



William Lamborn <william.lamborn@lacity.org>

Re: Question regarding 8150 Sunset Boulevard project

2 messages

Luciralia Ibarra <luciralia.ibarra@lacity.org>

Tue, Jul 12, 2016 at 10:10 AM

To: "Dillon, Liam" <Liam.Dillon@latimes.com>

Cc: Lisa Webber <lisa.webber@lacity.org>, Charlie Rausch <charlie.rausch@lacity.org>, Nicholas Maricich <nicholas.maricich@lacity.org>, William Lamborn <william.lamborn@lacity.org>

Hi Liam,

The project was granted an extension for its ELDP (Environmental Leadership Development Project) status through December 31, 2016. The only aspect of the project that has changed from when the original ELDP was approved by the Governor, was the reduction of the proposed commercial square footage (65,000 from 111,339 sf) and a change to the architectural design. The requirements for qualifying for an ELDP, the project must: 1) Result in an investment in California of more than \$100 million, 2) Achieve 10 percent greater transportation efficiency than a comparable project, 3) Be located in an infill site, 4) Create high-wage, highly skilled jobs, 5) Result in zero net additional emissions of greenhouse gases, and 6) Achieve at least a LEED Silver-level certification.

Executive Order G-14-023, the Governor's approval pursuant to AB 900 for the project, did not specify the specific architect, or the specific density or land uses proposed, or the architectural design, but did specifically cite the Project's estimated GHG calculations. Given that the project has since reduced the intensity of the proposed project (i.e., approximately 58% reduction in retail/restaurant, hence reduction in previously estimated GHG emissions), the project is still within the scope of its original AB 900 approval.

As I mentioned, the project (and others that were previously granted the ELDP), were granted an extension through December 31, 2016, and the project would need not to reapply.

Hope this helps.

Thank you,
LuciOn Tue, Jul 12, 2016 at 9:48 AM, Dillon, Liam <Liam.Dillon@latimes.com> wrote:

Hi Luci-

My name is Liam Dillon and I'm a statehouse reporter with the LA Times. I'm working on a piece about the possible extension of AB 900, a CEQA streamlining bill and I wanted to check in on the status of the 8150 Sunset Boulevard project. That project did qualify for AB 900 streamlining certification but I know that the project has changed since. I've batted this question around some folks in the mayor's office and was directed to you. Do you know if it will need to reapply for AB 900 certification (or AB 900's successor) or whether the existing certification still stands? Thanks very much.

Sincerely,
-Liam

--

Liam Dillon
Staff Writer
Los Angeles Times

Office: (916) 321-4471

Cell: (916) 287-0528

Twitter: twitter.com/dillonliam
latimes.com/politicsSubscribe to our daily newsletter at latimes.com/essentialpolitics

My PGP Email Encryption Public Key: <https://pgp.mit.edu/pks/lookup?search=liam.dillon%40latimes.com&op=index>



Luciralia Ibarra | Senior City Planner

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

luciralia.ibarra@lacity.org | 213.978.1378

Dillon, Liam <Liam.Dillon@latimes.com>

Tue, Jul 12, 2016 at 10:14 AM

To: Luciralia Ibarra <luciralia.ibarra@lacity.org>

Cc: Lisa Webber <lisa.webber@lacity.org>, Charlie Rausch <charlie.rausch@lacity.org>, Nicholas Maricich <nicholas.maricich@lacity.org>, William Lamborn <william.lamborn@lacity.org>

Hi Luci-

This is extremely helpful. Thank you very much.

-Liam

--

Liam Dillon

Staff Writer

Los Angeles Times

Office: (916) 321-4471

Cell: (916) 287-0528

Twitter: twitter.com/dillonliam

latimes.com/politics

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My PGP Email Encryption Public Key: <https://pgp.mit.edu/pks/lookup?search=liam.dillon%40latimes.com&op=index>

From: Luciralia Ibarra <luciralia.ibarra@lacity.org>

Date: Tuesday, July 12, 2016 at 10:10 AM

To: Liam Dillon <liam.dillon@latimes.com>

Cc: Lisa Webber <lisa.webber@lacity.org>, Charlie Rausch <charlie.rausch@lacity.org>, Nicholas Maricich <nicholas.maricich@lacity.org>, William Lamborn <william.lamborn@lacity.org>

Subject: Re: Question regarding 8150 Sunset Boulevard project

[Quoted text hidden]



William Lamborn <william.lamborn@lacity.org>

VTT-72370-CN - Letter of Determination

Carl Ripaldi <ripaldi2001@yahoo.com>
Reply-To: Carl Ripaldi <ripaldi2001@yahoo.com>
To: William Lamborn <william.lamborn@lacity.org>

Sun, Jul 10, 2016 at 6:16 PM

Dear William:

Can you indicate to me what efforts will be taken to find a party interested in relocating the Lytton Bank Building?

I understand that there is a 90 day window to discover a potential buyer.

Will the City do anything to help market the property?

It would make a wonderful MCM museum or art gallery.

The Palm Springs Museum purchased a MCM bank building in Palm Springs and has converted it into a gallery for MCM architecture in the City.

The Lytton Bank Building would be perfect for a similar use.

The only person I can think of who would have the resources and interest in the MCM building is Eli Broad.

Perhaps the City or Frank Gehry could contact him to see if he would be interested in preserving the building.

It is such a shame to destroy this beautiful building for a parking garage.

Regards,

Carl Peter Ripaldi
Director WHCA

From: William Lamborn <william.lamborn@lacity.org>

To:

Cc: Luciralia Ibarra <luciralia.ibarra@lacity.org>; Julia Duncan <julia.duncan@lacity.org>

Sent: Thursday, June 23, 2016 2:03 PM

Subject: VTT-72370-CN - Letter of Determination

[Quoted text hidden]



William Lamborn <william.lamborn@lacity.org>

VTT-72370-CN - Letter of Determination

William Lamborn <william.lamborn@lacity.org>

Tue, Jul 12, 2016 at 1:45 PM

To: Carl Ripaldi <ripaldi2001@yahoo.com>

Cc: Luciralia Ibarra <luciralia.ibarra@lacity.org>

Hi Carl,

Pursuant to Mitigation Measure HIST-3 in the EIR, in the event that relocation of the bank is found to be feasible, there is a 90-day window to find a potential buyer. The feasibility study, which will be subject to City review and approval, will include information on advertisement listings and ways to seek potential buyers.

The feasibility study, the aforementioned 90-day window, and if a buyer is found, the development of a Relocation and Rehabilitation Plan and its review by the City's Office of Historic Resources, will all be required prior to the issuance of any demolition permits.

Regards,

Will Lamborn

[Quoted text hidden]



William Lamborn <william.lamborn@lacity.org>

Lytton Savings Building/Chase

1 message

Evelyn Stern <stern123@earthlink.net>

Thu, Jul 7, 2016 at 12:42 PM

To: David Ryu <cd4.issues@lacity.org>, william.lamborn@lacity.org

Needlessly demolishing the Lytton Savings Building is unacceptable. It is a perfectly good—and historically significant—building that can and should continue serving the community as part of the new project.

[Evelyn Stern, Los Angeles 90049](#)

stern123@earthlink.net



William Lamborn <william.lamborn@lacity.org>

Chase Bank and Former Lytton Savings

1 message

Maria <mariapopoli@cox.net>

Sat, Jul 9, 2016 at 12:15 PM

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

Dear Sirs and Madams:

As a resident of LA County, I love and adore our own contribution to the edifices on our planet. We can't boast of ivy covered stone buildings hundreds of years old whose rooftops bear intricate carvings that almost no one but a roofer and God will see. We don't have cathedrals with flying buttresses that seemingly rise to the heavens. We have something else. Los Angeles gave an opportunity to its artists and architects in a different period of time unique to the large cities in Europe or even the east coast.

The old Lytton Savings represents two things to me. The first is that these low profile and seemingly lowly buildings share something special with those grand buildings I mentioned above. The people funding their creation spent a sizable portion of their original budget on art and the extra materials to produce something special and uncommon, something artistic. The special architecture in L.A. wasn't put there to glorify God, however. No. Someone spent money to enrich our souls - in a direct pipeline right from our own eyes to our sense of selves, of who we are, where we live, what we will do to enrich each others' lives. When I see these buildings I am filled with pride that "our people," Angelinos of previous generations cared about something besides the bottom line. Imagine some impoverished village in France disassembling a cathedral to sell the stones and put in a "shopping plaza." They would fight to the death over their cathedral, exactly because it's a thing that could and would never be built today. It's the same with Lytton Savings. We have to save our architecture. We have to save buildings that represent a time when making a building was an opportunity to make *history and money*. Not just money.

Here's my second reason, I am not an artist, but I've always loved all the different styles of art and architecture. To me, this building exterior and interior is utter "eye candy." I love all the artistic periods. They all have meaning for me. Look at the tile screen in this building. This is not a construction detail, it's not styrofoam molding covered in stucco to look like "craft." It's art executed by a craftsman and when I look at it and the building this is what I see. I love looking at it. What reasonable architect wouldn't want to incorporate this building into his or her plan? An architect would echo the roof and tile work and sculpture into the new shopping area. That's today's style anyway! Imagine how awesome that would look. I can only assume the developer does not want to pay to have this done. Greed. Again. Bottom line. Again. Not only do we refuse to build anything special to look at, something that makes us feel appreciated by businesses, we have to tear down the old ones too.

Notice the irony that Lytton was a "Savings Bank" - a bank that would have been giving out mortgages to people of the surrounding neighborhood back in the day while also giving out a decent interest rate to local savers. Sounds almost communist compared with our banks of today who take the government handout only to keep the money for Wall Street investments and in the case of Chase Bank property purchases and development for sale. Right down the street from me Chase bought property and built a bank that looks exactly like a coffee shop. Huh. Planning ahead. No one goes in there. Two people work there. It's a place to park their money for investment.

The reason we have "Government" is to protect individuals from exactly the people who would tear down a cathedral to build an edifice that brought in more money.

I implore you to do your job and protect the artwork in this city that exists purely for our souls to enjoy so that we feel worthy as people *and* consumers.

Thank you
Maria Popoli