



William Lamborn <[william.lamborn@lacity.org](mailto:william.lamborn@lacity.org)>

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## win-win for Lytton Savings

2 messages

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**Paul Tolbert** <[paul.tol.up@gmail.com](mailto:paul.tol.up@gmail.com)>

Tue, May 24, 2016 at 12:49 PM

To: [william.lamborn@lacity.org](mailto:william.lamborn@lacity.org)

Cc: [afine@laconservancy.org](mailto:afine@laconservancy.org)

Please help in obtaining a win-win for the Lytton Savings building by encouraging that this historic Modernist building be retained and incorporated as part of the proposed project.

Paul Tolbert

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**William Lamborn** <[william.lamborn@lacity.org](mailto:william.lamborn@lacity.org)>

Tue, May 24, 2016 at 2:53 PM

To: Paul Tolbert <[paul.tol.up@gmail.com](mailto:paul.tol.up@gmail.com)>

Thank you for your comments. They have been received and will be added to the public record for the subject project.

Regards,  
William Lamborn

On Tue, May 24, 2016 at 12:49 PM, Paul Tolbert <[paul.tol.up@gmail.com](mailto:paul.tol.up@gmail.com)> wrote:

Please help in obtaining a win-win for the Lytton Savings building by encouraging that this historic Modernist building be retained and incorporated as part of the proposed project.

Paul Tolbert



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.



William Lamborn <william.lamborn@lacity.org>

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## The Lytton Savings building

2 messages

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**Janine White** <meangreentambourine@gmail.com>

Tue, May 24, 2016 at 12:20 PM

To: william.lamborn@lacity.org

Cc: afine@laconservancy.org

Dear Mr. Lamborn,

I am writing in regard to the planned demolition of the Lytton Savings building. The Lytton Savings building holds great historical significance as a prime example of modernist architecture in the city of Los Angeles. Modernist architecture is a large part of the history of Los Angeles, and buildings such as this are disappearing at an alarming rate. Preserving the unique appearance and history of our city is crucial. This space could certainly be repurposed for the project that is planned for its location. What would be the point of tearing this building down? Surely whatever goes in its place would likely be yet another uniform building that would not hold much aesthetic or historical significance in the future. Why make Los Angeles look like any other city in America? Please keep this unique building as a part of our landscape.

Sincerely,  
Janine White

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**William Lamborn** <william.lamborn@lacity.org>

Tue, May 24, 2016 at 2:53 PM

To: Janine White <meangreentambourine@gmail.com>

Thank you for your comments. They have been received and will be added to the public record for the subject project.

Regards,  
William Lamborn  
[Quoted text hidden]



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William Lamborn <william.lamborn@lacity.org>

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## Proposed Sunset & Crescent Heights development

2 messages

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Debra Dresbach <DEBRADRESBACH@msn.com>

Tue, May 24, 2016 at 11:34 AM

To: "william.lamborn@lacity.org" <william.lamborn@lacity.org>

Hello. First, my apologies for being a day late on sending these comments to you. I was planning on attending the hearing regarding the proposed project this morning, but I woke up feeling ill and could not make it. Therefore, I'm hoping you will consider my comments, even though they are technically less than a day late.

I am a mere home owner and resident of upper Laurel Canyon, so I am not privy to the Environmental Impact Report. However, I can undeniably state that, based on the scale of the models provided by the developers of this proposed project, this building proposal is SO OUT OF PROPORTION with the rest of the neighborhood that it dwarfs its surrounding neighbors and is akin to plopping, say, the Design Center, almost smack dab in the middle of a largely residential neighborhood consisting of two-story apartment buildings.

And seriously, think of how congested this area already is with traffic, since Laurel Canyon Blvd is the ONLY way people from Studio City, North Hollywood and beyond can access this part of the city. Laurel Canyon and Crescent Heights are woefully inadequate arteries to support this kind of traffic as is, and now we are supposed to endure the additional burden of a MEGA-DEVELOPMENT sitting nearly on the intersection of Laurel Canyon/Crescent Heights and Sunset Blvd? If there were adequate rapid transit to ease the traffic burden, it might be worth considering. But come on, have you seen the scale of the "bus stop" at the corner of Lookout Mountain and Laurel Canyon? It consists of two plastic chairs! Or tried to make your way up Crescent Heights or through Laurel Canyon during rush hour, which is just about anytime of day besides 10-2? And where's the nearest Metro stop -- Hollywood and Highland?

How much more development pressure can this neighborhood withstand or justify?

If the city APPROVES this development, then it is clearly ACTING IRRESPONSIBLY and caving to the pressures of developers in favor of common sense!

Sincerely,

Debra Dresbach

8978 Wonderland Ave.

Los Angeles, 90046

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**William Lamborn** <william.lamborn@lacity.org>  
To: Debra Dresbach <DEBRADRESBACH@msn.com>

Tue, May 24, 2016 at 2:52 PM

Thank you for your comments. They have been received and will be added to the public record for the subject project.

Regards,  
William Lamborn  
[Quoted text hidden]



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William Lamborn <william.lamborn@lacity.org>

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## Please ensure preservation of Lytton Savings building

2 messages

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**Marilyn Welch** <marilynwelch7@hotmail.com>

Tue, May 24, 2016 at 10:47 AM

To: "william.lamborn@lacity.org" <william.lamborn@lacity.org>

Cc: "afine@laconservancy.org" <afine@laconservancy.org>

Dear William Lamborn,

Please prevent the demolition of the Lytton Savings building (now Chase Bank). The redevelopment proposed by Townscape Partners for the southwest corner of Sunset and Crescent Heights boulevards can be adjusted to allow the Lytton Savings building to be preserved and celebrated as a Los Angeles Historic-Cultural Monument. Please pave the way for a win-win outcome in this situation: development to proceed around the preserved structure.

With appreciation,

Marilyn Welch

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**William Lamborn** <william.lamborn@lacity.org>

Tue, May 24, 2016 at 2:50 PM

To: Marilyn Welch <marilynwelch7@hotmail.com>

Thank you for your comments. They have been received and will be added to the public record for the subject project.

Regards,

William Lamborn

[Quoted text hidden]



William Lamborn

Major Projects

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William Lamborn <william.lamborn@lacity.org>

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## the Sunset Crescent heights project

2 messages

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amyg93@aol.com <amyg93@aol.com>

Tue, May 24, 2016 at 10:15 AM

To: william.lamborn@lacity.org

Dear Sir,

We are drowning in over development. We are appalled, I belong to 4 homeowner assoc. I own property in different locations,

I provide rent controlled housing. These developer's only luxury apartment. We in LA. have reached our limit, and now fighting back on all fronts

Do not give developers , a density bonus, Do not certify the EIR.

Take notice of all the plants and people they pay to come and give false testimony.

We live off Crescent Heights with a monster project on Wilshire, and now on Sunset, we cannot get thru. The traffic does not move. We are drowning in congestion.

We do not need anymore luxury housing we need low income housing desperately, Why is this not being provided. Why are the street littered with homeless, This is a civilized country, This is an outrage.

Please, Please Help

Stop this project,

Amy Galaudet

Artist, Poet, Activist

[www.amygalaudet.com](http://www.amygalaudet.com)

*Take not the most trodden path, make your own path, and leave a trail*

*"Emerson"*

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William Lamborn <william.lamborn@lacity.org>

Tue, May 24, 2016 at 2:50 PM

To: amyg93@aol.com

Thank you for your comments. They have been received and will be added to the public record for the subject project.

Regards,

William Lamborn

[Quoted text hidden]

—



William Lamborn <william.lamborn@lacity.org>

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## Adaptive Reuse of the Lytton Savings Building

1 message

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**Linda Christopher** <lindachristopher4@gmail.com>

Tue, May 24, 2016 at 10:07 AM

To: william.lamborn@lacity.org

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

Dear Councilmember Ryu and Mr. Lamborn,

Please consider the best options for adaptive reuse and preservation of the Lytton Savings building.

Distinctive mid-century architecture is one of the hallmarks of charming, desirable, and economically prosperous Los Angeles neighborhoods. Although it may seem troublesome to consider this issue in the immediate term, in the long term all businesses and citizens benefit from beautiful urban architecture and civic pride.

We desperately need to preserve the few buildings of beauty and interest. No one benefits when their business district and community become an endless sea of unimaginative boxes. Businesses and residents are not drawn to the neighborhood and property values are reduced.

Besides, it's just one really cool building! Don't you want to be part of preserving that?

Sincerely,

Linda Christopher



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William Lamborn <william.lamborn@lacity.org>

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## 8150 Sunset Boulevard Mixed-Use Project / Lytton Savings Bank

2 messages

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**gretchen steinberg** <sacramentomodern@comcast.net>

Tue, May 24, 2016 at 9:42 AM

To: william.lamborn@lacity.org

Cc: Adrian Fine <afine@laconservancy.org>

Dear Mr. Lamborn,

Lytton Savings building (currently Chase Bank) is a rare, intact, and historic modernist bank designed by Kurt Meyer in 1960. As noted by the Los Angeles Times on August 28, 2014, Mr. Meyer:

“...not only designed numerous commercial buildings in Los Angeles noted for their Mid-Century style, he was also a champion of saving the city's architectural treasures.... One of the most prominent is a 1960 bank at the corner of Sunset and Crescent Heights boulevards that sports zigzag, accordion-like folds in its roof.”

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

In a summary prepared for Swiss Review, October 2007, Hilda Birchmeier, Psy.D., noted that Meyer's:

“.... signature buildings include the San Bernardino County Government Center, Redlands University Core buildings, Huntington Beach City Hall, the Air Quality Control building in Diamond Bar and the Plaza de la Raza in Los Angeles.”

I support Los Angeles Conservancy's recommendations to “identify and select one of the preservation alternatives as the preferred project in order to avoid a significant environmental impact and the unwarranted and needless demolition of a cultural resource. This would not only allow for the environmentally superior alternative to proceed, but it would also meet all of the project objectives and provide an opportunity for a dynamic and vibrant urban project with a mix of building heights and styles, of both historic and compatible new construction.”

Lytton Savings is a rare and unique modernist building. What makes a city truly vibrant is its architectural diversity. A city's architecture should reflect a walk through time in order to maintain a real sense of place. I urge you to find a solution so that the Lytton Savings building can be enjoyed by future generations.

Respectfully submitted,

Gretchen Steinberg  
President, Sacramento Modern  
[SacMod.org](http://SacMod.org)

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**William Lamborn** <william.lamborn@lacity.org>

Tue, May 24, 2016 at 2:47 PM

To: gretchen steinberg <sacramentomodern@comcast.net>

Thank you for your comments. They have been received and will be added to the public record for the subject project.

Regards,  
William Lamborn  
[Quoted text hidden]



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

1 message

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**Michael Hershberger** <MHershberger@cimgroup.com>

Tue, May 24, 2016 at 8:37 AM

To: "william.lamborn@lacity.org" <william.lamborn@lacity.org>, "councilmember.ryu@lacity.org" <councilmember.ryu@lacity.org>, "david.ryu@lacity.org" <david.ryu@lacity.org>, "catherine.landiers@lacity.org" <catherine.landiers@lacity.org>, "julia.duncan@lacity.org" <julia.duncan@lacity.org>  
Cc: "Bruce@bruceremick.com" <Bruce@bruceremick.com>, "lesleyotoole@gmail.com" <lesleyotoole@gmail.com>, "rolav1@aol.com" <rolav1@aol.com>, weho Dan <wehodan@hotmail.com>

Dear LA City,

RE: OBJECTION TO 8150 SUNSET BOULEVARD

I am writing to express my objection to the current redevelopment plan for 8150 Sunset Boulevard from its current 2-story retail/office use into a 16-story mixed multi-family and retail use. I currently live at 1325 N Ogden Drive which is in the HPOZ historic district of Spaulding Square. We are proud of our neighborhood and the historic fabric it preserves of Hollywood. We have seen many changes in recent years with redevelopments going up in central Hollywood along Sunset and Hollywood Boulevards including the W Hotel, Columbia Square and other massive projects like the one proposed at 8150 Sunset. We have watched as traffic congestion continues to rise and streets have become parking lots, forcing overflow into our quiet neighborhoods. Soon our neighborhood streets will be gridlocked too. We are already seeing this with increased frequency.

I have read the EIR and the Alternative 9 Project is expected to add a total (both directions) of approximately 505 daily commercial trips to both segments of Fountain Avenue west of Crescent Heights Boulevard, and approximately 378 total daily trips to Fountain Avenue east of Crescent Heights Boulevard. With the convergence of so many major streets (Sunset, Crescent Heights & Fountain) this kind of additional traffic will make our quite neighborhood much more like the more crowded sections of Hollywood like Sunset & Vine or Hollywood and Highland. These areas are practically impassable during normal business hours, rush hours and weekends, despite access to mass transit.

Lastly, the massing of the structure will create an a impenetrable edifice and indelible impact on the historic neighborhoods below Sunset including Havenhurst, Harper, Crescent Heights and even Laurel. The impact on views and massing could even extend as far as Spaulding Square.

I am asking the City to reject the current plan as it has been proposed due to its impact on total daily trips and minimize the impact on lower lying neighborhoods with set-backs applied to the southern face and reduction in the structure's overall height and density. This will lessen the effect on the lower lying historic neighborhoods below the planned project.

Thank you for your considseration.

Best Regards,  
Michael Hershberger

1325 N Ogden Drive

Los Angeles, CA 90046

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William Lamborn <william.lamborn@lacity.org>

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## saving bank building

2 messages

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**Linda Brettler** <lindabrettler@sbcglobal.net>  
Reply-To: Linda Brettler <lindabrettler@sbcglobal.net>  
To: "william.lamborn@lacity.org" <william.lamborn@lacity.org>  
Cc: Adrian Fine <afine@laconservancy.org>

Tue, May 24, 2016 at 7:48 AM

Please save the bank at Crescent Heights. It's a wonderful example of midcentury modern design. I live less than 1/2 mile from the project, walk by it a few times a week and drive by daily. It would be a great loss not to have it there. I'm certain the developers can come up with a program on such a large site that would incorporate this structure.

Thanks,  
Linda

**Linda Brettler**

Architect A.I.A

1760 Courtney Ave.  
Los Angeles, CA 90046

office: 323 798-4973  
cell: 323 363-2583

<http://www.lindabrettler.com>

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**William Lamborn** <william.lamborn@lacity.org>  
To: Linda Brettler <lindabrettler@sbcglobal.net>

Tue, May 24, 2016 at 2:45 PM

Thank you for your comments. They have been received and will be added to the public record for the subject project.

Regards,  
William Lamborn  
[Quoted text hidden]



William Lamborn  
Major Projects  
Department of City Planning  
200 N. Spring Street, Rm 750  
Ph: 213.978.1470

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



William Lamborn <william.lamborn@lacity.org>

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## Preserving Former Lytton Savings Bank Building

2 messages

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**Robert Vogt** <robertvogt@hotmail.com>

Tue, May 24, 2016 at 7:33 AM

To: william.lamborn@lacity.org

William,

Please work with the developers of the land plot containing the former Lytton Savings Building (current Chase Bank) to preserve the structure and roof line which is agree at example of Modernist architecture from that period. It would be a tragedy if that historic structure was demolished.

We really need your help to arrive at a preservation-based solution.

Thanks very much for your assistance in resolving this matter,

Bob Vogt

Sent from my iPad

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**William Lamborn** <william.lamborn@lacity.org>

Tue, May 24, 2016 at 2:44 PM

To: Robert Vogt <robertvogt@hotmail.com>

Thank you for your comments. They have been received and will be added to the public record for the subject project.

Regards,

William Lamborn

[Quoted text hidden]

—



William Lamborn

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Department of City Planning

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William Lamborn <william.lamborn@lacity.org>

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## 8150 proposed project

2 messages

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**crown72@mac.com** <crown72@mac.com>

Tue, May 24, 2016 at 7:28 AM

To: William.lamborn@lacity.org

Subject: Comments regarding the 8150 Sunset Blvd. Mixed Use Project DEIR

At the request of the Sunset blvd neighborhood association, Coats Consulting has been requested to review the Draft EIR for the Sunset Blvd Mixed Use Project, to ensure that it is adequate and complete, in order for the City of Los Angeles to be able to certify the environmental document in question. As you are aware the purpose of a CEQA document is first and foremost to "INFORM". CEQA documents are intended to be informational, unbiased and represent a complete and thorough evaluation of all relevant information needed for the Lead Agency to make an informed decision.

Unfortunately the Sunset Blvd Mixed Use Draft EIR, as prepared, is incomplete and has not adequately evaluated the potential environmental impacts associated with the proposed project. In its current format, the document is prepared, as an "Advocacy" document, intended to provide an environmental document that can be used to justify a project, not adequately evaluate the proposed project and its impacts on the Hollywood community, which will be most directly affected by the impacts of this proposed development.

Our evaluation focused on the General Plan / Community plan consistency, the potential visual impacts, the cumulative evaluations and the Community Open Space/common areas adequate to provide public outdoor recreational opportunities for existing and future residents and visitors.

### HOLLYWOOD COMMUNITY PLAN:

In every community, compliance with Community plans (General Plan) is viewed as a safety net for the residents to ensure that present and future city administrations and decision makers have a consistent basis under which to conduct compliance assessments on proposed projects. In the case of the, Sunset Blvd Mixed Use Project, instead of testing the potential impacts against Goals and Objectives established in a viable and up to date Community Plan, and community design programs, the proponent and EIR consultant are using "incentive" Programs to circumvent the need to provide an environmentally superior project. Project approval, at the expense of policy compliance and appropriate community planning practices, appears to be the driving force employed by this approach to the evaluation.

The Hollywood Community Plan was prepared for adoption in 1988, some twenty-seven (27) years ago. Good and adequate planning practices, not to mention State Laws and Guidelines, insist on a General Plan review every five (5) years and an updated document, at least every twenty (20) years. Since the last attempt at updating this Plan was over-turned by the Courts in 2014 due to lack of compliance, the absence of an updated Community Plan leaves the Hollywood community without the proper tools to evaluate the "real" impacts of this Project on the community at large. In the least, this Project is premature and should be postponed for review until after a legally viable Community Plan is adopted. Reinstating the 1988 Plan and placing a 2014 date on it is not adequate; as it does not address the current conditions and needs of the community and provide viable, up to date planning guidelines for development. This has put the community in the position of having no Master Planning tool for the Sunset Blvd area, the heart of Hollywood. Instead, Incentive Programs, and Over Riding consideration findings are being used to over ride an appropriate process of review and analysis.

Furthermore, it is shortsighted of the City to review and possibly approve this Project as proposed. This approach to Planning sets a dangerous precedent for the City of Los Angeles, in that there are numerous parcels located along Sunset and within the immediate area of this proposed project, that have similar zoning and general plan land use designations. These The development of multiple, 'massive' towering developments along Sunset Blvd.; fronting on medium to low density residential neighborhoods, would forever change the scale and character of Sunset Blvd and the Hollywood community. Denying subsequent requests, based on any of the 'planning' practices that are being ignored in this case, would indicate preferential treatment of the applicant's project and selective enforcement of the City's General Plan and Zoning. I would ask City Staff, the Mayor and the Councilmembers to consider this Project premature until a Hollywood Community Plan has been updated, found to be legally sound, and finally approved. At that point, the City will have the tools to evaluate and approve a project that will truly meet the community needs and address any community concerns, both now and in the future.

#### VIEWSHED:

Other commenters have prepared an in depth and graphically representative analysis based on the DEIR, so I will not repeat their comments here. As stated in the previous section; the development of 'massive', 'towering' structures which are completely out of character with the surrounding area/community cannot be justified by the assertions of 'project benefit' and the accompanying 'incentive' program variances to the City's planning practices, goals and policies. There are alternatives to the proposed development, which could render the project's benefits still viable without destroying the character of the Hollywood/Sunset Blvd view shed. Proposing a project that respects the zoning restriction of 45 feet or developing structures that are in keeping with the 6 – 10 story buildings already constructed is more in keeping with a consideration for the history of the area and the community which will have to view this project, indefinitely. Furthermore, the character and scale of Sunset Blvd. has been established for many years and is, in part, a major contributor to the public's understanding and memories of the Hollywood community.

I would request that the EIR consultants thoroughly evaluate the previously stated alternatives and include these alternatives in a revised draft document,

45 foot height restriction w/increased density for affordable housing

Development of a project that respects and utilizes the 6-10 story buildings in the area, as a model for development.

#### OPEN SPACE / RECREATIONAL OPPORTUNITIES:

The intention behind the requirement to provide open space and recreational opportunities is to provide open space and usable 'green space' for use by the residents within an urban community. The provision of 'commercial' gathering places to support retail and food service establishments does not meet the intent. In evaluating the elements of a healthy and nurturing environment, it has been found that open space green areas are optimal in providing areas available to all segments of the community. The ability to get outside, to run, throw a ball or a Frisbee, play with your dog, watch your children play, or even just to sit in an open, natural and therefore nurturing environment is essential and beneficial to the health and well being of all of us. The value of all types of exercise is well documented. With the stress, particular to a dense urban environment, this aspect of one's life is essential to maintain. In our review of the proposed project plans, it appears as if the project proponents are utilizing the "public" plaza, the residential developments' swimming pool, fitness center and recreation room as sufficient to meet the intent of Given this assertion by the Project proponents, I have the following questions:

Will the tenants and their families, in the affordable units have full access to the swimming pool, the



fitness center and the recreation room, whenever the facilities are open ?

- Will all members of the public 'at large' be able to both utilize and spend time on the Plaza without purchasing something from one of the developments' food or retail establishments ?
- Did the project proponents consider providing green open space as a part of the project ?
- If not, why was it rejected ?

The Plaza, as proposed, is a marketing tool for the economic benefit of the retail/food establishments within the development, and does not provide a community open space/recreational environment. Given that, I would ask the City and the decision makers to consider an incentive program which requires the Project to provide green open space as a condition of approval. Purchase of land and/or economic contributions to the City's park program would go further towards meeting the intent of the City's policy.

At the request of "Save Sunset Blvd", Coats Consulting has been requested to review the Draft EIR for the Sunset Blvd Mixed Use Project, to ensure that it is adequate and complete, in order for the City of Los Angeles. As you are aware the purpose of a CEQA document is first and foremost to "INFORM". CEQA documents are intended to be informational, unbiased and represent a complete and thorough evaluation of all relevant information needed for the Lead Agency to make an informed decision.

#### LAND USE, ET AL.

The City's land use goals and policies are designed to provide a comprehensive long-range plan for the development of lands within a specific geographic area and social environment. The physical elements and the social elements of the community must be evaluated against the principles that guide the current and long-term needs and desires of that community. These goals and policies are safeguards against the adverse impacts of poorly planned or special interest development. They provide assurance to the inhabitants of a community, that the character of their living environment will be properly vetted in the public forum. All interested parties are to be assured that they will have accurate and complete information for their own evaluation and for the evaluation of the decision makers who will ultimately direct the character of their community.

It appears after careful review the DEIR that the information presented is incomplete and inadequate for the purposes of allowing an "informed" decision. Not all options have been explored and presented in a clear and understandable fashion. The blame, in part, rests on the fact that the City does not have an adequate and up to date policy document with which to assess current conditions, future trends and the long term needs for the specific, specialized community of Hollywood. Furthermore, the document fails to evaluate the cumulative impacts of allowing numerous deviations from the City's general plan and zoning policies. Utilizing 'incentive' programs and 'over riding considerations' as a planning tool is dangerous. If the cumulative impacts, based on this approach to planning, are not adequately evaluated, the impacts to the community could be adverse and significant. Allowing a development of the mass and scale of the proposed development without at least a visual assessment of the cumulative impact of numerous developments of the same size and character within the Sunset Blvd. area is negligent. The lasting effect to the character of the Hollywood area and its' surrounds would be irreversible and irresponsible.

Furthermore, the lack of appropriate consideration of the impact of that size and scale of development against a backdrop of numerous existing developments. The document inadequately considers and presents this impact to the community and the decision makers.

In the midst of the "glowing" accounts of the increased housing and transportation benefits as a justification for the planning process being utilized, the document fails to address the cumulative impact of the City's allowance for sales of residentially allocated parking spaces, independent of the housing unit to which they are attached. If the project proponent has the ability to utilize this function, a complete and adequate assessment should have

been made, outlining the long-term impacts to the community. The Sunset Blvd. area is seriously under-parked. Creating 249 new residential units of varying densities without assurance of their ability to maintain the use of the parking spaces allocated for their use will have a serious and adverse effect on the circulation and congestion of the area. In addition, the failure to provide parking will cause potentially significant impacts to adjacent neighborhoods, as there will be an influx of cars competing for the already limited parking. This oversight on the part of the preparers further proves the assertion that DEIR document is incomplete and inadequate and must be revised and re-circulated. I have the following questions:

- Will the project applicant make an irreversible statement, that no parking will be sold, either to the tenants or to individuals not residing in the unit for which the parking was approved ?
- Will the City condition the Project, such that no parking can be sold either to the tenants or to outside parties ?

In closing, this document was prepared for a project for which the City Staff utilized a process of incentive programs and over riding considerations as justification for the development. This process does not meet the intent of those programs or processes, nor does it meet the intent of the law. Please reconsider the adequacy of this document as prepared and require a revision and recirculation to address the inadequacies.

Respectfully Submitted;

Michelle D. Coats

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**William Lamborn** <william.lamborn@lacity.org>  
To: crown72@mac.com

Tue, May 24, 2016 at 2:42 PM

Thank you for your comments. They have been received.

Regards,  
William Lamborn  
[Quoted text hidden]



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.



William Lamborn <william.lamborn@lacity.org>

## Case No.: VTT-72370-CN CPC-2013-2551-CUB-DB-SPR

1 message

**GREGORY WIDEN** <gregorywiden@mac.com>

Tue, May 24, 2016 at 7:09 AM

To: William.lamborn@lacity.org

CEQA No.: ENV-2013-2552-EIR

### REQUESTED ACTION:

The Deputy Advisory Agency will consider:

1. Pursuant to Section 21082.1(c) of the California Public Resources Code, certification of the Environmental Impact Report, findings, Statement of Overriding Considerations and accompanying mitigation measures and Mitigation Monitoring Program for ENV-2013-2552-EIR, SCH No. [2013091044](#);

- Do not certify the EIR.
- Do not certify Overriding Considerations and accompanying mitigation measures and Mitigation Monitoring Program.
- Proposed mitigation measures are not clear, viable or funded.
- City of Los Angeles does not have Mitigation Monitoring Program for this project.
- This is Not a "Regional Center" that supports a new entertainment venue.
- 8150 Sunset Blvd is "Neighborhood Office Commercial".

2. Pursuant to Los Angeles Municipal Code (LAMC) Section 17.03, Vesting Tentative Tract Map No. VTT-72370 to permit the merger and re-subdivision of a 111,339 square-foot site into one Master Lot and 10 airspace lots, and for a mixed-use development consisting of 249 residential apartment units, including 28 affordable units, and 111,339 square feet of commercial retail and restaurant uses. The project request includes Haul Route approval for the export of approximately 58,500 cubic yards of material.

The City Planning Commission Hearing Officer will consider:

1. Pursuant to Section 21082.1(c) of the California Public Resources Code, the adequacy of the Environmental Impact Report, findings, Statement of Overriding Considerations and accompanying mitigation measures and Mitigation Monitoring Program for ENV-2013-2552-EIR, SCH No. 2013091044, for the following actions:

- Mitigation measures and Mitigation Monitoring Program are not adequate to support this project size and intensity.
  - Strict and tested measures must be in place, to not further deteriorate local emergency services surrounding the project site, high fire danger hillside neighborhood and City of West Hollywood.
  - The surrounding low intensity neighborhoods, including the City of West Hollywood can not support the height, noise and intensity of this proposed new entertainment venue.
  - The Hollywood Community Plan of 1988 and 2012 specify to direct growth of new high density, high intensity development to regional centers where growth can be accommodated. This is not a regional center, but local "neighborhood office commercial".

2. Pursuant to LAMC Section 12.24-W, 1, a Conditional Use for the sale and/or dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with four restaurant/dining uses, and the sale of a full line of

alcoholic beverages for off-site consumption in conjunction with a grocery store;

- Do not approve full line of alcoholic beverages for this project. It is unknown what type of restaurant / entertainment uses will be onsite.
- LAPD Hollywood Division and LAFD does not have additional resources to support a project of this size and intensity, not in the regional center.
- Strict and tested measures must be in place, to not further deteriorate local emergency services surrounding the project site, high fire danger hillside neighborhood and City of West Hollywood.

3.

Pursuant to LAMC Section 12.22-A,25(c), a 22% density bonus to provide 45 additional units, in lieu of the 35% density bonus, where 11% (28 units) of the total units will be set aside for Very Low Income Households, and the utilization of Parking Option 1 to allow one on-site parking space for each Residential Unit of zero to one bedrooms, two on-site parking spaces for each Residential Unit of two to three bedrooms, and two-and-one-half on-site parking spaces for each Residential Unit of four or more bedrooms. The applicant is requesting two Off-Menu Affordable Housing Incentives as follows:

a. Pursuant to LAMC Section 12.22-A,25(g)(3), an Off-Menu Incentive to allow the lot area 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; and

- Deny the Off-Menu incentive to allow lot area including any land set aside for street purposes.
- It would be irresponsible for the City of Los Angeles to give away and valuable and desperately needed street asset.
- The local bus on Laurel Canyon ends operations at 8PM. No transit available for north south travel during evening and night time hours.
- Rapid bus on Fairfax Ave does not operate during evening and night time hours. No bus
- Local Sunset bus only runs on the hour after 11:30pm - Very Limited night time service.

b. Pursuant to LAMC Section 12.22-A,25(g)(3), an Off-Menu Incentive to allow a 3:1 Floor Area Ratio for a Housing Development Project located within 1,560 feet of a Transit Stop, in lieu of the 1,500 foot distance specified in LAMC Section 12.22-A,25(f)(4)(ii);

- Deny the Off-Menu incentive to allow a 3:1 FAR
- Project is 1.9 - 2 miles from rail metro.
- Is not within 1,500 feet of Fairfax Ave
- The project proposes zero upgrades for bus stops.
- The local bus on Laurel Canyon ends operations at 8PM. No transit available for north south travel during evening and night time hours.
- Rapid bus on Fairfax Ave does not operate during evening and night time hours. No bus
- Local Sunset bus only runs on the hour after 11:30pm - Very Limited night time service.
- The project proposes to move the bus farther way from their project site. Proposed location does not have sidewalk width and not ADA compliant.
- This project does not meet the requirements and location can not support allowing the proposed height, density and intensity of use.
- Deny the Off-Menu incentive to allow a 3:1 FAR

4.

Pursuant to Section 16.05 of the LAMC, Site Plan Review for a project which creates or results in an increase of 50 or more dwelling units and 50,000 gross square feet of nonresidential floor area.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The environmental document will be among the matters considered at the hearing.

The Deputy Advisory Agency and the Hearing Officer will consider all the testimony presented at the hearing,

written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. The Advisory Agency may act on the Vesting Tract Map during the meeting, or may take the tract map under advisement and render a decision at a time thereafter. Following the hearing, the Hearing Officer will prepare a report, including the recommendation of the Department of City Planning, which will be considered by the City Planning Commission at a later date.

Proposed new bus stop location at 8000 Sunset Blvd-away from the project site

Proposed new bus stop location-away from the project site

This is the proposed " High Quality Transit Stop"

Bus stop Fairfax Ave south bound at Sunset-No shelter or amenities

Sunset Blvd local bus stop at Fairfax Ave-No shelter or amenities

Sunset Blvd local bus stop at Fairfax Ave-No shelter or amenities

8000 Sunset THREE (3) STORY BUILDING

8000 Sunset-south east corner of Crescent Heights and Sunset Blvd  
Looking east to adjacent single family HPOZ neighborhoods

8000 Sunset-south east corner of Crescent Heights and Sunset Blvd  
Looking south and west west to Hollywood Hills and City of West Hollywood

=

Rory Barish  
Lane 4 Real Estate  
439 North Canon Drive #300  
Beverly Hills, CA 90210  
[310 502-8797](tel:3105028797)

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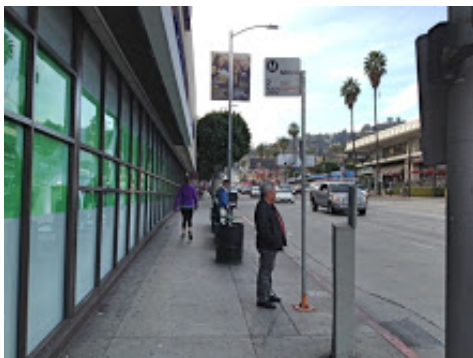
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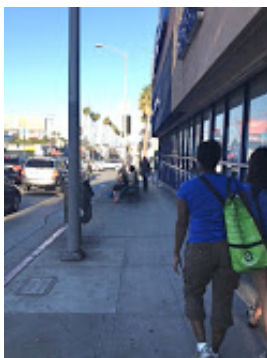
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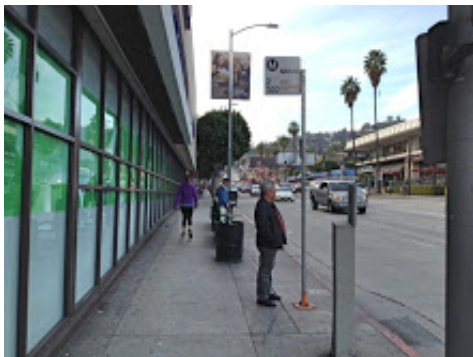


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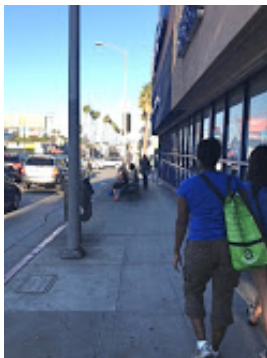
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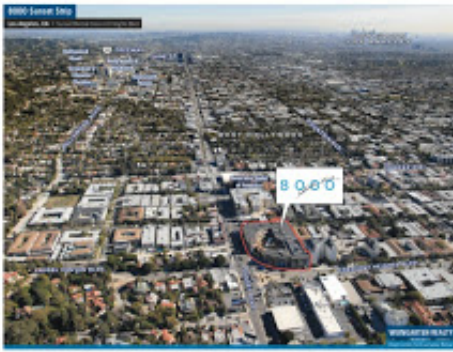
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January 20, 2015

Mayor Garcetti  
Council Member Tom LeBonge  
Jonathan Brand  
City of Los Angeles Environmental Planning

Subject: Comments regarding the Sunset Blvd. Mixed Use Project DEIR

At the request of "Save Sunset Blvd", Coats Consulting has been requested to review the Draft EIR for the Sunset Blvd Mixed Use Project, to ensure that it is adequate and complete, in order for the City of Los Angeles to be able to certify the environmental document in question. As you are aware the purpose of a CEQA document is first and foremost to "INFORM". CEQA documents are intended to be informational, unbiased and represent a complete and thorough evaluation of all relevant information needed for the Lead Agency to make an informed decision.

Unfortunately the Sunset Blvd Mixed Use Draft EIR, as prepared, is incomplete and has not adequately evaluated the potential environmental impacts associated with the proposed project. In its current format, the document is prepared, as an "Advocacy" document, intended to provide an environmental document that can be used to justify a project, not adequately evaluate the proposed project and its impacts on the Hollywood community, which will be most directly affected by the impacts of this proposed development.

Our evaluation focused on the General Plan / Community plan consistency, the potential visual impacts, the cumulative evaluations and the Community Open Space/common areas adequate to provide public outdoor recreational opportunities for existing and future residents and visitors.

#### HOLLYWOOD COMMUNITY PLAN:

In every community, compliance with Community plans (General Plan) is viewed as a safety net for the residents to ensure that present and future city administrations and decision makers have a consistent basis under which to conduct compliance assessments on proposed projects. In the case of the, Sunset Blvd Mixed Use Project, instead of testing the potential impacts against Goals and Objectives established in a viable and up to date Community Plan, and community design programs, the proponent and EIR consultant are using "incentive" Programs to circumvent the need to provide an environmentally superior project. Project approval, at the expense of policy compliance and appropriate community planning practices, appears to be the driving force employed by this approach to the evaluation.

The Hollywood Community Plan was prepared for adoption in 1988, some twenty-seven (27) years ago.

Good and adequate planning practices, not to mention State Laws and Guidelines, insist on a General Plan review every five (5) years and an updated document, at least every twenty (20) years. Since the last attempt at updating this Plan was over-turned by the Courts in 2014 due to lack of compliance, the absence of an updated Community Plan leaves the Hollywood community without the proper tools to evaluate the “real” impacts of this Project on the community at large. In the least, this Project is premature and should be postponed for review until after a legally viable Community Plan is adopted. Reinstating the 1988 Plan and placing a 2014 date on it is not adequate; as it does not address the current conditions and needs of the community and provide viable, up to date planning guidelines for development. This has put the community in the position of having no Master Planning tool for the Sunset Blvd area, the heart of Hollywood. Instead, Incentive Programs, and Over Riding consideration findings are being used to over ride an appropriate process of review and analysis.

Furthermore, it is shortsighted of the City to review and possibly approve this Project as proposed. This approach to Planning sets a dangerous precedent for the City of Los Angeles, in that there are numerous parcels located along Sunset and within the immediate area of this proposed project, that have similar zoning and general plan land use designations. These same properties could make the same request for ‘incentives’ and ‘considerations’. The development of multiple, ‘massive’ towering developments along Sunset Blvd.; fronting on medium to low density residential neighborhoods, would forever change the scale and character of Sunset Blvd and the Hollywood community. Denying subsequent requests, based on any of the ‘planning’ practices that are being ignored in this case, would indicate preferential treatment of the applicant’s project and selective enforcement of the City’s General Plan and Zoning. I would ask City Staff, the Mayor and the Councilmembers to consider this Project premature until a Hollywood Community Plan has been updated, found to be legally sound, and finally approved. At that point, the City will have the tools to evaluate and approve a project that will truly meet the community needs and address any community concerns, both now and in the future.

#### VIEWSHED:

Other commenters have prepared an in depth and graphically representative analysis based on the DEIR, so I will not repeat their comments here. As stated in the previous section; the development of ‘massive’, ‘towering’ structures which are completely out of character with the surrounding area/community cannot be justified by the assertions of ‘project benefit’ and the accompanying ‘incentive’ program variances to the City’s planning practices, goals and policies. There are alternatives to the proposed development, which could render the project’s benefits still viable without destroying the character of the Hollywood/Sunset Blvd view shed. Proposing a project that respects the zoning restriction of 45 feet or developing structures that are in keeping with the 6 – 10 story buildings already constructed is more in keeping with a consideration for the history of the area and the community which will have to view this project, indefinitely. Furthermore, the character and scale of Sunset Blvd. has been established for many years and is, in part, a major contributor to the public’s understanding and memories of the Hollywood community.

I would request that the EIR consultants thoroughly evaluate the previously stated alternatives and include these alternatives in a revised draft document,

- 45 foot height restriction w/increased density for affordable housing
- Development of a project that respects and utilizes the 6-10 story buildings in the area, as a model for development

## OPEN SPACE / RECREATIONAL OPPORTUNITIES:

The intention behind the requirement to provide open space and recreational opportunities is to provide open space and usable 'green space' for use by the residents within an urban community. The provision of 'commercial' gathering places to support retail and food service establishments does not meet the intent. In evaluating the elements of a healthy and nurturing environment, it has been found that open space green areas are optimal in providing areas available to all segments of the community. The ability to get outside, to run, throw a ball or a Frisbee, play with your dog, watch your children play, or even just to sit in an open, natural and therefore nurturing environment is essential and beneficial to the health and well being of all of us. The value of all types of exercise is well documented. With the stress, particular to a dense urban environment, this aspect of one's life is essential to maintain. In our review of the proposed project plans, it appears as if the project proponents are utilizing the "public" plaza, the residential developments' swimming pool, fitness center and recreation room as sufficient to meet the intent of providing recreational opportunities. Given this assertion by the Project proponents, I have the following questions:

- Will the tenants and their families, in the affordable units have full access to the swimming pool, the fitness center and the recreation room, whenever the facilities are open ?
- Will **all** members of the public 'at large' be able to both utilize and spend time on the Plaza without purchasing something from one of the developments' food or retail establishments ?
- Did the project proponents consider providing green open space as a part of the project ?
- If not, why was it rejected ?

The Plaza, as proposed, is a marketing tool for the economic benefit of the retail/food establishments within the development, and does not provide a community open space/recreational environment. Given that, I would ask the City and the decision makers to consider an incentive program which requires the Project to provide green open space as a condition of approval. Purchase of land and/or economic contributions to the City's park program would go further towards meeting the intent of the City's policy.

## LAND USE, ET AL.

The City's land use goals and policies are designed to provide a comprehensive long-range plan for the development of lands within a specific geographic area and social environment. The physical elements and the social elements of the community must be evaluated against the principles that guide the current and long-term needs and desires of that community. These goals and policies are safeguards against the adverse impacts of poorly planned or special interest development. They provide assurance to the inhabitants of a community, that the character of their living environment will be properly vetted in the public forum. All interested parties are to be assured that they will have accurate and complete information for their own evaluation and for the evaluation of the decision makers who will ultimately direct the character of their community.

It appears after careful review the DEIR that the information presented is incomplete and inadequate for the purposes of allowing an "informed" decision. Not all options have been explored and presented in a clear and understandable fashion. The blame, in part, rests on the fact that the City does not have an adequate and up to date policy document with which to assess current conditions,

future trends and the long term needs for the specific, specialized community of Hollywood. Furthermore, the document fails to evaluate the cumulative impacts of allowing numerous deviations from the City's general plan and zoning policies. Utilizing 'incentive' programs and 'over riding considerations' as a planning tool is dangerous. If the cumulative impacts, based on this approach to planning, are not adequately evaluated, the impacts to the community could be adverse and significant. Allowing a development of the mass and scale of the proposed development without at least a visual assessment of the cumulative impact of numerous developments of the same size and character within the Sunset Blvd. area is negligent. The lasting effect to the character of the Hollywood area and its' surrounds would be irreversible and irresponsible.

Furthermore, the lack of appropriate consideration of the impact of that size and scale of development against a backdrop of numerous historic structures is equally irresponsible and paves the way for potential disposal of other historic structures; as their relevance will neither be seen nor felt against a backdrop of concrete, glass walled structures. The document inadequately considers and presents this impact to the community and the decision makers.

In the midst of the "glowing" accounts of the increased housing and transportation benefits as a justification for the planning process being utilized, the document fails to address the cumulative impact of the City's allowance for sales of residentially allocated parking spaces, independent of the housing unit to which they are attached. If the project proponent has the ability to utilize this function, a complete and adequate assessment should have been made, outlining the long-term impacts to the community. The Sunset Blvd. area is seriously under-parked. Creating 249 new residential units of varying densities without assurance of their ability to maintain the use of the parking spaces allocated for their use will have a serious and adverse effect on the circulation and congestion of the area. In addition, the failure to provide parking will cause potentially significant impacts to adjacent neighborhoods, as there will be an influx of cars competing for the already limited parking. This oversight on the part of the preparers further proves the assertion that DEIR document is incomplete and inadequate and must be revised and re-circulated. I have the following questions:

- Will the project applicant make an irreversible statement, that no parking will be sold, either to the tenants or to individuals not residing in the unit for which the parking was approved ?
- Will the City condition the Project, such that no parking can be sold either to the tenants or to outside parties ?

In closing, this document was prepared for a project for which the City Staff utilized a process of incentive programs and over riding considerations as justification for the development. This process does not meet the intent of those programs or processes, nor does it meet the intent of the law. Please reconsider the adequacy of this document as prepared and require a revision and recirculation to address the inadequacies.

Respectfully Submitted;

*Michelle D. Coats*

Michelle D. Coats

# 8000 Sunset Strip

Los Angeles, CA | Sunset Blvd & Crescent Heights Blvd

DOWNTOWN  
LOS ANGELES

Hollywood Bowl  
Grauman's Chinese Theatre  
Hollywood & Highland  
Roosevelt Hotel  
VINE ST.

101 FREEWAY

HOLLYWOOD BLVD

WEST HOLLYWOOD

FOUNTAIN AVE

FAIRFAX AVE

Directors Guild of America

8000  
SUNSET STRIP

LAUREL CANYON BLVD

SUNSET BLVD

CRESCENT HEIGHTS BLVD

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# 8000 Sunset Strip

Los Angeles, CA | Sunset Blvd & Crescent Heights Blvd

DOWNTOWN  
LOS ANGELES

Hollywood Bowl  
Grauman's Chinese Theatre  
Hollywood & Highland  
Roosevelt Hotel  
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HOLLYWOOD BLVD

WEST HOLLYWOOD

FOUNTAIN AVE

FAIRFAX AVE

Directors Guild of America

8000  
SUNSET STRIP

LAUREL CANYON BLVD

SUNSET BLVD

CRESCENT HEIGHTS BLVD

WEINGARTEN REALTY

Real Estate for Everyday Retail





William Lamborn <william.lamborn@lacity.org>

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## 8150 Sunset

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**Kristen Stavola** <kristen@wearelaurelcanyon.org>

Tue, May 24, 2016 at 4:24 AM

To: Jeremy Gardiner <jeremy.gardiner@gmail.com>

Cc: William.lamborn@lacity.org

Dear Mr. Lamborn-

I am Mr. Gardiner's Significant other-

I will be in attendance at this morning's meeting.

It should be noted that Jeremy Gardiner and I are founders of WeAreLaurelCanyon, a 501c4 public benefit Corp that exists to protect and preserve Laurel Canyon with an emphasis on Emergency Preparedness and Crime Prevention and community building.

I serve on the Bel Air Beverly Crest Neighborhood Council's Emergency Preparedness Committee, emergency communications committee and the Hollywood Community- Police Advisory Board.

I have numerous objections to the gross miscarriage of zoning law enforcement where this building is concerned and will be voicing those concerns at this morning's meeting.

Sincerely,  
Kristen Stavola  
8751 Wonderland Park Ave  
Los Angeles, CA 90046

Sent from my iPhone

[Quoted text hidden]



William Lamborn <william.lamborn@lacity.org>

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## Development project at 8150 Sunset Blvd., Chase Bank/Lytton Savings bank building

1 message

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**Aдриene Biondo** <adrienebiondo@gmail.com>

Tue, May 24, 2016 at 2:33 AM

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

I am writing to encourage adaptive reuse of the Mid-Century Modern building at 8150 Sunset Blvd., Chase Bank/Lytton Savings.

Townscape Partners has proposed redeveloping the southwest corner of Sunset Blvd. and Crescent Heights. The proposal is for 249 apartment units and over 110,000 sq. ft. of commercial retail and restaurant uses in two buildings ranging from two to sixteen stories.

Unfortunately, the project calls for the demolition of the former Lytton Savings building, a stunning Modernist bank building built in 1960 distinguished by its zigzag folded plate roof.

This elegant building is a significant example of post-WWII bank design in Los Angeles and one of the earliest remaining examples. The Los Angeles Conservancy believes it is eligible for listing on the California Register of Historical Resources and as a Los Angeles Historic-Cultural Monument (HCM).

While not opposed to development at this site, we do not want to see the demolition of a historic building. Creative design could incorporate this structure providing a win-win solution for the community instead of senseless demolition.

Los Angeles is rapidly losing its once-rich cultural and architectural history. Development needn't be equated with erasing that history. Let's not level this one—there are viable alternatives that need to be considered.

Thank you for your consideration.

Sincerely,

Adriene Biondo  
Chair Emeritus  
Los Angeles Conservancy Modern Committee

**8150 Sunset ...EIR**

1 message

**N2SWIMNG@aol.com** <N2SWIMNG@aol.com>  
 To: david.ryu@lacity.org, catherine.landiers@lacity.org  
 Cc: william.lamborn@lacity.org

Mon, May 23, 2016 at 11:26 PM

[Please read the staff recommendations below and see the link . This whole thing was fixed from the beginning. I am going to the public hearing on tomorrow under the pretense that my word and many many others might make a difference. But there has already been a decision. What a slap in the face.](#)

[The biased, incomplete and false information on the EIR report written by the developers people, is giving the city of LA an invitation to satisfy their thirst and desire for density, density, density. Thank you Garcetti.](#)

[The developers have shown no mitigation in many circumstances but the developers and City get around it by saying that there are little to no impacts to mitigate. . This project, as proposed, will further create dangerous traffic conditions for LAFD and County Fire, LAPD and Sheriff - Sunset Blvd, Fountain Ave, Crescent Heights and Havenhurst... and for everyone in the surrounding areas in both cities! Gee what a nice "community benefit" to be left with forever. I wonder how much money buys the public's safety and welfare?](#)

[What I was also stunned about in all of my reading was the Conservancy's letter to the City \(see attached\). Townscape Partners has shown bad faith in everything they have done from the beginning...eg: installing parking arms at the site to bankrupt the small businesses forcing them to move \(they could not break some leases\), to telling the neighborhood that they would go back to the drawing board with a smaller project and coming back with a much larger one and to making the Conservancy think that they were working with them and then totally disregarding and disposing of them. These are among many other examples demonstrate the arrogance of the developers...](#)

[The city is breaking the law by giving the developers exceptions to off- menu REQUIREMENTS. They do not meet the requirements of the Transit Stop but the City of LA is giving them a pass.](#)

[The city is giving the developers "the people's" crucially needed traffic island so that they can help the developer's meet their open space requirements. Big conflict of interest here.](#)

[This is blatant corruption and disregard for the community of LA and West Hollywood's safety, welfare and preservation of historic treasures and skyline.](#)

[When Charles Munger had plans to build Green Hollow Square in Brentwood, originally a condo plan but then housing retail, restaurants, office space, underground garage and a house, he wanted to tear down the mid-Century Barry Building built and designed by Milton Caughey in 1951 which existed at that site. With neighborhood support in Brentwood, fretting about traffic impacts as well, the community prevailed and the Barry building was saved. City Council member Mike Bonin did the right thing and said he would not support demolition of a building officially deemed culturally and historically significant..". Council member Bill Rosendahl said that the city needed to listen to it's council members. They expressed concern about the proposed development's potential for increasing traffic congestion, destroying the neighborhood character and threatening a landmark to be demolished.](#)

[Why do the same rules not apply to the historic Lytton Savings and our neighborhoods? Does the city of Los Angeles play favorites to different neighborhoods? The demolition of Lytton Savings is unjustified when mitigation is available with other alternatives and tearing down this building will result in significant adverse impacts to LA's postwar heritage.](#)

[If demolition is allowed, the City will also be in violation of CEQA's policy which is to take all action necessary to provide the people in this state with historic environmental qualities and preserve for future generations examples of major periods of California history.](#)

[To this end CEQA requires public agencies to deny approval of a project with significant adverse affects when feasible alternatives or feasible mitigation measures can substantially lessen such affects.](#)

[Does CEQA not matter here? The law does not matter here? Just big money and Gehry's name do? The city and the](#)

[developers are above the law?](#)

[I implore you to stand up for the people of our community..like Bonin and Rosendahl did.](#)

[See staff report below..](#)

[Thank You.](#)

[Rory](#)

[Staff Report \(see link\) - recommending Alternative 9 with no changes and certify the EIR..](#)

[City Planning finds there would be no impacts \(significant or otherwise\) with the new project. Really???????](#)

[Recommendation is the first few pages. then City Planning "\*\*Findings\*\*" start on about \*\*page 192.\*\*](#)


[8150 Sunset Blvd Project - City of Los Angeles Planning-Staff Report](#)  
<http://planning.lacity.org/StaffRpt/subdivisions/VT-72370.pdf>

## STAFF RECOMMENDATIONS

The Planning Department staff recommends that the Deputy Advisory Agency approve Alternative 9, identified as "Enhanced View Corridor and Additional Underground Parking Alternative" in the EIR, and as shown on map stamp-dated April 13, 2016.

Rory Barish  
Lane 4 Real Estate  
439 North Canon Drive #300  
Beverly Hills, CA 90210  
310 502-8797

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 [la conservancy.pdf](#)  
187K



October 26, 2015

**Submitted electronically**

Srimal Hewawitharana  
Environmental Analysis Section  
Department of City Planning  
200 N. Spring Street, Room 750  
Los Angeles, CA 90012  
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213 623 3909 FAX  
213 430 4219 EVENT HOTLINE  
[laconservancy.org](http://laconservancy.org)

**RE: Recirculated Draft Environmental Impact Report, 8150 Sunset Boulevard Mixed-Use Project**

Dear Srimal Hewawitharana:

On behalf of the Los Angeles Conservancy, thank you for the opportunity to comment on the Recirculated Portions of the Draft Environmental Impact Report (RP-DEIR) for the 8150 Sunset Boulevard Mixed-Use Project.

The Conservancy, along with our Modern Committee and Hollywood Heritage, has long recognized the Kurt Meyer-designed Lytton Savings and current Chase Bank building as being historic and warranting preservation. We are 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.

In our ongoing discussions with the project team, the Conservancy has sought to achieve a win-win solution for the site that would preserve Lytton Savings as part of the new development. Up until the current revision of the proposed project, the Conservancy had been working very closely with the project team and were close to achieving agreement on a preservation-based solution. The new alternative – Alternative Nine/Enhanced View Corridor and Additional Underground Parking – represents a substantial step backwards. The proposed demolition of Lytton Savings is unjustified and will result in a significant adverse impact and loss to Los Angeles' postwar heritage.

**I. Alternative Nine fails to address significant adverse impacts to a known cultural resource when feasible alternatives to demolition are provided within the DEIR.**



As the proposed project currently stands, there will be a significant and irreversible adverse impact to the historic Lytton Savings building. In our previous comments, the Conservancy has urged the City to mandate consideration of a range of potentially feasible preservation alternatives to demolition, and two (Alternatives Five and Six) were evaluated in the original DEIR.

Like the proposed project, Alternative Nine calls for the removal of all existing buildings on the project site, including Lytton Savings. The RP-DEIR states that the new alternative aims to address community concerns about the proposed project, including obstructed views, impaired visual quality, impacts to air quality, increased traffic, and insufficient parking. Alternative Nine, however, fails to respond to community objections to the demolition of Lytton Savings, a California Register-eligible resource. Not only is this a loss of an identified cultural resource but also fails to meet sustainability goals, instead needlessly throwing away a resource that could otherwise be retained and reused.

A key policy under the California Environmental Quality Act (CEQA) is the lead agency's duty to "take all action necessary to provide the people of this state with historic environmental qualities and preserve for future generations examples of major periods of California history."<sup>1</sup> To this end, CEQA requires public agencies to deny approval of a project with significant adverse effects when feasible alternatives or feasible mitigation measures can substantially lessen such effects."<sup>2</sup>

Courts often refer to the EIR as "the heart" of CEQA because it provides decision makers with an in-depth review of projects with potentially significant environmental impacts and analyzes a range of alternatives that reduce those impacts.<sup>3</sup> Based on objective analyses found in the EIR, agencies "shall mitigate or avoid the significant effects on the environment whenever it is feasible to do so."<sup>4</sup> **The lead agency cannot merely adopt a statement of overriding considerations and approve a project with significant impacts; it must first adopt feasible alternatives and mitigation measures.**<sup>5</sup>

The RP-DEIR recognizes Alternative Six/Reduced Height and Bank Preservation Alternative as the environmentally superior alternative because it would reduce the majority of project-related impacts and eliminate the significant adverse impact to cultural resources by retaining and reusing Lytton Savings. This alternative would also meet **all** of the project objectives. Further, the existing building provides a very similar footprint and overall square footage to the proposed replacement building. The question is why is this project proposing to demolish a building with a new building of similar size when it otherwise could be retained and reused?

Despite meeting the project objectives, the RP-DEIR attempts to undermine the environmental benefits of Alternative Six by asserting that Alternative Nine would be more economically viable because it provides

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<sup>1</sup> Public Resource Code, Sec. 21001 (b), (c).

<sup>2</sup> *Sierra Club v. Gilroy City Council* (1990) 222 Cal.App.3d 30, 41; also see PRC Secs. 21002, 21002.1.

<sup>3</sup> *County of Inyo v. Yorty* (1973) 32 Cal.App.3d 795; *Laurel Heights Improvement Association v. Regents of the University of California* (1993) 6 Cal.4th 1112, 1123.

<sup>4</sup> Public Resource Code, Sec. 21002.1.

<sup>5</sup> Public Resource Code, Sec. 21081; *Friends of Sierra Madre v. City of Sierra Madre* (2001) 25 Cal.4th 165, 185.



more commercial/retail space.<sup>6</sup> This conclusion, however, is inconsistent with an earlier description of Alternative Nine, which indicates that the total area of commercial uses under this Alternative is similar to what is proposed under Alternatives Five and Six.<sup>7</sup> According to the analysis, Alternative Six would consist of 291 residential units and 62,231 square feet of commercial uses, compared with Alternative Nine's proposal for 249 residential units and 65,000 square feet of commercial uses. While there would be a slight reduction in commercial floor area under Alternative Six, there would also be an increase in residential square footage and the number of overall units. In other words, Alternative Six provides a fourteen percent (14%) increase in the number of residential units and only a four percent (4%) decrease in commercial square footage. Therefore, statements in the RP-DEIR appear to exaggerate the facts and are inaccurate in an attempt to make a case for Alternative Nine.

**No substantive evidence or analysis is provided to demonstrate infeasibility or compelling reasons for why Alternatives Five and Six are not viable.** Though both meet all of the outlined project objectives, and CEQA does not require an alternative to meet all of the objectives or provide a certain rate of economic return in order for it to be viable, especially if it reduces environmental impacts. CEQA guidelines are clear on this point and specifically state:

“The discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of project objectives, or would be more costly.”<sup>8</sup>

While we raised questions in our comments on the DEIR regarding certain elements of Alternatives Five and Six, including proposed modifications to Lytton Savings as part of its reuse, we strongly believe that both alternatives allow for an economically viable project to proceed at the site. Both outline a path for preservation in conformance with the *Secretary of the Interior's Standards for Rehabilitation* and revitalize the historic building as part of a cohesive new development.

## **II. The Final EIR should identify Lytton Savings as eligible for both local and California Register designation**

As previously stated in our comments on the Notice of Preparation (NOP) and the original DEIR, the Conservancy strongly considers Lytton Savings to be significant both locally and on the regional level as an example that is illustrative of American bank design and architecture during the postwar era. Though the RP-DEIR does not contain an updated analysis of cultural resources, we reiterate our position that the current evaluation of the building's eligibility is flawed.

Savings and loans were in high demand in the postwar years as they financed the massive residential development boom. Their growth, along with the growth of the region, translated to the need for

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<sup>6</sup> City of Los Angeles, *8150 Sunset Boulevard Mixed Use Project, Recirculated Draft Environmental Impact Report*, September 2015, 2-64.

<sup>7</sup> *Ibid.*, 2-1.

<sup>8</sup> CEQA Guideline 15126.6(b)



increased office space. As such, Lytton Savings is one of Los Angeles' earliest remaining examples of this transformative shift in postwar-era bank design. Postwar prosperity changed the banking industry forever, as "the middle class and its spending power were finally recognized."<sup>9</sup>

We believe the Lytton Savings bank building played a significant role in this development and is eligible for local designation, as well as listing on the California Register of Historical Resources. It appears to meet both criteria 1 and 3 for its association with postwar changes in bank architecture and the industry transformation, and its innovative use of materials, integrated art program, and high level of craftsmanship. Ultimately, the DEIR and RP-DEIR fail to justify why Lytton Savings is not California Register-eligible. As we previously pointed out, the analysis contains inconsistencies in its evaluation of the significance of the bank in the development of the savings and loan industry, which leads to a flawed assessment of its eligibility for the California Register.

Furthermore, many of the primary character-defining features of the Lytton Savings bank building are intact. While there were subsequent changes to the overall site and the adjacent Lytton Center, the Conservancy disagrees with the findings that the integrity of the building is so compromised to only warrant its eligibility at the local level. We strongly recommend the Final Environmental Impact Report (FEIR) reevaluate this aspect to assess Lytton Savings' eligibility for the California Register.

### **III. Conclusion**

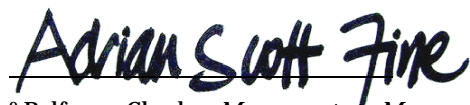
The Conservancy strongly urges the City of Los Angeles and the applicant to identify and select one of the preservation alternatives as the preferred project in order to avoid a significant environmental impact and the unwarranted and needless demolition of a cultural resource. This would not only allow for the environmentally superior alternative to proceed, but it would also meet **all** of the project objectives and provide an opportunity for a dynamic and vibrant urban project with a mix of building heights and styles, of both historic and compatible new construction.

Thank you for the opportunity to comment on the RP-DEIR for the 8150 Sunset Boulevard Mixed-Use Project. Please feel free to contact me at (213) 430-4203 or [afine@laconservancy.org](mailto:afine@laconservancy.org) should you have any questions.

#### **About the Conservancy**

The Los Angeles Conservancy is the largest local historic preservation organization in the United States, established in 1978 to preserve and revitalize the significant architectural and cultural heritage of Los Angeles through advocacy and education. The Conservancy's all-volunteer Modern Committee has been at the forefront of preserving mid-century architecture since its inception in 1984.

Sincerely,



<sup>9</sup> Belfoure, Charles. *Monuments to Money: The Architecture of American Banks*. Jefferson, NC: McFarland, 2005: 245.





**Adrian Scott Fine**  
Director of Advocacy

cc: **City Councilmember David Ryu, Council District 4**  
**Hollywood Heritage**  
**Hollywood Hills West Neighborhood Council**





William Lamborn <william.lamborn@lacity.org>

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## support for 249-unit mixed use project at 8148 W Sunset Blvd, case CPC-2013-2551-CUB-DB-SPR

1 message

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**Abundant Housing** <abundanthousingla@gmail.com>

Mon, May 23, 2016 at 8:57 PM

To: william.lamborn@lacity.org, councilmember.ryu@lacity.org

To whom it may concern,

Attached, please find our letter of support for the proposed 249-unit mixed use project, including 28 very low income units, at 8148 W Sunset Blvd, case CPC-2013-2551-CUB-DB-SPR. We think this is a great project for LA and it is fantastic to see developers using the max density bonus. In fact, we believe the city should do even more to encourage more projects to use the density bonus to help address the housing crisis.

Best regards,  
Matt Dixon  
for AHLA

—

**Abundant Housing LA**

*Housing for all*



**8148 W Sunset letter.pdf**

152K

May 24, 2016

William Lamborn  
Department of City Planning  
City of Los Angeles  
Los Angeles, CA 90012

To whom it may concern,

We are writing to you to in support of the proposed 249-unit mixed-use development, including 28 very low income dwelling units, at 8148-8182 W Sunset Blvd, 1438-1486 N Havenhurst Dr, and 1435-1443 N Crescent Heights Blvd, cases CPC-2013-2551-CUB-DB-SPR and VTT-72370-CN. We urge the city to approve the Vesting Tentative Tract Map, grant the requested Density Bonus including Parking Option 1 and two Off-Menu Incentives (allowing lot area set aside for street purposes to be included for calculating the maximum FAR, and 3:1 FAR for a project 1,560 feet from a transit project in lieu of 1,500 feet), and certify the Environmental Impact Report (EIR) for this project.


The greater Los Angeles region is facing a severe housing shortage. This project will provide much needed housing. By creating new housing in a desirable neighborhood, it will help to reduce issues of gentrification and displacement in other parts of the region. Abundant Housing LA believes that these housing challenges can only be addressed if everyone in the region does their part.

This project is in a great location for housing. It is directly served by Metro bus service (Routes 2/302 on Sunset Blvd and Route 218 on Crescent Heights), with frequent service also available nearby at Fairfax (Routes 217 and 780). It is close to employment centers in Hollywood and West Hollywood, and provides easy transit access to other employment centers in downtown LA and Koreatown. In addition, many desirable neighborhood amenities like retail and restaurants are in easy walking and cycling distance.

It is especially encouraging to see the developer taking full advantage of the density bonus to provide badly needed affordable units in the city. The city should consider expanding the density bonus program to provide even more incentive to create affordable units.

This project is a good project for Los Angeles and for the region. Again, we urge the city to please approve the Vesting Tentative Tract Map, grant the Density Bonus, certify the EIR, and allow this project to proceed.

Best Regards,



Josh Stephens  
11645 Chenault St #401  
Los Angeles 90049

A handwritten signature in black ink, appearing to read "Devin Bunten". The signature is fluid and cursive, with the first name "Devin" written in a larger, more prominent script than the last name "Bunten".

Devin Bunten  
3221 Overland Ave #6218  
Los Angeles 90034

Jason Islas  
840 S Hobart Blvd #517  
Los Angeles 90005

Mark Vallianatos  
3591 Canada St  
Los Angeles 90065

Matt Dixon  
620 W Wilson Ave Unit H  
Glendale 91203



William Lamborn <william.lamborn@lacity.org>

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**Case No.: VTT-72370-CN CPC-2013-2551-CUB-DB-SPR**

2 messages

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joan I <emilyjl@att.net>

Mon, May 23, 2016 at 7:52 PM

Reply-To: joan I <emilyjl@att.net>

To: "William.lamborn@lacity.org" <William.lamborn@lacity.org>

**Mr. Lamborn:**

**Re: Case No.: VTT-72370-CN CPC-2013-2551-CUB-DB-SPR  
CEQA No.: ENV-2013-2552-EIR**

**I am unable to attend the hearing on Tuesday, so I am writing to let you know that as a resident of the neighborhood I protest the development at Sunset and Crescent Heights.**

**There is now so much traffic at present in the area that it seems no one is considering the effects of the new project on the inhabitants of our area.**

**Also, where are the tenants of the development going to park? What is the going to happen if the occupants of a unit has more than one vehicle. You certainly have not provided for second vehicles. There is no parking left in the neighborhood, so ????**

**Everyone who I have spoken with in the area is totally against it.**

I can only hope that this project will not happen!

Joan Lissauer

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William Lamborn <william.lamborn@lacity.org>

Tue, May 24, 2016 at 2:19 PM

To: joan I <emilyjl@att.net>

Thank you for your comments. They have been received and will be added to the public record for the subject project.

Regards,  
William Lamborn

[Quoted text hidden]

—



William Lamborn

5/24/2016

City of Los Angeles Mail - Case No.: VTT-72370-CN CPC-2013-2551-CUB-DB-SPR

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.



William Lamborn <william.lamborn@lacity.org>

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## 8150 Sunset projects

1 message

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**Sandra Hitt** <sandralhitt@earthlink.net>

Mon, May 23, 2016 at 7:37 PM

To: William.lamborn@lacity.org

Cc: david.ryu@lacity.org

I cannot attend the public hearing on this project tomorrow, as many of us who work during the day cannot. I would like to express my opposition. The project as currently planned will bring too much traffic to a major intersection on a critical north-south thoroughfare; it will interfere with the ability of fire trucks and ambulances to reach canyon residents in the required time. What is more, it does not fit in with the style of the neighborhood.

Sent from my iPhone



William Lamborn <[william.lamborn@lacity.org](mailto:william.lamborn@lacity.org)>

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## SUNSET BLVD. & CRESCENT HEIGHTS / TOWNSCAPE

1 message

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**ARCHBBA@aol.com** <[ARCHBBA@aol.com](mailto:ARCHBBA@aol.com)>

Mon, May 23, 2016 at 6:31 PM

To: [cd4.issues@lacity.org](mailto:cd4.issues@lacity.org), [councilmember.ryu@lacity.org](mailto:councilmember.ryu@lacity.org), [william.lamborn@lacity.org](mailto:william.lamborn@lacity.org)

Dear Council Member and Department of City Planning,

I am a resident at 8350 Marmont Lane, Los Angeles, 90069, located 2 blocks north of Sunset Blvd. at the proposed Landscape project.

I am strongly opposed to the proposal of building such a large project at this location primarily due to serious traffic problems in the area. The volume of traffic, lack of parking and congestion in the Sunset Strip area is a very serious problem for residents who have to use Sunset and/or Crescent Heights for access.

Even though the live/work concept is working in most areas this location cannot absorb additional traffic, as there will be additional commuters.

Please deny the application.

Thank You,

Bruce D. Becket, A.I.A., President  
Bruce Becket and Associates  
Architects Engineers Planners  
2014 S. Sepulveda Blvd., Suite 100  
Los Angeles, CA 90025-5600  
V [310-478-0074](tel:310-478-0074)  
F [310-473-9054](tel:310-473-9054)  
C [310-729-0183](tel:310-729-0183)  
[www.becketandassociates](http://www.becketandassociates)





William Lamborn <william.lamborn@lacity.org>

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## southwest corner of Sunset and Crescent Heights boulevards.

1 message

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**Jeffrey Hersh** <jhersh01@ca.rr.com>

Mon, May 23, 2016 at 6:19 PM

To: councilmember.ryu@lacity.org, william.lamborn@lacity.org, afine@laconservancy.org, cd4.issues@lacity.org, news@laconservancy.org

Cc: Valorie Keegan <rolav1@aol.com>, Bruce Remick <Bruce@bruceremick.com>, lesleyotoole@gmail.com

Is there no way to stop the wreckage of our architectural heritage with the endless greed of developers without concern for anything but profit?

When will our elected representatives STOP this relentless march toward destruction?

Who are these representatives allowing this?

We want to vote them out of office or recall them at the earliest allowable moment.

Jeffrey Hersh  
Spaulding Square



William Lamborn <william.lamborn@lacity.org>

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## Modernist building

2 messages

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**Susan Wong** <info@twwosw.com>

Mon, May 23, 2016 at 6:18 PM

To: william.lamborn@lacity.org

Mr. Lamborn,

Please save this building, we don't need another apartment complex or more retail space, we need to save this beautiful Modernist Building from these developers that have already over developed West Hollywood and Hollywood and LA!

*Susan Kaplon-Wong*

*email: [info@twwosw.com](mailto:info@twwosw.com)*

*website: [twwosw.com](http://twwosw.com)*

*office - [310-390-5851](tel:310-390-5851)*

*cell- [310-913-5566](tel:310-913-5566)*

*fax - [310-943-0495](tel:310-943-0495)*

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**William Lamborn** <william.lamborn@lacity.org>

Tue, May 24, 2016 at 2:15 PM

To: Susan Wong <info@twwosw.com>

Thank you for your comments. They have been received and will be added to the public record for the subject project.

Regards,

William Lamborn

[Quoted text hidden]

—



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.



William Lamborn <william.lamborn@lacity.org>

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## 8150 Sunset Blvd. mixed use

2 messages

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**A C** <ajc408@me.com>

Mon, May 23, 2016 at 6:00 PM

To: William.lamborn@lacity.org

Good morning

I wish to oppose the plans for this building. Not only is it too large, it is not a fit for the neighborhood. The traffic is already a nightmare, this will only make life worse, for everyone, except the developer. The design is more fitting for downtown or another more commercial area. There is little public transportation. Using the bus is not going to happen. Anyone that can afford to live there will be driving. Bicycle? I highly doubt anyone will want to hazard attempting that traffic mess.

Please let us have our homes, in peace.

Thank you  
A Carrollman

Sent from my iPad

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**William Lamborn** <william.lamborn@lacity.org>

Tue, May 24, 2016 at 2:15 PM

To: A C <ajc408@me.com>

Thank you for your comments. They have been received and will be added to the public record for the subject project.

Regards,  
William Lamborn  
[Quoted text hidden]



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.



William Lamborn <william.lamborn@lacity.org>

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## Please Insist that Sunset/Crescent Heights Incorporate the Historic Lytton Savings Building

1 message

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Jeffrey Skorneck <ajskorneck@live.com>

Mon, May 23, 2016 at 5:50 PM

To: councilmember.ryu@lacity.org

Cc: william.lamborn@lacity.org, afine@laconservancy.org, cd4.issues@lacity.org

Hello Councilmember Rhu.

I am an architect and proud resident of the Fourth District. I live within walking distance of the underutilized property at the southwest corner of Sunset and Crescent Heights. I have been following the proposed development as best I can, but the only way to get information from the developer is to add my name to a list of supporters. I might well be a supporter but for the proposed demolition of the Lytton Savings building, an iconic structure from the 1960s. I am extremely sensitive to the value of modern design from this era, living in a 1964 house that is similarly significant and protected under a Mills Act contract. I will eagerly support the Lytton Savings building being elevated to historic status.

The current strategy of this developer, whose prior proposals were met with hostility, seems to be: Throw a world-famous architect at it -- in this case Frank Gehry -- and hope people will overlook everything else. To my eyes, the project does indeed look fine in most respects, but I think it can be far enhanced by incorporating, rather than demolishing, the wonderful Lytton Savings Building.

I support redevelopment, having worked for the LA CRA for 19 years, so I'm a member of the development community. I helped to redevelop both downtown Los Angeles and Hollywood -- the latter under the stewardship of now-Mayor Eric Garcetti, who has proved himself a true supporter of smart development. In this case, there is no reason that a small corner of this site could not be preserved. If you want an example, look at the Hollywood and Vine project, where the W Hotel and hundreds of housing units exist. A historic building at the southeast corner of Hollywood and Vine was saved and incorporated into a far more complicated development than this one, encompassing not only historic preservation but also a Metro station and a Metro bus layover facility.

What I request is far from difficult. Preserving the Lytton Savings building could be accommodated easily and would lend more cachet to the project. It would come at the expense of perhaps 15-20 spaces at each level of below-grade parking. Meanwhile, a significant historic building would be saved and the community be far more likely to rally behind approval of this project.

If any of what I've written, or my credentials, are of interest to you, please feel free to contact me at either of the numbers below. Thanks very much for your consideration.

5/24/2016

City of Los Angeles Mail - Please Insist that Sunset/Crescent Heights Incorporate the Historic Lytton Savings Building

*A. Jeffrey Skorneck, AIA*

*323.874.7567 Home/Fax*

*323.806.5333 Mobile*

*[ajskorneck@live.com](mailto:ajskorneck@live.com)*



William Lamborn <william.lamborn@lacity.org>

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## regarding bank at Cr. Heights and Sunset: attn. Willam Lanborn

2 messages

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**Joe Gallagher** <joegallag2@sbcglobal.net>  
Reply-To: Joe Gallagher <joegallag2@sbcglobal.net>  
To: "william.lamborn@lacity.org" <william.lamborn@lacity.org>

Mon, May 23, 2016 at 5:27 PM

Save Lytton Bank building!  
Thanks William!

Sincerely,  
Joe Gallagher, constituent  
1404 N. Gardner #3  
Los Angeles, CA 90046

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**William Lamborn** <william.lamborn@lacity.org>  
To: Joe Gallagher <joegallag2@sbcglobal.net>

Tue, May 24, 2016 at 2:11 PM

Thank you for your comments. They have been received and will be added to the public record for the subject project.

Regards,  
William Lamborn  
[Quoted text hidden]



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.



William Lamborn <william.lamborn@lacity.org>

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

1 message

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**Jeffrey Hersh** <jhersh01@ca.rr.com>

Mon, May 23, 2016 at 5:26 PM

To: william.lamborn@lacity.org, councilmember.ryu@lacity.org, david.ryu@lacity.org, catherine.landiers@lacity.org, Julia Duncan <julia.duncan@lacity.org>, Bruce Remick <Bruce@bruceremick.com>, lesleyotoole@gmail.com, Valorie Keegan <rolav1@aol.com>

With regard to the above referenced project:

Traffic in Los Angeles is already so heavy...Anyone who travels through the area already complains that it is far beyond the level that would allow reasonable transit time or density.

The quality of life issue will forever be negatively impacted. There will be no turning back.

Approval of this project is just another injury to our ability to have any peaceful existence.

The developers live elsewhere. We live here and need your protection.

Will we be remembered for overbuilding or for protecting the environment and our quality of life?

Sincerely,

Jeffrey Hersh and Rick Ayres  
25 year residents of Spaulding Square