

**Planning Environmental Review <planning.envreview@lacity.org>****Frank Gehry Project / 8150 Sunset Blvd.**

2 messages

Jonathon Martin <jonathon@darktrickfilms.com>

Mon, May 16, 2016 at 2:30 PM

To: vince.bertoni@lacity.org, lmeister@weho.org, Jheilman@weho.org, Jdamico@weho.org, jduran@weho.org, Lhorvath@weho.org, parevalo@weho.org, david.ryu@lacity.org

Cc: cd4.issues@lacity.org, Planning Environmental Review <planning.envreview@lacity.org>

Dear Madames and Messrs:

I own the penthouses at the historic Colonial House on Havenhurst Drive, located at most 100 feet from this project site. If there is anyone who will be impacted by the plans at 8150 Sunset Boulevard, it is me. I have previously commented on the project, and I'd like to further my comments now that the FEIR is complete. As I detail below, I do have some issues with the project, particularly the mitigation of increased traffic on Havenhurst, but in my view the positives of the project significantly outweigh the negatives, and **I am in support of the project's approval.**

There is no denying that my view of the hills will change when this is built. That said, I would trade almost anything to get rid of the structure that's there currently, which contains a McDonalds, a massage parlor, a Pollo Loco and Metropolitan art storage. My hobby is collecting contemporary art, so a 'work of art' added to my vista appeals to me. The Gehry design of five distinct yet interrelated structures is a spectacular sculpture. It represents a substantial upgrade of the property's current conditions and will be a first-rate piece of architecture. While the height will be much larger than the Colonial House, I feel the architectural focus we are receiving for the project makes the height something I can live with. Also, I am mindful of how my property value will be increased based on the new sales comps at the Gehry project.

Based on the renderings, and what I viewed at LACMA, Gehry and his staff have cleverly oriented their buildings in a north-south direction so as to create view corridors through the project that will ensure that neighbors like me continue to get air and light in their homes.

The same couldn't be said for the original iteration of this development proposal. If that version of the project were still on the table, I'd be writing a MUCH different letter. Thankfully, the developer and his team have taken the concerns expressed by me and my neighbors to heart and put forward an alternative design of the project that is significantly more appealing.

Being so close to the project site I worry about the impact construction of this project will have on my quality of life. However, based on how Townscape has already demonstrated a willingness to work with us, I am confident that I will be able to have further conversations with them and we will be able to arrive at a consensus that addresses and resolves any concerns I may have.

The increased traffic on Havenhurst is an issue. I urge you to consider the installation of traffic calming measures such as a cul-de-sac (like they installed on Alta Loma). I understand that this decision rests with the City of West Hollywood, and I have cc'd my Councilmembers there so my concerns are taken into consideration. This is of utmost importance to me AND my neighbors at the Colonial House.

Being a native of Los Angeles, I have a tremendous sense of history. This city has SO much to offer. And with this project, we'll be able to add something else to that list: one of LA's most spectacular buildings. I truly feel that if this project moves forward, it will not only enhance the neighborhood, but the skyline of Los Angeles itself.

Thank you for your consideration and I look forward to making this the best project it can be.

Jonathon Komack Martin

Colonial House

1416 Havenhurst Drive

Penthouses 6A/6C

West Hollywood, CA

90046

Planning Environmental Review <planning.enreview@lacity.org>
To: jonathon@darktrickfilms.com

Mon, May 16, 2016 at 2:30 PM

This reply is automatically generated. If you have specific questions or would like an immediate response, please contact the project planner identified on the notice directly.



Planning Environmental Review <planning.envreview@lacity.org>

Subject Line: City Case No. ENV-2013-2552-EIR

2 messages

Allan Wilion <aew@aewlaw.net>

Mon, May 16, 2016 at 10:03 AM

To: "planning.envreview@lacity.org" <planning.envreview@lacity.org>

8150 sunset

I represent the owner of 1477-79 Havenhurst drive apartment building Susan manners

Ms manners opposes the project on each of grounds submitted

""

Subject Line: City Case No. ENV-2013-2552-EIR

Sent from my iPhone

Dear Srimal Hewawitharana, Mayor Garcetti and Councilman Ryu,

I am writing in opposition to EIR submitted by the developer for the proposed project at 8150 Sunset Blvd (City Case No. ENV-2013-2552-EIR). This is a massive, out of scale development that will adversely impact the region and its residents. I ask that you deny the developers approval of the Environmental Impact Report, which I feel both does not adequately address the enormous negative stresses the project will produce and the legal liability (lawsuits) the city would expose itself to for approving such a poorly written and blatantly pro-developer EIR report. While the new design is better, many basic issues of need and function have been ignored in favor of splashy architecture. This EIR does not conform.

Some of my specific problems with this proposal include:

HEIGHT: at 234 feet (22 stories), the highest proposed tower is three times the height of nearby structures like the DGA building (79 feet) and would be the largest building on Sunset Blvd, dwarfing the surrounding neighborhood and becoming an enormous eyesore. **THE PROJECT IS TOO TALL.** 100 Ft should be the limit.

TRAFFIC: The Traffic study needs to be redrawn, it is not accurate now that the design project exits have completely changed and uses highly suspect numbers to make the project seem less impactful than it is.

PEDESTRIAN SAFETY: Say No to eliminating the Traffic Island! Setbacks on the new design are almost non existent and part of the reason for eliminating the traffic island is to give the developers their legally required setback. The traffic island should stay owned by the city and not be donated to this project as a gift. Is vitally important for pedestrian and driver safety

ZONING: The developer is looking for variances for its increased density by claiming a "Major Transit Stop" at Fairfax and Sunset which is more than 1,500 feet from the development, a violation of the city's general plan! Say NO to 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);)

AGING INFRASTRUCTURE: We have seen constant failures of the water and sewage pipes in the area. Our water and sewage infrastructure needs to be improved before we consider adding density.

Specifically, the basic assumption is that by providing the Community with Benefits such as Affordable Housing, Parking, Bike Racks and Parks the Developer gets to ignore the underlying zoning on the site and build something much bigger and taller than otherwise possible. What is the Community benefit? Where is the Public offsite Park space other than interior plaza space on site? We know the number of affordable units, but how much will they rent for and who will they be rented to? Without specific and transparent answers to this question, the DEIR is fatally flawed and cannot / should not be approved. The documentation in the DEIR is incomplete because it has not adequately evaluated the Community Benefits of the project that will provide an offset to the resulting zoning upgrades and potential environmental impacts associated with the proposed project. Therefore, I find the DEIR deficient and unable to substantiate the proposed project.

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Discussion

Next

5/16/2016

City of Los Angeles Mail - Subject Line: City Case No. ENV-2013-2552-EIR

Planning Environmental Review <planning.envreview@lacity.org>

Mon, May 16, 2016 at 10:03 AM

To: aew@aewlaw.net

This reply is automatically generated. If you have specific questions or would like an immediate response, please contact the project planner identified on the notice directly.



Planning Environmental Review <planning.envreview@lacity.org>

Re: ENV-2013-2552-EIR

2 messages

Michael <mlpgrace@gmail.com>

Fri, May 13, 2016 at 7:55 PM

To: planning.envreview@lacity.org

Cc: ted.hollis@latimes.com

Who edits your emails? Directions are incomplete. Call me please. [310-666-6154](tel:310-666-6154). As for the report, is this done by the LA Planning Department or Townscape? Is the department aware that the proposed project is across the street from LA subsidized (West Hollywood) housing with residents who are PWA and seniors who have breathing problems? Looking forward to hearing from you ASAP. Cheers.

Sent from my T-Mobile 4G Android device

On May 13, 2016 2:18 PM, Planning Environmental Review <planning.envreview@lacity.org> wrote:

Attached is the Notice of Availability of the Final Environmental Impact Report for case number ENV-2013-2552-EIR. The Final EIR can be viewed at the Department of City Planning website, <http://cityplanning.lacity.org> (click on "Environmental" and then "Final Environmental Impact Reports").

Inline image 1

William Lamborn

Department of City Planning | City of Los Angeles

Planning Environmental Review <planning.envreview@lacity.org>

Fri, May 13, 2016 at 7:55 PM

To: mlpgrace@gmail.com

This reply is automatically generated. If you have specific questions or would like an immediate response, please contact the project planner identified on the notice directly.



William Lamborn <william.lamborn@lacity.org>

Fwd: 8150 Sunset Boulevard Mixed-Use

2 messages

Lynda Smith <lynda.smith@lacity.org>
To: William Lamborn <william.lamborn@lacity.org>

Fri, May 13, 2016 at 11:06 AM

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

From: **Noam Paoletti** <noam@buildcentral.com>
Date: Fri, May 13, 2016 at 9:36 AM
Subject: 8150 Sunset Boulevard Mixed-Use
To: lynda.smith@lacity.org

Hello,

I'm reaching out in regards to the 8150 Sunset Boulevard Mixed-Use. I was wondering if plans have been submitted/approved and if so who the general contractor is. Any information would be greatly appreciated.

Thank you,

Noam Paoletti

BuildCentral, Inc.

200 W Madison, Suite 1110

Chicago, IL 60606

312-223-1600 x231

www.buildcentral.com

—
Lynda J. Smith, City Planner
City Of Los Angeles Planning Department
200 N. Spring Street
Room 763
Los Angeles, California 90012
[\(213\) 978-1196](tel:(213)978-1196)

William Lamborn <william.lamborn@lacity.org>

Mon, May 16, 2016 at 11:12 AM

To: noam@buildcentral.com

Noam Paoletti,

Thank you for your email. The subject project is in the environmental review phase, and does not have permits or land use entitlements at this time. For inquiries regarding contractors on the project, the City would not be directly involved, but you may contact the project applicant. The representative's contact information is below.

Michael Nytzen

[213.683.6000](tel:213.683.6000)

michaelnytzen@paulhastings.com

Regards,

Will Lamborn

[Quoted text hidden]

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William Lamborn

Major Projects

Department of City Planning

200 N. Spring Street, Rm 750

Ph: [213.978.1470](tel:213.978.1470)

Please note that I am out of the office every other Friday.