enter delivery address below: No

3. Service Type

 Certified Mail Express Mail Registered Return Receipt for Merchandise Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee)

 Yes

UNITED STATES POSTAL SERVICE



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

PCR Services Corporation
One Venture
Suite 150
Irvine, CA 92618

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Rachel Kwok, Environmental Planner
 Strategic & Transportation Planning
 1685 Main Street, Room 212
 PO Box 2200
 Santa Monica, CA 90407

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Richard* Agent Addressee

B. Received by (Printed Name)

F Richardson

C. Date of Delivery

9/16

D. Is delivery address different from item 1?

 YesIf YES, enter delivery address below: No

3. Service Type

 Certified Mail Express Mail Registered Return Receipt for Merchandise Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee)

 Yes

2. Article Number

(Transfer from service label)

7013 1090 0001 5902 8484

UNITED STATES POSTAL SERVICE



First-Class Mail
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USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

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Suite 150
Irvine, CA. 92618

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Melinda Gejer
Department of Recreation & Parks
221 N. Figueroa St., 1st floor
Los Angeles, CA 90012
Mail Stop 625/11

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
x Carmelle Lopez

B. Received by (Printed Name) Agent
C. LEPOKE

C. Date of Delivery Addressee
9/19

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (Transfer from service label) **7012 2920 0001 4175 8641**

UNITED STATES POSTAL SERVICE



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

PCR Services Corporation
One Venture
Suite 150
Irvine, CA. 92618



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Melissa Becker
 CA Regional Water Quality Control Board
 320 W. 4th St., Suite 200
 Los Angeles, CA 90013

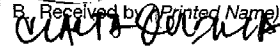
COMPLETE THIS SECTION ON DELIVERY

A. Signature

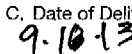


-
- Agent
-
-
- Addressee

B. Received by (Printed Name)



C. Date of Delivery



 D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

-
- Certified Mail
-
- Express Mail
-
-
- Registered
-
- Return Receipt for Merchandise
-
-
- Insured Mail
-
- C.O.D.

4. Restricted Delivery? (Extra Fee)

 Yes

2. Article Number

(Transfer from service label)

7013 1090 0001 5901 4005

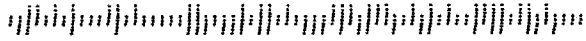
UNITED STATES POSTAL SERVICE



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

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One Venture
Suite 150
Irvine, CA. 92618



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ray Saidi
 Bureau of Engineering
 Land Development/Mapping Division
 201 N. Figueroa St., Suite 200
 Los Angeles, CA 90012
 Mail Stop 901

2. Article Number

(Transfer from service label)

7012 2920 0001 4175 8467

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x *Gregory Thompson*

- Agent
- Addressee

B. Received by *(Printed Name)*

Gregory Thompson

C. Date of Delivery

9/10

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below: No

3. Service Type

- Certified Mail
- Registered
- Insured Mail
- Express Mail
- Return Receipt for Merchandise
- C.O.D.

4. Restricted Delivery? *(Extra Fee)*

Yes

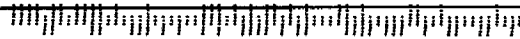
UNITED STATES POSTAL SERVICE



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

PCR Services Corporation
One Venture
Suite 150
Irvine, CA. 92618



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Susan Chapman
 L.A. Co. MTA
 Metro CEQA Review Coordination
 One Gateway Plaza
 Los Angeles, CA 90012-2952

2. Article Number

7013 1090 0001 5901 3107

*(Transfer from service lab.,)***COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X


 Agent Addressee

B. Received by (Printed Name)

VINCENT A. I. E.

C. Date of Delivery

9/10/13

D. Is delivery address different from item 1? YesIf YES, enter delivery address below: No

3. Service Type

 Certified Mail Express Mail Registered Return Receipt for Merchandise Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee)

 Yes

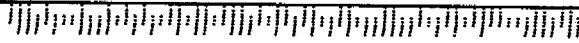
UNITED STATES POSTAL SERVICE



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

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One Venture
Suite 150
Irvine, CA. 92618



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Gwen Godek
 Los Angeles Unified School District
 Office of Env. Health & Safety
 333 S. Beaudry Ave., 28th Floor
 Los Angeles, CA 90017

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

-
- Agent
-
-
- Addressee

B. Received by (Printed Name) _____ Date of Delivery _____

 D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

-
- Certified Mail
-
- Express Mail
-
-
- Registered
-
- Return Receipt for Merchandise
-
-
- Insured Mail
-
- C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number

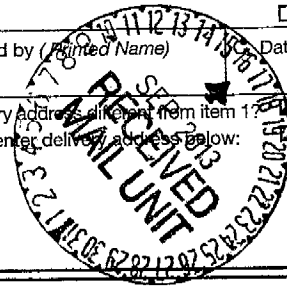
(Transfer from service label)

7013 1090 0001 5901 4074

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540



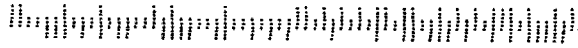
UNITED STATES POSTAL SERVICE



First-Class Mail
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USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

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One Venture
Suite 150
Irvine, CA. 92618



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Los Angeles Unified School District
Office of Env. Health & Safety
333 S. Beaudry Ave., 20th Floor
Los Angeles, CA 90017

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

Date of Delivery

D. Is delivery address different from item 1?

Yes

If YES, enter delivery address below:

No

3. Service Type

- Certified Mail
- Express Mail
- Registered
- Return Receipt for Merchandise
- Insured Mail
- C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

2. Article Number

7013 1090 0001 5901 3992

(Transfer from service label)

UNITED STATES POSTAL SERVICE



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Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

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One Venture
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Irvine, CA. 92618



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Los Angeles County Engineer
 Sanitation District, Chief Engineer
 1955 Workman Mill Road
 Whittier, CA 90601

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X LA County Sanitation Dist. Agent
 Addressee

B. Received by (*Printed Name*) C. Date of Delivery
 9/17/13

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (*Extra Fee*) Yes

2. Article Number **7013 1090 0001 5901 4135**
 (*Transfer from service label*)

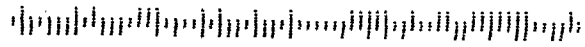
UNITED STATES POSTAL SERVICE



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USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

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One Venture
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Irvine, CA. 92618



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Construction Services Unit
 City of Los Angeles Fire Department
 200 N. Main St.
 Los Angeles, CA 90012
 Mail Stop 250

2. Article Number

(Transfer from service label)

7012 2920 0001 4175 8665

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

[Handwritten Signature]

- Agent
- Addressee

B. Received by (Printed Name)

Jen Corona

C. Date of Delivery

9.16.13

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Certified Mail
- Registered
- Insured Mail
- Express Mail
- Return Receipt for Merchandise
- C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

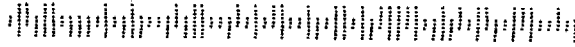
UNITED STATES POSTAL SERVICE



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

PCR Services Corporation
One Venture
Suite 150
Irvine, CA. 92618



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Councilmember Tom LaBonge
 Attn: Jonathan Brand
 200 N Spring Street Room 480
 Los Angeles, CA
 90012

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 x [Signature] Addressee

B. Received by (Printed Name) C. Date of Delivery
 SAAC BURKS 9/16

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
 (Transfer from service label)

7012 2920 0001 4175 8443

102595-02-M-1540

PS Form 3811, February 2004

Domestic Return Receipt

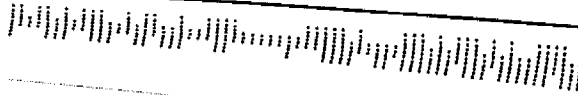
UNITED STATES POSTAL SERVICE



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

PCR Services Corporation
One Venture
Suite 150
Irvine, CA. 92618



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jodean M. Giese (Power Systems)
 Dept. of Water & Power
 111 N. Hope St., Room 1121
 Los Angeles, CA 90012
 Mail Stop 800

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X*W. Giese*

-
- Agent
-
-
- Addressee

B. Received by (Printed Name)

W. Giese

C. Date of Delivery

 D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

-
- Certified Mail
-
- Express Mail
-
-
- Registered
-
- Return Receipt for Merchandise
-
-
- Insured Mail
-
- C.O.D.

4. Restricted Delivery? (Extra Fee)

 Yes

2. Article Number

(Transfer from service label)

7012 2920 0001 4175 8498

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

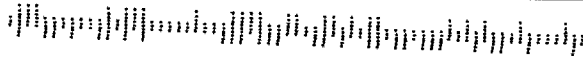
UNITED STATES POSTAL SERVICE



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

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One Venture
Suite 150
Irvine, CA. 92618



SENDER: COMPLETE THIS SECTION

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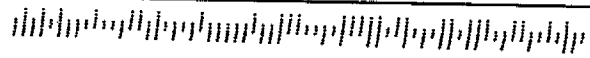
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9/12/13

NOP AND PUBLIC SCOPING MEETING

FOR

8150 SUNSET BOULEVARD MIXED-USE PROJECT

ENV-2013-2552-EIR

RETURNED ENVELOPES

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CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
1262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

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JAMES K. WILLIAMS
COMMISSION EXECUTIVE ASSISTANT II
(213) 978-1300

CITY OF
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CALIFORNIA



ERIC GARCETTI
MAYOR

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DEPUTY DIRECTOR
(213) 978-1274

EVA YUAN-MCDANIEL
DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

INFORMATION
www.planning.lacity.org

September 12, 2013

**NOTICE OF PREPARATION OF AN
ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING
MEETING**

CASE NO.: ENV-20132552-EIR

PROJECT NAME: 8150 Sunset Boulevard Mixed-Use Project

PROJECT LOCATION/ADDRESS: 8150 Sunset Boulevard

COMMUNITY PLANNING AREA: Hollywood Community Plan Area

COUNCIL DISTRICT: 4 – Tom LaBonge

DUE DATE FOR PUBLIC COMMENTS: October 15, 2013

The City of Los Angeles, Department of City Planning will be the Lead Agency and will require the preparation of an environmental impact report (“EIR”) for the project identified herein. The Department of City Planning requests your comments as to the scope and content of the Draft EIR. The Project description and potential environmental effects are included below. An initial study was prepared and is included in the environmental file. A copy of the environmental file is available for review, by appointment during office hours, at the Department of City Planning, 200 North Spring Street, Room 750, Los Angeles, CA 90012.

PROJECT DESCRIPTION: The Project Applicant proposes to redevelop the 2.56-acre property located at 8150 Sunset Boulevard with a mixed-use residential and retail project. The property is located within the Hollywood community of the City of Los Angeles (City), and currently contains two commercial structures and other improvements, all of which would be demolished and removed from the site. The proposed project would consist of two buildings over a single podium structure with various elements ranging in height from two stories to 16 stories in height (approximately 42 feet above the ground elevation at the intersection of Sunset and Crescent Heights Boulevards [the “North Building”], increasing to approximately 108 feet for the nine-story portion and approximately 191 feet for the 16-story portion of the building [the “South Building”]; the overall building height is approximately 216 feet as measured from the low point of the site along Havenhurst Drive to the top of the South Building). The North Building, which would be built along Sunset Boulevard, would include two levels with a rooftop terrace containing exclusively commercial uses. The South Building would contain commercial uses on the first two levels, residential uses on levels three through 15, and a rooftop restaurant/lounge on the top level. The project would include approximately 111,310 square feet of commercial retail and restaurant uses within three lower levels (one subterranean) and one

rooftop level, 249 apartment units, including 28 affordable housing units, within the twelve upper levels representing approximately 222,560 gross square feet of residential space. The project would also provide a new central public plaza, new public space at the northeast corner of the site, public rooftop deck/garden areas along Sunset Boulevard, a private pool and pool deck area for residents, as well as other resident-only amenities totaling approximately 6,900 square feet that would include a residential lobby, resident recreation room, fitness center, changing rooms, business center, and library. Parking for all proposed uses would be provided on-site via a seven-level (three subterranean and semi-subterranean levels) parking structure housed within the podium structure that includes 849 total parking spaces (295 for residential uses and 554 for commercial uses). The total development would include approximately 333,870 square feet of commercial and residential space with a maximum floor-area ratio (FAR) of approximately 3:1. The Project Applicant anticipates commencing construction in 2015 with occupancy occurring in 2017.

REQUESTED PERMITS/APPROVALS: The Project Applicant is requesting approvals for the proposed Project that would include, but may not be limited to, the following: Affordable Housing Incentives, including Parking Option 1 and Off-Menu Incentives; Site Plan Review; Master Conditional Use Permit for Alcohol (on- and off-site sales); Subdivision to create airspace lots and for condominium purposes; Variance for outdoor dining above the ground floor level and to allow a fitness studio, as not otherwise permitted in the C4 zone; demolition permits; construction permits, including building, grading, excavation, foundation, and associated permits; haul route permit, as may be required; street tree removal permit; and other approvals as needed.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Aesthetics, Air Quality, Cultural Resources, Geology and Soils, Greenhouse Gases, Land Use and Planning, Noise, Population and Housing, Public Services (i.e., Police, Fire, Parks, and Libraries), Transportation/Traffic, and Utilities (water, wastewater, solid waste).

PUBLIC SCOPING MEETING: A public Scoping Meeting will be held in an open house format to receive public comment regarding the scope and content of the environmental analysis to be included in the Draft EIR. City staff, environmental consultants, and Project representatives will be available, but no formal presentation is scheduled. You may stop by at any time between 5:30 pm and 7:30 pm to view materials, ask questions, and provide comments. The Department of City Planning encourages all interested individuals and organizations to attend this meeting. The location, date and time of the public scoping meeting for this Project are as follows:

Date: October 2, 2013
Time: 5:30 to 7:30 p.m.
Location: Will & Ariel Durant Branch Library, 7140 W. Sunset Boulevard, Los Angeles, CA 90046

The enclosed materials reflect the scope of the project, which is located in an area of interest to you and/or the organization you represent. The Department of City Planning welcomes all comments regarding potential environmental impacts of the project. All comments will be considered in the preparation of the EIR. **Written comments** must be submitted to this office by **October 15, 2013**.

Please direct your responses to:

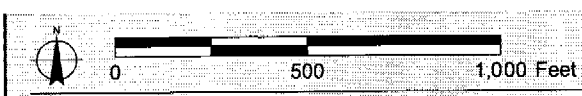
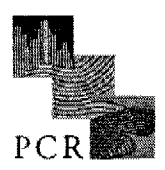
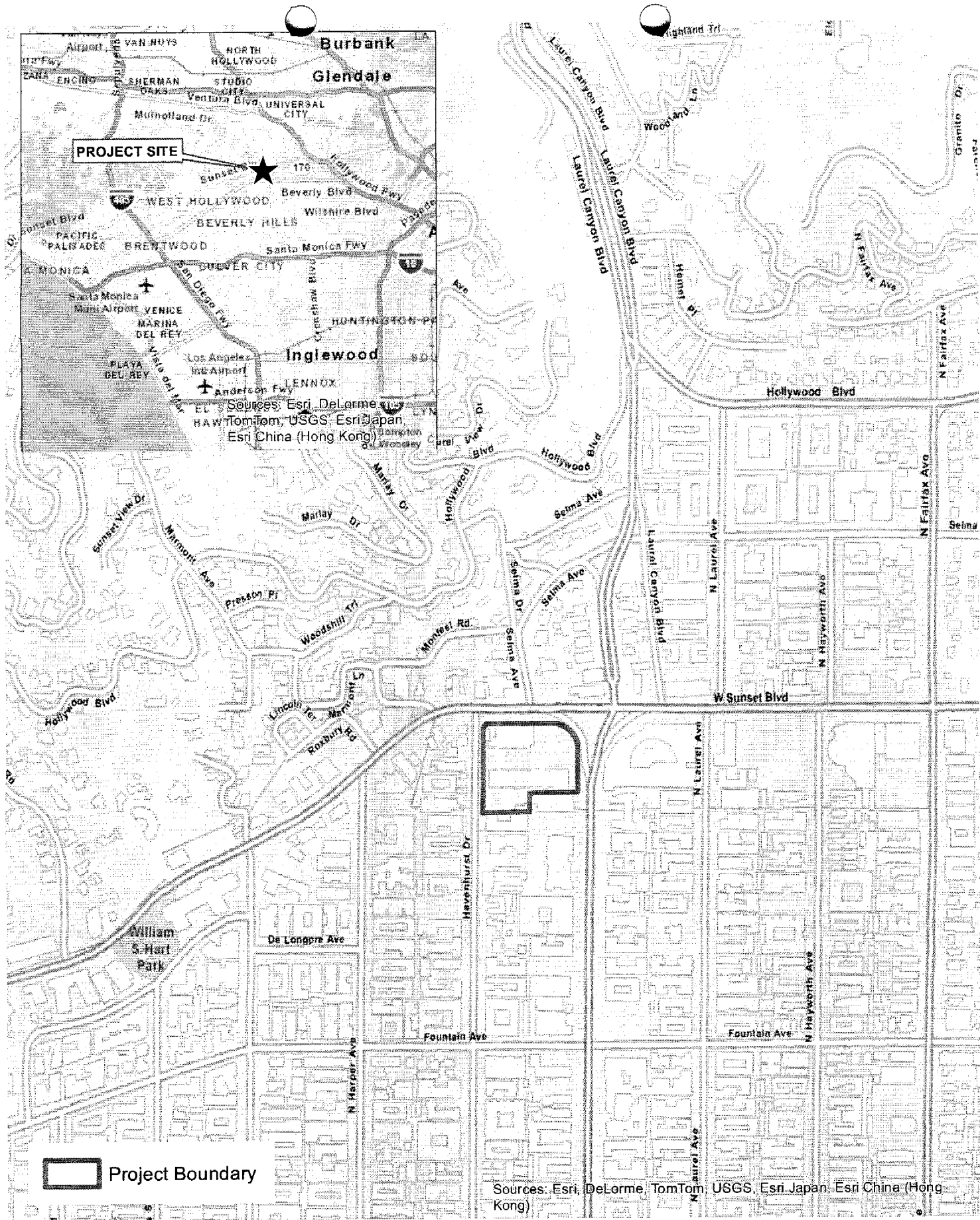
Mail: Srimal Hewawitharana
Environmental Analysis Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, California 90012
Fax: (213) 978-1343 (fax)
Email: srimal.hewawitharana@lacity.org (e-mail)

Michael J. LoGrande
Director of Planning



Srimal Hewawitharana
Environmental Specialist II, Environmental Analysis Section

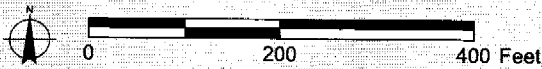
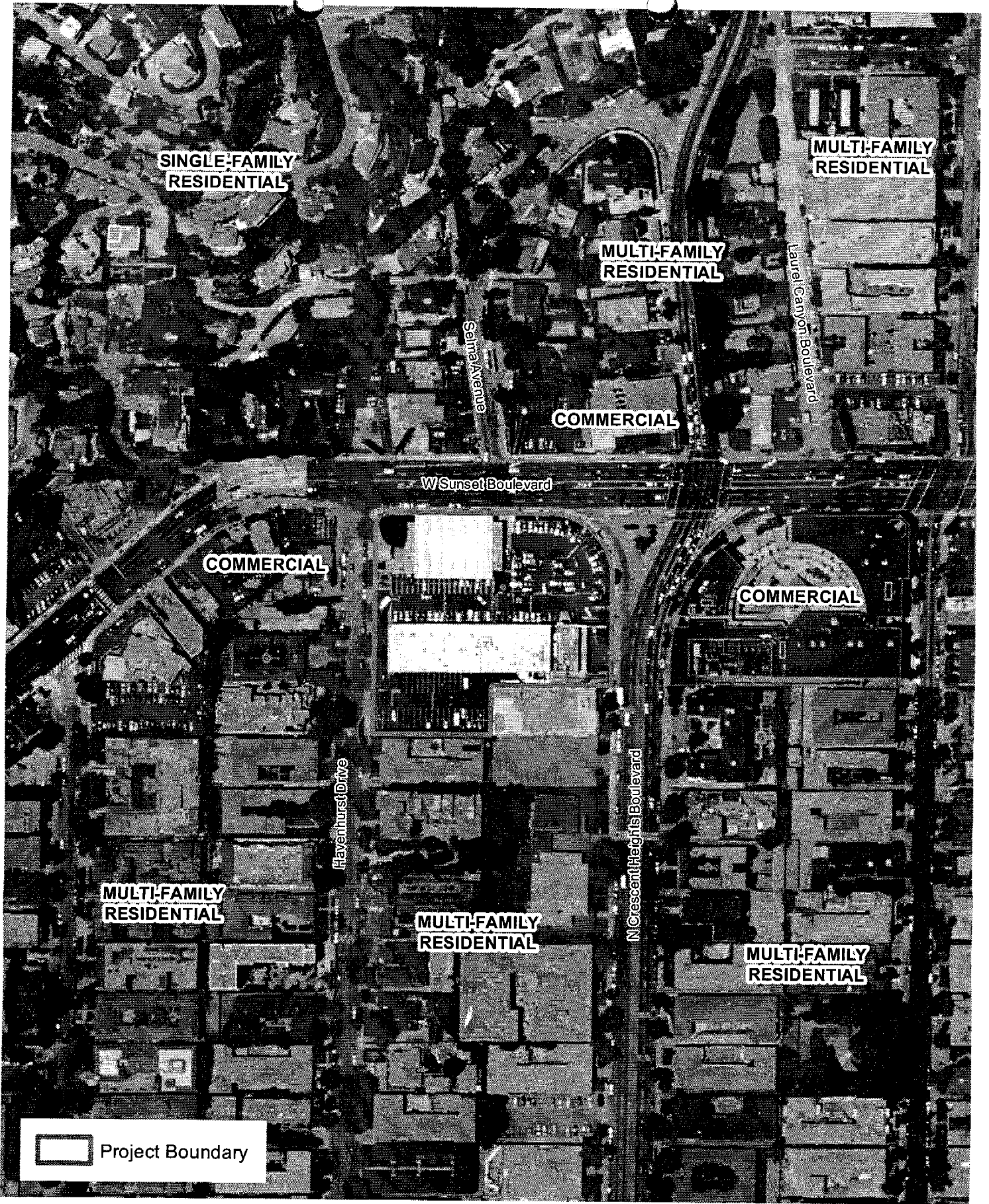
Enclosures: Regional Location Map
Aerial Photograph With Surrounding Uses
Proposed Site Plan
Radius Map
Scoping Meeting Location Map



Regional Location Map

FIGURE

8150 Sunset Boulevard Mixed-Use Project
 Source: ESRI Street Map, 2009; PCR Services Corporation, 2013.

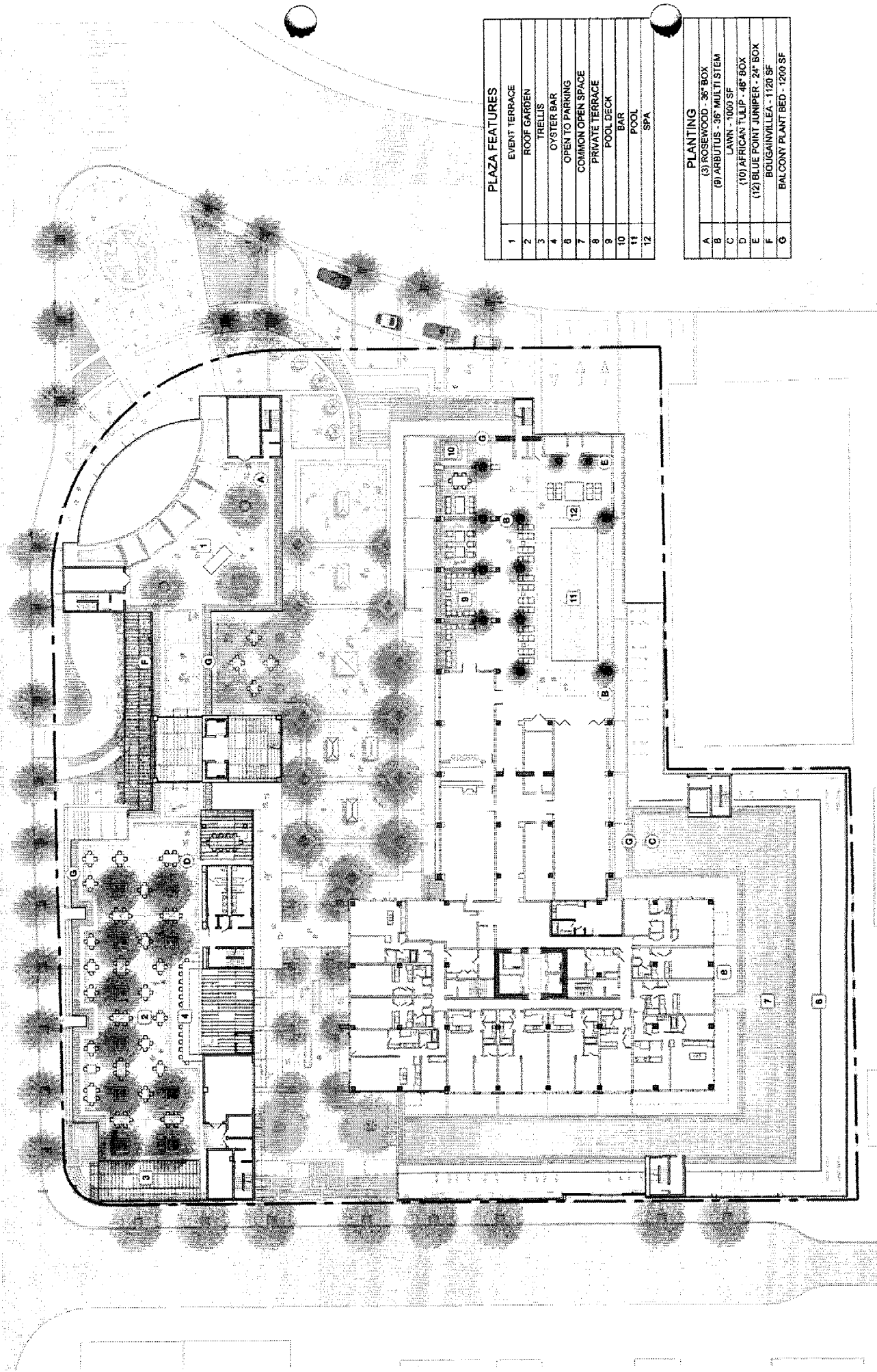


Aerial Photograph with Surrounding Land Uses

B150 Sunset Boulevard Mixed-Use Project
 Source: ESRI, 2010; PCR Services Corporation, 2013.

FIGURE

2



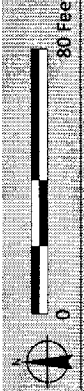
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1	EVENT TERRACE
2	ROOF GARDEN
3	TRELLIS
4	OYSTER BAR
5	OPEN TO PARKING
6	COMMON OPEN SPACE
7	PRIVATE TERRACE
8	POOL DECK
9	BAR
10	POOL
11	SPA
12	

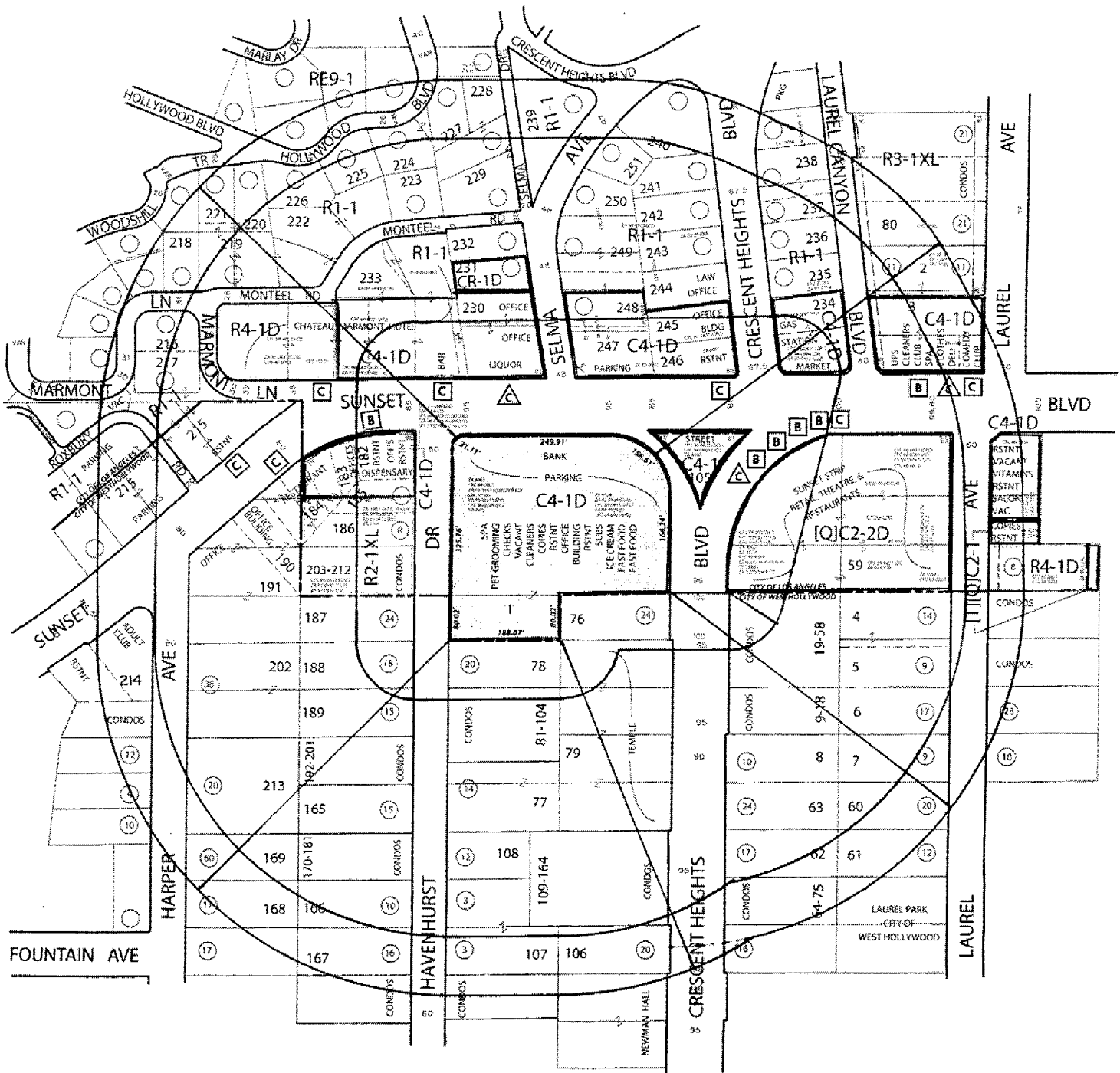
PLANTING	
A	(3) ROSEWOOD - 36" BOX
B	(9) ARBUTUS - 36" MULTI STEM
C	LAWN - 1000 SF
D	(10) AFRICAN TULIP - 48" BOX
E	(12) BLUE POINT JUNIPER - 24" BOX
F	BOUGAINVILLEA - 1120 SF
G	BALCONY PLANT BED - 1200 SF

Proposed Site Plan

FIGURE 5

8150 Sunset Boulevard Mixed-Use Project
Source: Hart | Howerton, 2013





ALCOHOL LAND USE DATA SYMBOLS

- C ON-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
- B ON-SITE CONSUMPTION OF BEER AND/OR WINE
- △ OFF-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
- △ OFF-SITE CONSUMPTION OF BEER AND / OR WINE



Radius Map

8150 Sunset Boulevard Mixed-Use Project
Source: Quality Mapping Service, 2013.

FIGURE
4



**Will & Ariel Durant
Branch Library
7140 W. Sunset Boulevard
Los Angeles, CA 90046**



Scoping Meeting Location Map

FIGURE

5

8150 Sunset Boulevard Mixed-Use Project
Source: ESRI Street Map, 2009; PCR Services Corporation, 2013.



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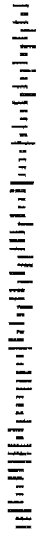
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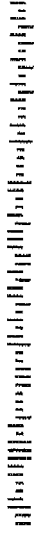
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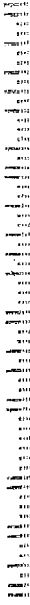


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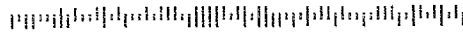


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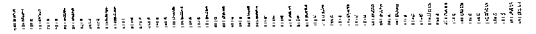


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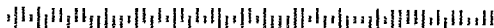


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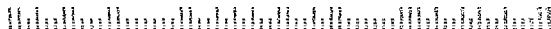


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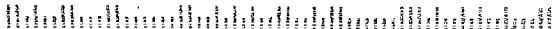


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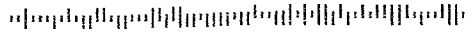
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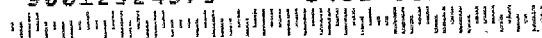


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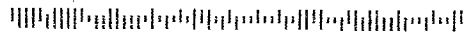
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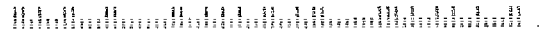


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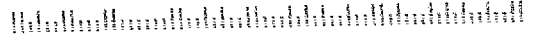


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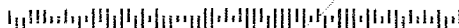
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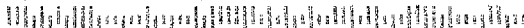


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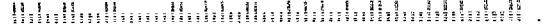


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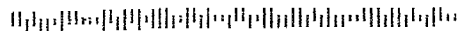
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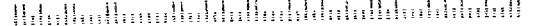


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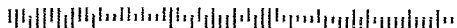


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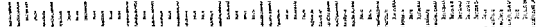


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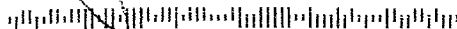


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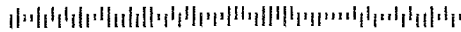
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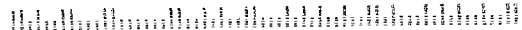


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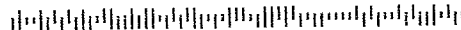
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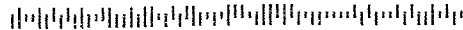
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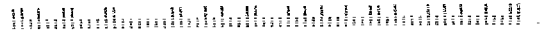


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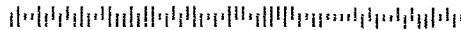
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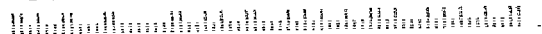


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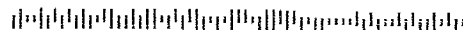
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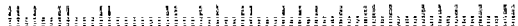


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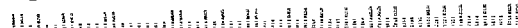


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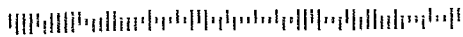
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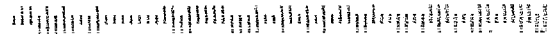
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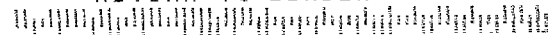
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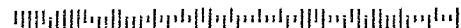
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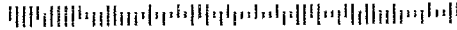
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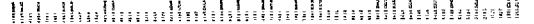


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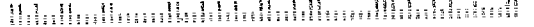


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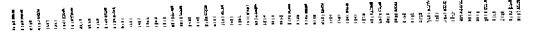


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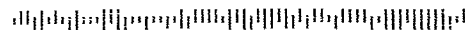
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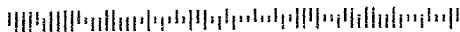
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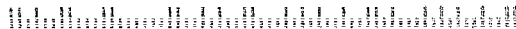


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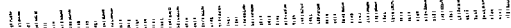


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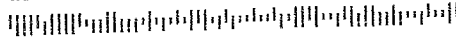
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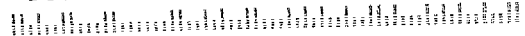


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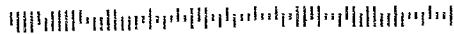
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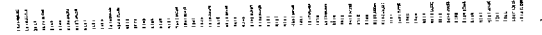


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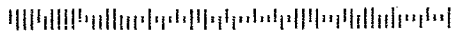
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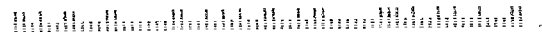


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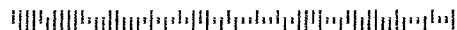
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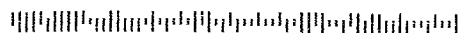
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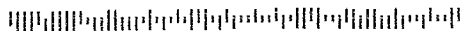
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BC: 90012480199 *2508-03897-27-21

90012@4801



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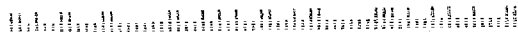


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 Los Angeles, CA 90012

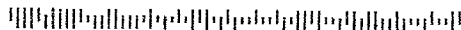
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 1419 HAVENHURST DR # 313
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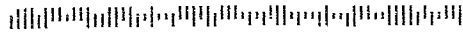
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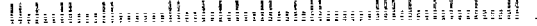


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BC: 90012480199 *2508-03888-27-21

90012 @4801



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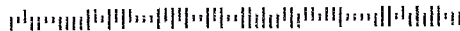
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OCCUPANT
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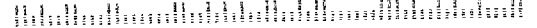


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BC: 90012480199 *2508-03885-27-21

90012 @4801



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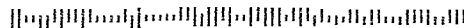
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ENVIRONMENTAL
 UNIT

OLIVER BRIAN
 1424 N CRESCENT HEIGHTS BLVD UNIT 57
 WEST HOLLYWOOD CA 90046-3802



X 918 NFE 131061210009/27/13
 FORWARD TIME EXP RTN TO SEND
 OLIVER BRIAN
 9220 W SUNSET BLVD STE 100
 W HOLLYWOOD CA 90069-3500

RETURN TO SENDER



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 Environmental Analysis Unit (13-2552)
 200 N. Spring Street, Room 750
 Los Angeles, CA 90012

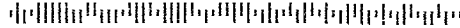
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ENVIRONMENTAL
 UNIT

WALKER JOSEPH A & J A
 1475 1/4 HAVENHURST DR # 10
 WEST HOLLYWOOD CA 90046

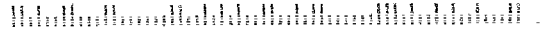


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BC: 90012480199 *0462-05290-18-26

90012480199



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 200 N. Spring Street, Room 750
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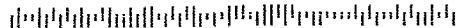
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ENVIRONMENTAL
 UNIT

OCCUPANT
 1360 N CRESCENT HEIGHTS BLVD # 106
 WEST HOLLYWOOD CA 90046-4553

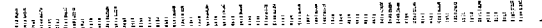


NIXIE 918 DE 1310 0009/25/13

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BC: 90012480199 *2408-00716-23-26

90012480199



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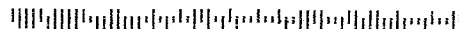
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 1419 HAVENHURST DR # 106
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NIXIE 918 DE 1310 0009/27/13

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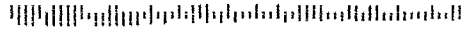
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OCCUPANT
 1419 HAVENHURST DR # 209
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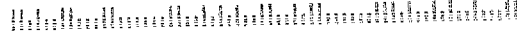


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RETURN TO SENDER
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BC: 90012480199 *2408-04346-21-21

90012@4801



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 WEST HOLLYWOOD CA 90046-3883

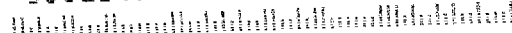


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RETURN TO SENDER
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BC: 90012480199 *2408-04535-21-21

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 1355 N LAUREL AVE
 WEST HOLLYWOOD CA 90046-4629



NIXIE 918 FE 1310 0009/21/13

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 UNIT

OCCUPANT
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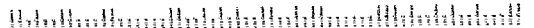


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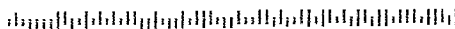
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ENVIRONMENTAL
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OCCUPANT
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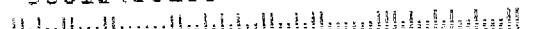


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BC: 90012480199 *2408-04528-21-21

90012 @4801



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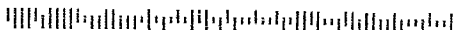
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BC: 90012480199 *2408-04528-21-21



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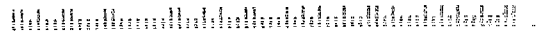


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BC: 90012324375 *2408-04527-21-22

90012@3243



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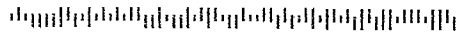
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ENVIRONMENTAL
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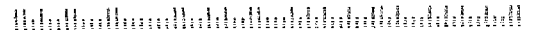


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BC: 90012324375 *2408-04529-21-21

90012@3243



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 Los Angeles, CA 90012

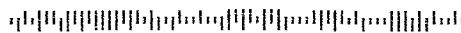
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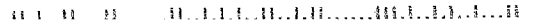


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BC: 90012480199 *2408-04535-21-21

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DAVID NATHANIEL E
 1471 HAVENHURST DR # 4
 WEST HOLLYWOOD CA 90046-3814



NIXIE 918 DE 1310 0009/21/13

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90012 @ 243



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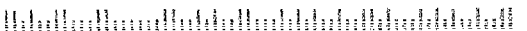


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 Environmental Analysis Unit (13-2552)
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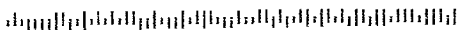
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OCCUPANT
 1471 HAVENHURST DR # 7
 WEST HOLLYWOOD CA 90046-3814



NIXIE 918 DE 1310 0009/21/13

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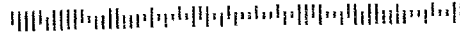
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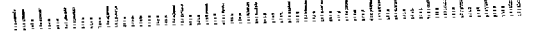


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90012@3243



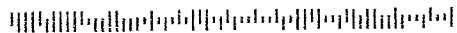
DEPARTMENT OF CITY PLANNING
 Environmental Analysis Unit (13-2552)
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 Los Angeles, CA 90012

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OCCUPANT
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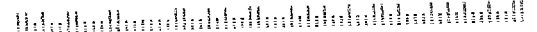


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90012@3243



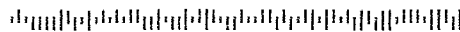
DEPARTMENT OF CITY PLANNING
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DAVID NATHANIEL E
 1471 HAVENHURST DR # 3
 WEST HOLLYWOOD CA 90046-3814



NIXIE 918 DE 1310 0009/21/13

RETURN TO SENDER
 NO SUCH NUMBER
 UNABLE TO FORWARD

BC: 90012324375 *2408-04523-21-21



DEPARTMENT OF CITY PLANNING
 Environmental Analysis Unit (13-2552)
 200 N. Spring Street, Room 750
 Los Angeles, CA 90012

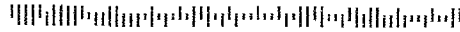
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 UNIT

OCCUPANT
 1419 HAVENHURST DR # 200
 WEST HOLLYWOOD CA 90046-3821



NIXIE 918 DE 1310 0009/21/13

RETURN TO SENDER
 NO SUCH NUMBER
 UNABLE TO FORWARD

BC: 90012324375 *240E-04530-21-21

90012@3243



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 200 N. Spring Street, Room 750
 Los Angeles, CA 90012

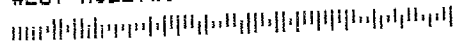
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 LOS ANGELES, CA
 PERMIT NO.1494

RECEIVED
 CITY OF LOS ANGELES

SEP 26 2013

ENVIRONMENTAL
 UNIT

OCCUPANT
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 WEST HOLLYWOOD CA 90046-3847

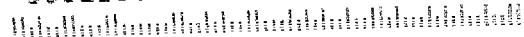


NIXIE 918 DE 1310 0009/21/13

RETURN TO SENDER
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BC: 90012324375 *240E-04544-21-21

90012@3243



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 Environmental Analysis Unit (13-2552)
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 Los Angeles, CA 90012

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OCCUPANT
 1419 HAVENHURST DR # 203
 WEST HOLLYWOOD CA 90046-3821



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RETURN TO SENDER
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 UNABLE TO FORWARD





DEPARTMENT OF CITY PLANNING
 Environmental Analysis Unit (13-2552)
 200 N. Spring Street, Room 750
 Los Angeles, CA 90012

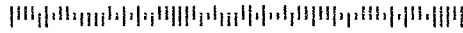
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ENVIRONMENTAL
 UNIT

OCCUPANT
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 WEST HOLLYWOOD CA 90046-8303

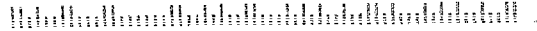


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BC: 90012324375 *2408-04531-21-22

90012@3243



DEPARTMENT OF CITY PLANNING
 Environmental Analysis Unit (13-2552)
 200 N. Spring Street, Room 750
 Los Angeles, CA 90012

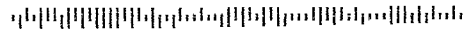
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 CITY OF LOS ANGELES

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ENVIRONMENTAL
 UNIT

OCCUPANT
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 WEST HOLLYWOOD CA 90046-3883

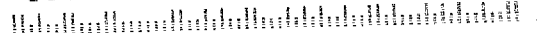


NIXIE 918 DE 1310 0009/21/13

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90012@3243



Environmental Analysis Unit (13-2552)
 200 N. Spring Street, Room 750
 Los Angeles, CA 90012

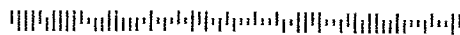
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OCCUPANT
 1419 HAVENHURST DR # 105
 WEST HOLLYWOOD CA 90046-3821



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RETURN TO SENDER
 NO SUCH NUMBER
 UNABLE TO FORWARD

BC: 90012324375 *2408-04538-21-22

90012@3243





DEPARTMENT OF CITY PLANNING
 Environmental Analysis Unit (13-2552)
 200 N. Spring Street, Room 750
 Los Angeles, CA 90012

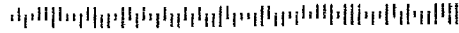
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ENVIRONMENTAL
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OCCUPANT
 8235 MONTEEL RD
 LOS ANGELES CA 90069-1625

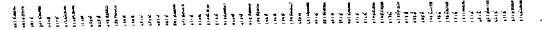


NIXIE 918 DE 1310 0009/22/13

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BC: 90012324375 *1608-01083-22-19

90012@3243



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 Environmental Analysis Unit (13-2552)
 200 N. Spring Street, Room 750
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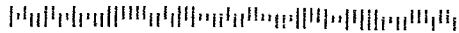
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ENVIRONMENTAL
 UNIT

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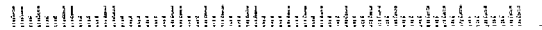


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BC: 90012324375 *1608-01072-22-19

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 UNIT

ANR TURTLE ROCK LLC
 8213 MONTEEL RD
 LOS ANGELES CA 90069-1625



NIXIE 918 FE 1310 0009/22/13

RETURN TO SENDER
 ATTEMPTED - NOT KNOWN
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DEPARTMENT OF CITY PLANNING
 Environmental Analysis Unit (13-2552)
 200 N. Spring Street, Room 750
 Los Angeles, CA 90012

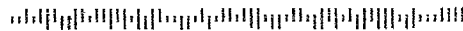
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ENVIRONMENTAL
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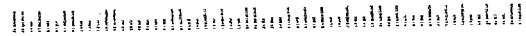
ELISEEV ANDREW
 1 DANIEL BURNHAM CT APT 423
 SAN FRANCISCO CA 94109-5457



X 918 NFE 1310812I0009/21/13
 FORWARD TIME EXP RTN TO SEND
 ELISEEV ANDREW
 275 PASEO BERNAL
 MORAGA CA 94556-2034

RETURN TO SENDER

90012@3243





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 Los Angeles, CA 90012

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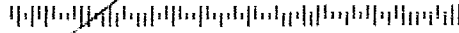
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 CITY OF LOS ANGELES

SEP 24 2013

ENVIRONMENTAL
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Jan

OCCUPANT
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 LOS ANGELES CA 90046-2426

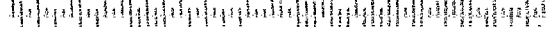


NIXIE 918 DE 1316 0009/19/13

RETURN TO SENDER
 ATTEMPTED - NOT KNOWN
 UNABLE TO FORWARD

BC: 90012324375 *2408-01355-19-27

90012@3243



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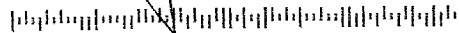
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Jan

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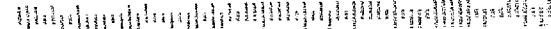


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RETURN TO SENDER
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BC: 90012480199 *2408-01695-20-23

90012@4801



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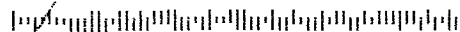
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ENVIRONMENTAL
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 LOS ANGELES CA 90046-2426



NIXIE 918 DE 1316 0009/19/13

RETURN TO SENDER
 ATTEMPTED - NOT KNOWN
 UNABLE TO FORWARD

BC: 90012374375 *2408-01355-19-27





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 Environmental Analysis Unit (13-2552)
 200 N. Spring Street, Room 750
 Los Angeles, CA 90012

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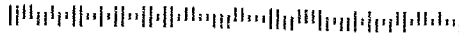
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 pick-up mail
 return rose*

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 UNIT

OCCUPANT
 8050 SELMA AVE
 LOS ANGELES CA 90046-2505



NIXIE 918 DE 1310 0009/19/13

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 UNABLE TO FORWARD

BC: 90012480199 *2408-01352-19-27

90012@4801



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 Environmental Analysis Unit (13-2552)
 200 N. Spring Street, Room 750
 Los Angeles, CA 90012

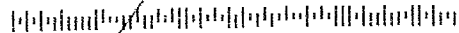
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ENVIRONMENTAL
 UNIT

OCCUPANT
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 LOS ANGELES CA 90046-2426



NIXIE 918 DE 1310 0009/19/13

RETURN TO SENDER
 ATTEMPTED - NOT KNOWN
 UNABLE TO FORWARD

BC: 90012480199 *2408-01356-19-27

90012@4801



DEPARTMENT OF CITY PLANNING
 Environmental Analysis Unit (13-2552)
 200 N. Spring Street, Room 750
 Los Angeles, CA 90012

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ENVIRONMENTAL
 UNIT

OCCUPANT
 8156 W SUNSET BLVD # M
 LOS ANGELES CA 90046-2426



NIXIE 918 DE 1310 0009/20/13

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 ATTEMPTED - NOT KNOWN
 UNABLE TO FORWARD

BC: 90012324375 *2408-01596-20-25



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 Environmental Analysis Unit (13-2552)
 200 N. Spring Street, Room 750
 Los Angeles, CA 90012

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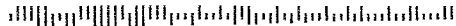
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 UNIT

*****SNGLP
 SIEGEL BARRY
 850 OCEAN PARK BLVD # 300
 SANTA MONICA CA 90405

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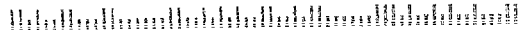


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 900124801



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 WEST HOLLYWOOD CA 90046

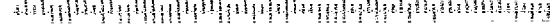


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 200 N. Spring Street, Room 750
 Los Angeles, CA 90012

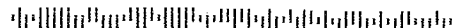
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ENVIRONMENTAL
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OCCUPANT
 1510 LAUREL CANYON BLVD
 LOS ANGELES CA 90046



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 Environmental Analysis Unit (13-2552)
 200 N. Spring Street, Room 750
 Los Angeles, CA 90012

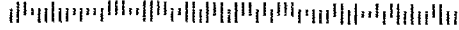
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 UNIT

RADFORD MICHAEL
 1640 5TH ST STE 205
 SANTA MONICA CA 90401-3325



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NIXIE 918 DE 1310 0009/20/13

RETURN TO SENDER
 NO MAIL RECEIPTABLE
 UNABLE TO FORWARD

BC: 90012480199 *2408-02056-20-13

90012@4801



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 Environmental Analysis Unit (13-2552)
 200 N. Spring Street, Room 750
 Los Angeles, CA 90012

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ENVIRONMENTAL
 UNIT

OCCUPANT
 1355 N LAUREL AVE APT 12
 WEST HOLLYWOOD CA 90046-4629



Vacant

NIXIE 918 DE 1310 0009/20/13

RETURN TO SENDER
 VACANT
 UNABLE TO FORWARD

BC: 90012480199 *2408-01800-20-13

90012@4801



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 Environmental Analysis Unit (13-2552)
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 Los Angeles, CA 90012

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 UNIT

SWANSON DAVID R
 1424 N CRESCENT HEIGHTS BLVD UNIT 18
 WEST HOLLYWOOD CA 90046-3801



X 918 NFE 131061210009/18/13
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 SWANSON DAVID
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 LOS ANGELES CA 90046-3513

RETURN TO SENDER



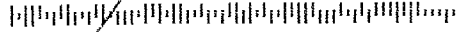
DEPARTMENT OF CITY PLANNING
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 Los Angeles, CA 90012

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Walt

OCCUPANT
 8157 W SUNSET BLVD
 LOS ANGELES CA 90046-2415



NIXIE 918 DE 1516 0009/19/13

RETURN TO SENDER
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BC: 90012324375 *2408-01353-19-27

90012@3243



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Walt

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 8091 SELMA AVE
 LOS ANGELES CA 90046-2571



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 UNABLE TO FORWARD

BC: 90012324375 *2408-01351-19-27

90012@3243



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Walt

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 8172 W SUNSET BLVD # D
 LOS ANGELES CA 90046-2426



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BC: 90012480199 *2408-01357-19-27



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OCCUPANT
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 LOS ANGELES CA 90046-2401



NIXIE 918 DE 1316 0009/19/13

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 UNABLE TO FORWARD

BC: 90012324375 *2408-01340-19-27

90012@3243



DEPARTMENT OF CITY PLANNING
 Environmental Analysis Unit (13-2552)
 200 N. Spring Street, Room 750
 Los Angeles, CA 90012

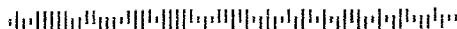
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 LOS ANGELES, CA
 PERMIT NO.1494

RECEIVED
 CITY OF LOS ANGELES

SEP 24 2013

ENVIRONMENTAL
 UNIT

OCCUPANT
 1535 N CRESCENT HEIGHTS BLVD
 WEST HOLLYWOOD CA 90046



NIXIE 918 DE 1310 0009/19/13

RETURN TO SENDER
 ATTEMPTED - NOT KNOWN
 UNABLE TO FORWARD

BC: 90012480199 *0362-06591-17-04

90046@3243



DEPARTMENT OF CITY PLANNING
 Environmental Analysis Unit (13-2552)
 200 N. Spring Street, Room 750
 Los Angeles, CA 90012

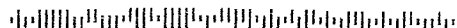
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OCCUPANT
 8142 W SUNSET BLVD
 LOS ANGELES CA 90046



NIXIE 918 DE 1316 0009/19/13

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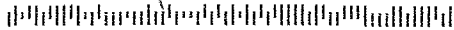
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ENVIRONMENTAL
 UNIT

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OCCUPANT
 8025 W SUNSET BLVD
 LOS ANGELES CA 90046-2401



NIXIE 918 DE 1310 0009/19/13

RETURN TO SENDER
 ATTEMPTED - NOT KNOWN
 UNABLE TO FORWARD

BC: 90012324375 *2408-01348-19-19

90012 @3243



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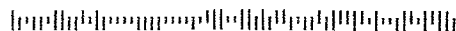
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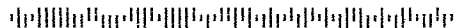
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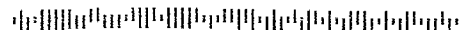
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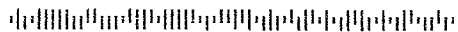
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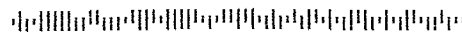
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