



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

8150 Sunset Boulevard CPC 2013-2551-CUB-SV DB-SPR, VIT-72370-CN, ENV-2013-2552

2 messages

H Wood <hwoodca@gmail.com>

Fri, Jun 3, 2016 at 7:00 PM

To: planning.envreview@lacity.org, Hollywoodians Encouraging Logical Planning <HWoodCA@gmail.com>

Please add the attached comments to the public record on this case

 **HELp CCLA 6-3-2016 Comments on 8150 Sunset.pdf**
179K

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

Fri, Jun 3, 2016 at 7:00 PM

To: hwoodca@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.

Hollywoodians Encouraging Logical Planning [HELP]

1921 North Saint Andrews Place

Hollywood, California 90068

Citizen Coalition Los Angeles [CCLA]

Post Office Box 3354

Santa Monica, California 90408

323/957-9588 (phone) 323/464-7006 (fax)

HwoodCA@Gmail.com

Friday, June 3, 2016

Srimal Hewawitharana
Environmental Analysis Section
Department of City Planning
200 North Spring Street, RM 750
Los Angeles, CA 90012

Email: planning.envreview@lacity.org
Via email only

RE: 8150 Sunset Boulevard
CPC 2013-2551-CUB-SV
DB-SPR, VIT-72370-CN, ENV-2013-2552

Dear Ms. Hewawitharana:

Please add HELPS's and CCLA's additional comments to the public record. This project is proceeding along the path of other CEQA projects which pass the City Council on its consent calendar with no independent review or consideration as required by CEQA. The duties of the City Council to independently consider and review the CEQA determinations may not be delegated.

Respectfully submitted

Rick Abrams

By

Rick Abrams on behalf of
Hollywoodians Encouraging Logical Planning
and Citizens Coalition Los Angeles
Electronically signed



William Lamborn <william.lamborn@lacity.org>

8150 Sunset Project, Sunset @ Crescent Heights

1 message

Catherine Meyler <catherine@meylerandco.com>

Tue, Jun 7, 2016 at 11:42 AM

To: councilmember.ryu@lacity.org, cd4.issues@lacity.org

Cc: Julia.Duncan@lacity.org, william.lamborn@lacity.org, Adrian Scott Fine <afine@laconservancy.org>

Dear Councilmember Ryu,

My name is Catherine Meyler, I am a resident of Downtown LA in the Higgins Building, an office building from 1910 that has been adaptively reused as condos. My office is in a building from the same era; it was a fashion showroom in the early 20th Century and now it's completely occupied, mostly by young, creative businesses who regard such a building as the ultimate in cool.

I understand that no reason has been put forward as to why the project at 8150 Sunset will not consider adaptive reuse for the Lytton Savings Bank building which I find extraordinary.

It was built in a time when banks were trying to encourage modern, forward-thinking clients to invest with them; they built superb structures and filled them with modern art (this building still contains an extremely rare and valuable stained-glass piece) and their patrons were proud of their decision to be "modern". Indeed, it was a time when "modern" architecture was being embraced en masse; as I used to walk into the building to deposit my weekly wage check, I'd look longingly up the hill to the right where I could see the Stahl House, an icon of architecture that is the most photographed house in the world. Back in those days, this "new, modern" design was appealing to many; those who couldn't afford to live in it, enjoyed it commercially.

I was such a person, my first job in LA was 8210 Sunset Blvd. Initially, this bank was just the closest to work but its unusual style led to a curiosity about mid-century architecture and ultimately a job in a location company—today I have my own location company and I wonder how many others were inspired in some way or other by this bank.

I was always amazed and excited by LA's architecture; the blend of Spanish, Art Deco and Mid-Century enthralled me. That it all coexisted so cohesively wasn't so much of a surprise, after all, I'm from England—a country that isn't known for demolishing its heritage but instead encourages tourists to come and admire it, which they do in droves.

The vibrancy of the Downtown LA economy is proof that adaptive reuse works and works well. I urge the City to send this project back to the drawing board until it enhances and encompasses this wonderful example of mid-century commercial architecture and its surroundings, not eliminates them.

Sincerely,

6/7/2016

City of Los Angeles Mail - 8150 Sunset Project, Sunset @ Crescent Heights

Catherine Meyler

President

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William Lamborn <william.lamborn@lacity.org>

8150 Sunset VTT-72370-CN CPC-2013-2551-CUB-DB-SPR

1 message

KEITH B NAKATA <keithnakata@me.com>

Tue, Jun 7, 2016 at 10:58 AM

To: councilmember.ryu@lacity.org, cd4.issues@lacity.org

Cc: Julia.Duncan@lacity.org, william.lamborn@lacity.org, Adrian Scott Fine <afine@laconservancy.org>

Dear Councilmember Ryu,

The former Lytton Bank, now Chase Bank at the 8150 Sunset proposed project site is my home bank.

As a local resident and customer, I have spent time admiring the beauty of the design of the building as well as the interior.

I'm hopeful that you will consider a preservation solution within the alternatives Five and Six that were evaluated in the EIR, but NOT analyzed to show why adaptive reuse could not be achieved along with a new project.

In your letter dated May 3, 2016, you ask the Director of Planning to scale back the project, and this may provide you a good opportunity to consider the preservation options as well.

Bart Lytton and Kurt Meyer, the architect, were visionaries of their time by providing an arts center in addition to a bank, something that we could only hope for from present day development.

Preservation and adaptive reuse of the Lytton Bank can provide us with an opportunity to maintain a cornerstone mid century building for the community, alongside a contemporary new project, something that we do so well in Los Angeles.

Sincerely,

Keith Nakata

[323.653.0455](tel:323.653.0455)

keithnakata@earthlink.net



William Lamborn <william.lamborn@lacity.org>

Addendum to comments on 8150 Sunset VTT

2 messages

Laura Lake <laura.lake@gmail.com>

Mon, Jun 6, 2016 at 10:24 PM

To: luciralia.ibarra@lacity.org, William.Lamborn@lacity.org

Cc: James O'Sullivan <jamesos@aol.com>, Mike Eveloff <meveloff@gmail.com>, Laura Lake <laura.lake@gmail.com>

Dear Luci,
Please confirm receipt. I am happy to discuss the points raised.
Laura

—

Laura Lake, Ph.D.

Cell 310-497-5550



Addendum VTT Comment Letter 6-6-16.docx

23K

Luciralia Ibarra <luciralia.ibarra@lacity.org>

Tue, Jun 7, 2016 at 9:06 AM

To: Laura Lake <laura.lake@gmail.com>

Cc: William Lamborn <William.Lamborn@lacity.org>, James O'Sullivan <jamesos@aol.com>, Mike Eveloff <meveloff@gmail.com>

Hi Laura,
Confirming receipt.
Thank you,
Luci

[Quoted text hidden]

—



Luciralia Ibarra | Senior City Planner

Major Projects | Department of City Planning | City of Los Angeles

luciralia.ibarra@lacity.org | 213.978.1378

FIX THE CITY

June 6, 2016

Luci Ibarra, Hearing Officer

**RE: ADDENDUM TO COMMENT LETTER OF JUNE 3, 2016 ON 8150 SUNSET BLVD. PROJECT
VTT-72370-CN, CPC-2013-2551-CUB-DB-SPR, ENV-2013-2552 EIR**

Dear Ms. Ibarra:

Fix the City hereby submits additional comments and questions prior to your determination on the Tract Map.

1. **FAR INCREASE IS NOT MINISTERIAL.** Two of the incentives requested for this project cannot be granted because under city law
 - a. This site is in **Height District 1D**. LAMC 12.22-A.25(g)(3) only applies to HD 1, 1-VL, 1-L, or 1-XL, all of which have an FAR of 1.5:1. Current FAR is 1:1 and not 1.5:1. Thus the request is not authorized by this section as an off-menu incentive. The request would **triple**, rather than double FAR.
 - b. Ordinance, Section 25(g)((3)(i) does not permit this request because off-menu incentives may not be granted “that are subject to other discretionary applications.” To change from HD 1D to HD 1 requires amending the HD, a discretionary application.
 - c. Section 25(f)(4)(ii)(b) requires that the site is within 1500 feet of a transit stop/major employment center. It is not and therefore does not qualify. The plain language of the ordinance does not permit this increase in height district if the site is more than 1500 feet.
 - d. The request appears to include the entire roadway (“including any land to be set aside for street purposes to be included in calculating the maximum allowable floor area, in lieu of as otherwise required by LAMC Section 17.05”). There are two (2) 20-foot roadway easements shown on the ZIMAS map; one for the current roadway, and one proposed to widen the current roadway. Please note that the property owner is not permitted to include the entire roadway because he owns to the mid-line of the roadway, not the entire area set aside for street purposes.

2. **STREET VACATION/MERGER VIOLATES STATE LAW.**
 - a. The Hearing Notice of May 24, 2016 did not explain that the land set aside for street purposes was going to be closed to vehicular traffic and incorporated as open space into the project. There is no way that a member of the public would know from any document that this tract map includes a discretionary street closure. It therefore violates California Streets and Highway Code Section 8323.

FIX THE CITY

- b. In 2002 the City Attorney of Los Angeles made it clear that Los Angeles can vacate streets through a tract map, “as long as the Notice of Hearing contains the elements specified by state law and is published and posted in the manner prescribed by state law, that the propose change is permissible” (Rockard Delgadillo, Letter to LA City Council, February 28, 2002, p. 2). The change referred to is the vacate a street through a tract map rather than an ordinance of vacation.
- c. None of the basic state requirements that protect due process were met in this current proceeding. Closing this public street has been a stealth maneuver without posting, notice of street closure, or publication, as required under state law.
- d. There has not been a hearing or a report from the City Engineer on whether the street is necessary for present or future use. Such a report would have to state that the street is not required presently, and not in the future, as stated in the California Streets and Highways Code Section 8324(b). The intersection in fact is heavily traveled according to the EIR. Traffic is not projected to diminish, therefore there is a need to maintain the street for future use. There is substantial evidence in the record that the street is needed now and in the foreseeable future.
- e. There is a safety concern that the roadway to be vacated/merged is required to provide emergency access for fire equipment. On and off-menu incentives can be denied on the basis of public safety.
- f. There is no notice or petition stating the roadway is “unnecessary for present or prospective public use,” per Section 8324(b).
- g. The project’s neighbor is the City of Los Angeles, which owns 8118 Sunset Boulevard. The city owns to the mid-line of the turn lane of the 20-foot turn lane. Thus it is not permissible for the applicant to count the entire roadway toward his buildable.
- h. There is a City Engineer 20-foot road easement to widen the turn lane beyond the existing 20 feet. It is not in the public interest, welfare or convenience to eliminate the turn lane, or to eliminate the easement to make the intersection symmetrical on both sides of city property. No such finding.
- i. It is not clear whether this request applies to the southbound roadway, the additional 20-foot easement to enlarge the roadway (see map attached), or to both these easements and the entire land area of 8118 Sunset.
- j. While the applicant might be permitted to include to the midline of the turn lane, it is not permitted to use city-owned property rights. The City’s Zimas Map shows not only a public roadway of 20 feet (southbound turn lane onto Crescent Heights), it also indicates a second easement by the city to enlarge the turn lane another 20 feet.

3. PUBLIC PROPERTY MAY NOT BE USED AS OPEN SPACE FOR A PRIVATE PROJECT.

- a. 8118 Sunset, the triangular island at Sunset and Crescent Heights, is city property of 9,526.3 SF and zoned C4-1. Unlike the applicant's property, it has an FAR of 1.5:1. The applicant cannot include any city property as part of a private project.
- b. The Notice of Completion falsely states: "The project would also provide a central public plaza, public space at the northeast corner of the site..." In fact, it is the city, not the project, that would provide this open space. This project seeks to privatize public property without just compensation. It is a taking of city property for a private purpose. It is already public space. Space that belongs to the people of Los Angeles and not a private developer.
- c. The drawings of the project do not clearly indicate that it is city property. Instead it is shown in some drawings, with a comment "not a part." That is true. But if it is not a part, it is not a part that contributes any open space to the project. The applicant is attempting to annex city property in an unconstitutional manner, and the city, in permitting the public right of way and 8118 Sunset to be connected with the project through the "merger" (vacation), is violating the Charter by conferring a gift of public property to a private entity.

Sincerely,

Laura Lake, Ph.D.

FIX THE CITY



William Lamborn <william.lamborn@lacity.org>

map showing two easements for 8150 Sunset roadway

2 messages

Laura Lake <laura.lake@gmail.com>

Tue, Jun 7, 2016 at 8:20 AM

To: luciralia.ibarra@lacity.org, William.Lamborn@lacity.org

Cc: James O'Sullivan <jamesos@aol.com>, Mike Eveloff <meveloff@gmail.com>, Laura Lake <laura.lake@gmail.com>

Hi Luci,

I forgot to attach the map (attached) to my Addendum of last night. The map shows the City's easement for the current turn lane, and a proposed second lane that would match the other side of 8118 Sunset.

Laura

--

Laura Lake, Ph.D.
Cell 310-497-5550



Current dedications.pdf

35K

Luciralia Ibarra <luciralia.ibarra@lacity.org>

Tue, Jun 7, 2016 at 9:06 AM

To: Laura Lake <laura.lake@gmail.com>

Cc: William Lamborn <William.Lamborn@lacity.org>, James O'Sullivan <jamesos@aol.com>, Mike Eveloff <meveloff@gmail.com>

Received.

Thank you,

Luci

[Quoted text hidden]

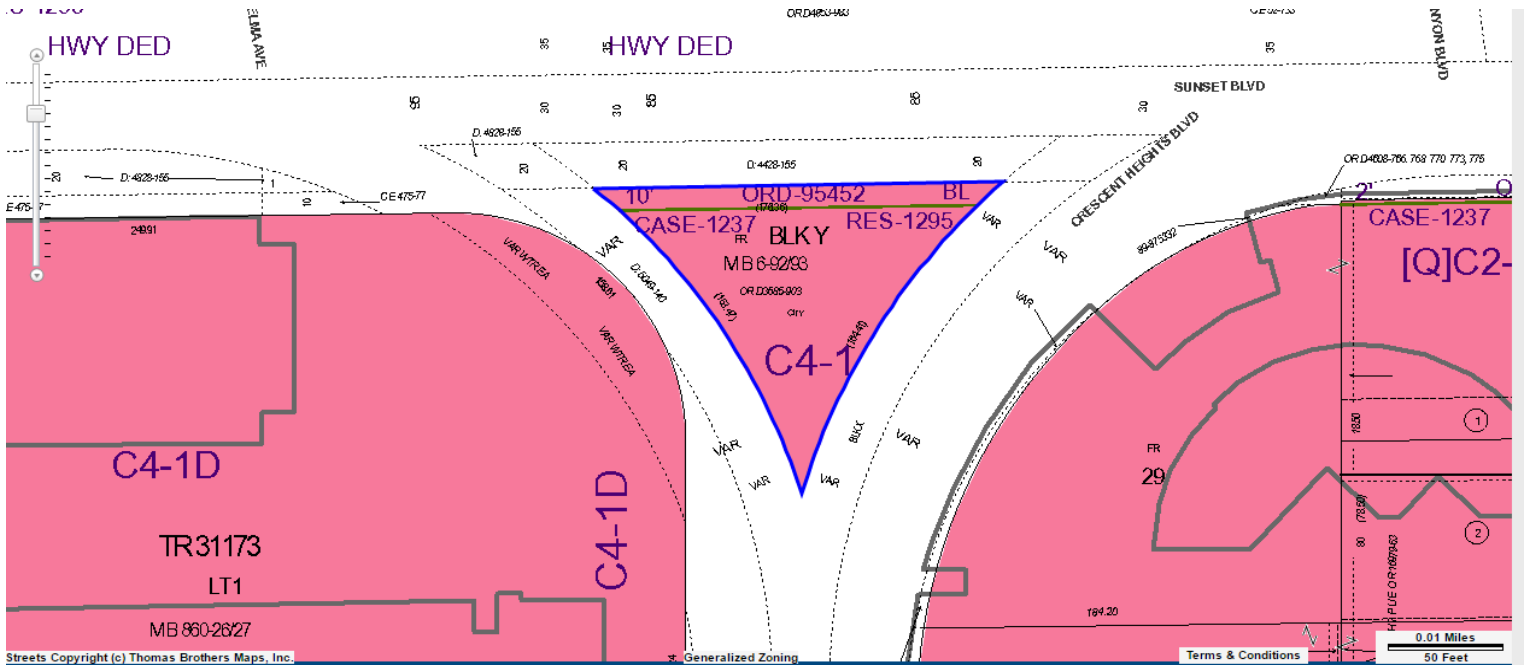
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Luciralia Ibarra | Senior City Planner

Major Projects | Department of City Planning | City of Los Angeles

luciralia.ibarra@lacity.org | **213.978.1378**





William Lamborn <william.lamborn@lacity.org>

(no subject)

1 message

Regina <pinkmermaid@gmail.com>

Tue, Jun 7, 2016 at 3:54 AM

To: william.lamborn@lacity.org

Cc: councilmember.ryu@lacity.org, cd4.issues@lacity.org, afine@laconservancy.org

Dear David Ryu,

I am writing you on behalf of the beautiful historic Modernist building on the southwest corner of Sunset and Crescent Heights boulevards. PLEASE save it!!

Developer Townscape Partners has proposed redeveloping the southwest corner of Sunset and Crescent Heights boulevards. The proposed project includes 249 apartment units and over 110,000 square feet of commercial retail and restaurant uses in two buildings ranging from two to sixteen stories.

The current project calls for the demolition of the former Lytton Savings building (currently Chase Bank), a 1960 Modern bank building distinguished by its zigzag folded plate roof.

Lytton Savings is a significant example of postwar-era bank design in Los Angeles and is one of the earliest that remain. We believe it is eligible for listing on the California Register of Historical Resources and as a Los Angeles Historic-Cultural Monument (HCM).

The Conservancy is not opposed to the proposed development of a mixed-use project at this location, but we strongly object to the needless demolition of a historic building that could otherwise be integrated and reused as part of the overall design. We are working to achieve a win-win solution for the site.

Please help by pressing for a preservation-based solution instead.



Best,

Regina Banali

pinkmermaid@gmail.com

<http://www.pinkmermaidprod.com>

<http://www.quietriotmovie.com>