



Srimal Hewawitharana <srimal.hewawitharana@lacity.org>

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## 8150 sunset

3 messages

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**sgdonnan@yahoo.com** <sgdonnan@yahoo.com>

Wed, Oct 16, 2013 at 7:31 AM

To: "Srimal.Hewawitharana@lacity.org" <Srimal.Hewawitharana@lacity.org>

As a life long resident of fairfax/laurel cyn neighborhood I totally oppose this project. Too many cars as is!! Project does not provide enough parking and adds to congestion which is at gridlock most of the day already. City streets are a disaster and crosswalks are the most dangerous places in the city. Crime will certainly escalate.

Creating more business and housing impacts all of us. Can we really sustain this? NO! Lets improve existing structures first and clean up our town before we proceed with lining the pockets of wanna be land barons.

Thanks

Sharon Gordon Donnan  
8601 Wonderland Avenue  
LA 90046

Sent from my iPhone

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**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>

Wed, Oct 16, 2013 at 2:20 PM

To: sgdonnan@yahoo.com

Dear Ms. Donnan,

Thank you for your comments and questions. They will be included in the official file and will also be forwarded to the consultants for consideration in the preparation of the Environmental Impact Report.

Sincerely,

Srimal Hewawitharana  
Environmental Specialist II

[Quoted text hidden]

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**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>

Wed, Oct 16, 2013 at 2:20 PM

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

[Quoted text hidden]



Srimal Hewawitharana <srimal.hewawitharana@lacity.org>

## Opposition of 8150 Sunset Boulevard

4 messages

Devon Brooks <devon.brooks@usc.edu>

Tue, Oct 15, 2013 at 5:30 PM

To: srimal.hewawitharana@lacity.org

Dear L.A. Planning Department:

I am writing to express my strong concern and opposition to the proposed development at 8150 Sunset Boulevard.

Along with the obvious reasons for my concerns, which I know have already been shared with you, I would like to share some additional ones, along with questions I respectfully request responses to.

- Impact on views from north of Sunset (specifically, Marmont Lane, which is lower in the hills and thus more impacted by tall buildings on the strip).
- Impact on safety in surrounding neighborhoods, especially ours. North of Sunset, on Marmont Lane, Hollywood Boulevard, etc., there are no sidewalks. Additionally, the roads are winding and narrow. The proposed development will increase traffic on Sunset Boulevard and as a result, there will be more traffic in the surrounding neighborhoods. Those who are not familiar with our neighborhood (Marmont and Hollywood) already drive quickly and dangerously through the streets. Additional traffic through our neighborhood will bring more dangerous drivers into the neighborhood. Especially when the sun is setting, driving along Hollywood west of Laurel canyon is perilous. With cars driving so fast and dangerous, with the sun directly in front of them, I can guarantee that children and families walking in the streets because there are NO sidewalks, will at some point be injured or worse, killed. This is also a major issue for firetrucks and other safety vehicles. There simply will be no way for them to get through these congested streets and they also face collisions with non-local drivers.
- Currently, Marmont and Hollywood are not restricted parking areas. Will those who want to avoid parking at 8150 then park in our neighborhood, where parking is plentiful and free?
- Will my guests no longer be able to visit me because there are no parking spaces available thanks to all those who are parking here and walking down to 8150?
- Impact on value of my home and the homes in our neighborhood.
- Impact on traffic, noise, and pollution.
- Because of greater congestion and reduced property values, increase in crime and traffic accidents.
- Negative impact on local business.
- What kind of impact on the demographics will there be?
- What impact will there be on Laurel Canyon, which is one lane each way, south of Mulholland?
- What historical homes and areas within a few miles will be impacted? Specifically, what impact will there be on the Storer House? It is directly on Hollywood Boulevard, a street that will be used by those wanting to avoid congestion on Sunset. On Chateau Marmont?
- We just had our streets renovated for the first time in a reported 60 or 70 years. What impact will the increased traffic on Marmont and Hollywood have on the newly paved streets?
- What will be the impact of the noise from loud cars and radios blasting from cars taking Marmont and Hollywood to avoid traffic on Sunset?
- What consideration has been given of the subway expansion? Why not expand the subway down Sunset so that there is less traffic. Will drivers heading west park their cars at 8150 in order to take the bus to the subways? If so, will there be even more congestion as a result?
- What impact will there be on the tourists in our area? The tour buses?
- Will there be a glare from the buildings that emanates out to the surrounding neighborhoods? Will the glare blind drivers, thus increasing the risk of accidents and death?
- With more people living in the area, will they be taking buses? Since there is currently no subway? If so, will more buses be available? If more buses are made available, will they bring more pollution?

- Will pets be allowed in the proposed development? If so, what impact will they have on noise? Where will they be walked?
- What impact will there be on those who commute to and from UCLA and who rely on Sunset since Santa Monica is already congested?
- What impact will there be on Hollywood Bowl traffic (since many people take Sunset and Hollywood Boulevards to reach the Bowl.
- What precedent could be set by having so a tall structure built on Sunset?
- What guarantees are there that the division in responsibility, costs of services, etc., will be shared by LA and West Hollywood?
- What impact will the tall building have on the views of the Chateau Marmont? From the Chateau?
- How will obstructed views and more traffic impact the business at and appeal of the Chateau?
- How will the new development impact global warming?
- How will the tall structure increase shade? How will increased shade impact existing vegetation?
- How will increased traffic, congestion, noise, pollution, and shade impact the mental health and wellness of those in the area?
- How aligned is the proposed design with other LA City, County, West Hollywood and State of California initiatives?
- What kind of exodus will be experienced once the views are gone?
- What impact will the proposed development have on the retirements of those who are living in the area, but whose homes will see a decrease in value because the views will be obstructed?
- With property values decreasing as a result of the development, what impact will there be on whether people purchase or rent homes in the hills? With more renters in the hills, what impact will this have on the area, quality of life, property, appearance, pride of ownership, etc.
- Why not build lower? With larger and more expensive homes? This would result in fewer people, less congestion, greater pride of ownership, less obstruction of views, etc.

Just to be clear, I am not at all opposed to development on this corner. I am opposed to the height and the fact that these are rental units as opposed to condominiums.

Thank you for your consideration.  
Best,  
Devon

**Devon Brooks, PhD, MSW**

Associate Professor, USC School of Social Work  
Senior Research Fellow, Evan B. Donaldson Adoption Institute

University of Southern California  
Montgomery Ross Fisher (MRF) Building | Room 307  
669 West 34<sup>th</sup> Street | Los Angeles, CA 90089-041 [Click here for map](#)  
devon.brooks@usc.edu | 213.821.1387 (office) | 323.570.2345 (mobile & conference)



**Devon Brooks** <devonbro@gmail.com>

Tue, Oct 15, 2013 at 5:38 PM

To: Devon Brooks <devon.brooks@usc.edu>

Cc: "srimal.hewawitharana@lacity.org" <srimal.hewawitharana@lacity.org>

One other concern/question: currently, if there are industry events at the Chateau, traffic up and down Marmont gets bottlenecked, sometimes coming to a complete halt. How will the proposed development impact access to our homes, for those of us who live up Marmont? And what impact will there be on fire trucks and other

11/17/2014

City of Los Angeles Mail - Opposition of 8150 Sunset Boulevard

emergency vehicles who rely on Marmont Lane, passing by the Chateau? As you may know, because of the celebrities who stay there, this issue is compounded because of the paparazzi. Has this been considered?

Thank you!

Devon

[Quoted text hidden]

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**Devon Brooks**

devonbro@gmail.com

323.570.2345

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**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>

Wed, Oct 16, 2013 at 2:08 PM

To: Devon Brooks <devon.brooks@usc.edu>

Dear Dr. Brooks,

Thank you for your comments and questions. They will be included in the official file and will also be forwarded to the consultants for consideration in the preparation of the Environmental Impact Report.

Sincerely,

Srimal Hewawitharana  
Environmental Specialist II

[Quoted text hidden]

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**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>

Wed, Oct 16, 2013 at 2:09 PM

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

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Srimal Hewawitharana <srimal.hewawitharana@lacity.org>

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## Chase Bank (Lytton Savings)

3 messages

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**John English** <jenglish2001@gmail.com>

Tue, Oct 15, 2013 at 5:16 PM

To: "Srimal.hewawitharana@lacity.org" <Srimal.hewawitharana@lacity.org>

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

I am writing to comment on the NOP for the proposed development at the Southwest corner of Sunset Blvd. and Crescent Heights, in the City of Los Angeles.

The former Lytton Savings building is an excellent example of a Post WWII Modern bank/Savings and Loan building. Its design by master architect Kurt Meyer from 1959, is exemplary of the way buildings and complexes of the savings and loan industry were designed and constructed during what is clearly their golden era.

It was clearly a good example of this building type and architectural design when architectural historians, scholars and preservation advocates first started researching and documenting the work from this period twenty five to thirty years ago. Now, however, after years of study and documentation, there is little debate as to its architectural and historic significance within the City of Los Angeles and Southern California, especially since it stands as an increasingly rare example.

It is also significant for its association with Lytton Savings and Mr. Lytton.

It retains a high level of physical integrity from its period of significance and has been an iconic structure on one of the City's busiest and important intersections.

It is clearly a historical resource for the purposes of CEQA and should be treated as such in the environmental review process including the EIR.

The EIR should include project alternatives that retain and incorporate the Lytton Savings building into the proposed project design and that meet most of the project objectives.

I believe this is possible with good design alternatives.

Thank you,

Sincerely,

John C. English

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**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>

Wed, Oct 16, 2013 at 2:04 PM

To: John English <jenglish2001@gmail.com>

Dear Mr. English,

Thank you for your comments. They will be included in the official file and will also be forwarded to the

11/18/2014

City of Los Angeles Mail - Chase Bank (Lyton Savings)

consultants for consideration in the preparation of the Environmental Impact Report.

Sincerely,

Srimal Hewawitharana  
Environmental Specialist II

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**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>  
To: David Crook <D.Crook@pcrnet.com>

Wed, Oct 16, 2013 at 2:05 PM

[Quoted text hidden]



Srimal Hewawitharana <srimal.hewawitharana@lacity.org>

## 8150 Sunset: Negative effects

3 messages

Leslie Monsour <metermade@hotmail.com>

Tue, Oct 15, 2013 at 4:28 PM

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

Dear Department of City Planning:

As a longtime resident of Laurel Canyon and native Angeleno, I believe two main areas of negative impact concerning this project should not be ignored. These are: 1. The unique character and historical background of the gem called Hollywood, whose future lies in your hands. 2. The safety and well-being of the public and the quality-of-life of the residents of this community. As you make your decisions, please consider what future generations are being robbed of.

In the case of #1, the low-rise grace of Hollywood's original architecture is rapidly disappearing. (Granted, the present bank and strip mall of this location is not special in any way; but it provides no obstructive high rise while providing ample open parking, as well as multiple exits and entrances.) The unique character of Hollywood includes its famous expansive vistas, sweeping to the south over the city to the ocean; views of palm tree silhouettes dotting the sky; and glorious, unobstructed sunsets. The proposed, common-looking, undistinguished, oversized, tall structure of empty, superficial reflections, will further degrade the distinctive look of Hollywood and make it appear as unremarkable as every other over-developed, poorly designed city in the U.S. It will also add to the surplus of UNaffordable housing Los Angeles has to offer. This city already has more than enough unaffordable housing. The proposed tall, unattractive building will also obstruct the signature vistas along Sunset Boulevard. Let's preserve our open vistas, skies, and sunsets. Please consider what future generations will never know or see of the beautiful, unique aspects of this place called Hollywood. How can we expect them to value the history and character of a neighborhood, if we don't?

In case of #2, City Planning must certainly be aware of the traffic congestion nightmares than occur at the intersection of Crescent Heights and Sunset Blvd., an intersection which could become a daily calamity if this project goes through as planned. In light of existing hazardous conditions in the hills that feed into it, how can a project like this even be considered? ALL OF Laurel Canyon pours out of the hills directly into this intersection.

In the event of an emergency evacuation, which can occur at any time of day or night, this project will increase the danger to the public of an enormous and disastrous gridlock during a wildfire. It would be unforgivable to allow public safety to be put at such great risk for the sake of a mega-developer's financial profit. The City of Los Angeles can do better than this. Put community safety and well-being ahead of private gain.

I dearly hope and expect that our City Planners will do the right thing.

Sincerely,  
 Leslie Monsour  
 on behalf of  
 The Stanley Hills Drive Community of Neighbors  
 Laurel Canyon

Srimal Hewawitharana <srimal.hewawitharana@lacity.org>

Wed, Oct 16, 2013 at 2:03 PM

To: Leslie Monsour <metermade@hotmail.com>

Dear Ms. Monsour,

11/17/2014

City of Los Angeles Mail - 8150 Sunset: Negative effects

Thank you for your comments and questions. They will be included in the official file and will also be forwarded to the consultants for consideration in the preparation of the Environmental Impact Report.

Sincerely,

Srimal Hewawitharana  
Environmental Specialist II

[Quoted text hidden]

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**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>  
To: David Crook <D.Crook@pcrmet.com>

Wed, Oct 16, 2013 at 2:03 PM

[Quoted text hidden]





Srimal Hewawitharana <srimal.hewawitharana@lacity.org>

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## Comments to ENV-2013-2552-EIR IS-8150 Sunset Boulevard Mixed Use Project due 10.15.2013

3 messages

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Joyce Dillard <dillardjoyce@yahoo.com>

Tue, Oct 15, 2013 at 3:57 PM

Reply-To: Joyce Dillard <dillardjoyce@yahoo.com>

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

Watershed issues need to be addressed as this project is near the Hollywood Hills.

Total Daily Maximum Loads TMDLs need to be identified and mitigated.

Emergency Services including response times need to be analyzed.

Other than listing several Public Park or Public Space aspects of this project, we do not see clear definition of Public Safety and of accessibility. ADA requirements need to be met.

No covenant is mentioned for the Public Park/Public Space aspect of this project.  
Is this in lieu of Quimby Fees?

Signage in relationship to ozone by light should be analyzed. South Coast Air Quality Management District is not in federal compliance. The mitigation plans should be disclosed.

Density issues in relationship to water supply, water quality, sewage and street cleaning should be thoroughly analyzed with long-term mitigation plans.

Joyce Dillard  
P.O. Box 31377  
Los Angeles, CA 90031

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Srimal Hewawitharana <srimal.hewawitharana@lacity.org>

Wed, Oct 16, 2013 at 2:02 PM

To: Joyce Dillard <dillardjoyce@yahoo.com>

Dear Ms. Dillard,

Thank you for your comments and questions. They will be included in the official file and will also be forwarded to the consultants for consideration in the preparation of the Environmental Impact Report.

Sincerely,

Srimal Hewawitharana  
Environmental Specialist II

[Quoted text hidden]

11/17/2014

City of Los Angeles Mail - Comments to ENV-2013-2552-EIR IS-8150 Sunset Boulevard Mixed Use Project due 10.15.2013

**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>

Wed, Oct 16, 2013 at 2:02 PM

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

[Quoted text hidden]



Srimal Hewawitharana &lt;srimal.hewawitharana@lacity.org&gt;

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**8150 Sunset**

3 messages

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Liza Amtmanis <lizaamt@aol.com>  
To: srimal.hewawitharana@lacity.org

Tue, Oct 15, 2013 at 3:48 PM

Dear Ms. Hewawitharana:

I write to oppose the projected redevelopment at 8150 Sunset Blvd.

It is way too large for the neighborhood, especially considering the present commercial use of the site, which has no residential component. It will increase traffic congestion, pollution, aggravate the existing parking problems in the nearby neighborhoods, such as mine, and will not promote the pedestrian uses the developer promises.

1. To what extent has the city considered that the project is being built on a known earthquake fault? To what extent has the city made sure that the project complies with state law and regulation on building on/near earthquake faults? The tall residential building makes safety all the more crucial.
2. The proposed "open space" does nothing for the neighborhood. All the pedestrian traffic appears to be intended for the retail part of the project, not for the neighborhood. The "open space" is really about access to businesses, not open space such as a park. The increase in traffic the project will bring will make it difficult for pedestrians to get to the project, which is on what is already one of the busiest intersections in the city. The Sunset Millennium is just space for tourists, and has no connection to its neighborhood, although it also purported to create open space. I know it is in West Hollywood, but the principle is the same.
3. Where, realistically, will visitors park? The project has all valet parking, and does not have enough parking to start with. The spaces are mostly compact, ignoring that many people drive SUVs or other large vehicles. Are the valets intended to mitigate that problem without saying so aloud? What about those visitors who can't, or won't, use the valet parking? They will park in the neighborhoods, like mine, that still have two-hour parking during the day, and walk. They will also drive around and around looking for parking, increasing congestion and pollution. That will make neighborhoods ask for exclusively permit parking.
4. Where will the people who work in the businesses park? Will they have to use the valet parking also? Does the city expect them all to take the Sunset #2 bus to work, from east LA, or ride bicycles from mid-town? The project does not take bicycles into account, either with bike lanes or parking. Has the city taken into account research showing that increased density, such as the proposed project will bring, does not result in less traffic in Los Angeles, as it does in most other cities? The people who can afford to live in the residential part of the project will not likely be walking to work. They will be driving, just like everyone else -- or are they expected to

take the Sunset #2 bus also?

5. The project is way too tall for the neighborhood. If built as proposed, the height is not just 16 stories, but at 216 feet, more like 22 stories. That would make it the tallest building on Sunset from the beach to downtown. Yet the project is in an historic neighborhood with many beautiful historic buildings, which it will dwarf. This should be a consideration for the developer, as well as for the city.

6. The increased traffic the project will bring will also increase pollution. Crescent Heights and Laurel Canyon are already mired in traffic from 3:30 to 7 pm, and the accompanying pollution it brings. The traffic study will undoubtedly show only a 10% increase in traffic, but is that realistic? The noise pollution is already significant for those who live near or on those streets, and it can only get worse.

7. Finally, the proposed rooftop uses will increase noise pollution, and depending on the height, broadcast noise throughout the neighborhood.

Very truly yours,

Liza Amtmanis  
8028 Selma Ave.  
Los Angeles CA 90046

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**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>  
To: Liza Amtmanis <lizaamt@aol.com>

Wed, Oct 16, 2013 at 2:01 PM

Dear Ms. Amtmanis,

Thank you for your comments and questions. They will be included in the official file and will also be forwarded to the consultants for consideration in the preparation of the Environmental Impact Report.

Sincerely,

Srimal Hewawitharana  
Environmental Specialist II  
[Quoted text hidden]

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**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>  
To: David Crook <D.Crook@pcrnet.com>

Wed, Oct 16, 2013 at 2:01 PM

[Quoted text hidden]



Srimal Hewawitharana <srimal.hewawitharana@lacity.org>

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## NOP Comments Letter for 8150 Sunset Boulevard Mixed-Use Project

3 messages

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Scott Lunceford <SLunceford@weho.org>

Tue, Oct 15, 2013 at 3:45 PM

To: "srimal.hewawitharana@lacity.org" <srimal.hewawitharana@lacity.org>

Hello Srimal,

Attached please find a copy of the comments letter from the City of West Hollywood regarding the Notice of Preparation of a draft Environmental Impact Report for the 8150 Sunset Boulevard Mixed-Use Project for your use during the environmental review of the Project. I am also sending you the original via the USPS.

Please don't hesitate to contact me if you have any questions regarding the contents of the letter.

Best Regards,

Scott Lunceford, AICP

Contract Planner

Current and Historic Preservation Planning

City of West Hollywood

slunceford@weho.org

323-848-6427

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 **8150 Sunset Blvd - NOP Comments Letter.pdf**  
1441K

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Srimal Hewawitharana <srimal.hewawitharana@lacity.org>

Wed, Oct 16, 2013 at 1:57 PM

To: Scott Lunceford <SLunceford@weho.org>

Dear Mr. Lunceford,

Thank you for your comments and questions. They will be included in the official file and will also be forwarded to the consultants for consideration in the preparation of the Environmental Impact Report.

Sincerely,

11/17/2014

City of Los Angeles Mail - NOP Comments Letter for 8150 Sunset Boulevard Mixed-Use Project

Srimal Hewawitharana  
Environmental Specialist II

[Quoted text hidden]

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**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>  
To: David Crook <D.Crook@pcrnet.com>

Wed, Oct 16, 2013 at 1:57 PM

[Quoted text hidden]

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 **8150 Sunset Blvd - NOP Comments Letter.pdf**  
1441K



# CITY OF WEST HOLLYWOOD

CITY HALL  
8300 SANTA MONICA BLVD.  
WEST HOLLYWOOD, CA  
90069-6216  
TEL: (323) 848-6475  
FAX: (323) 848-6575

TTY: For hearing impaired  
(323) 848-6496

**COMMUNITY  
DEVELOPMENT  
DEPARTMENT**

October 14, 2013

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

RE: Notice of Preparation of a Draft Environmental Impact Report  
8150 Sunset Boulevard Mixed-Use Project  
Case Number: ENV-2013-2552-EIR

Dear Ms. Hewawitharana:

Thank you for the opportunity to comment on the Notice of Preparation (NOP) for the Draft Environmental Impact Report (DEIR) for the 8150 Sunset Boulevard Mixed-Use Project (Project). Included in this letter is a list of issues the City of West Hollywood would like studied in the DEIR that is to be completed for the Project.

## ANALYSIS REQUESTED

Due to the Project's close proximity to the City boundary, there is a potential that the City of West Hollywood and its residents could experience negative impacts both during the construction of the Project and as a result of operation thereafter. The Project has a potential to create negative impacts and therefore the City of West Hollywood requests that the potential for any environmental impact, including the following specific issues, be studied in the DEIR:

## TRAFFIC

Due to the Project's vicinity to the City of West Hollywood, the following intersections are requested to be studied as part of the DEIR traffic analysis:

1. Sunset Blvd. & Harper Ave.
2. Sunset Blvd. & Sweetzer Ave.
3. Sunset Blvd. & La Cienega Blvd.
4. Fountain Ave. & Fairfax Ave.
5. Fountain Ave. & Crescent Heights Blvd.
6. Fountain Ave. & Havenhurst Dr.
7. Fountain Ave. & Sweetzer Ave.





8. Fountain Ave. & La Cienega Blvd.
9. Santa Monica Blvd. & Fairfax Ave.
10. Santa Monica Blvd. & Crescent Heights Blvd.

In addition to the intersections listed above, please also study the residential street segment of Havenhurst Drive between Sunset Boulevard and Fountain Avenue.

As part of the study, consider traffic generated by cumulative projects located within the City of West Hollywood. The list of projects is available upon request.

For all study locations within the City of West Hollywood, please use the City of West Hollywood's adopted level of service methodologies and significant impact criteria when assessing potential traffic impacts. Please contact the City's Transportation Planner, Bob Cheung, at (323) 848-6346 for the methodology and thresholds of significant impact criteria.

## INFRASTRUCTURE

The Project is located just to the north of the City of West Hollywood boundary at Crescent Heights Boulevard and Havenhurst Avenue. The City of West Hollywood owns and operates 8-inch diameter sewer lines which convey flows from north to south in both of these streets. The Project will have sewer flow which will discharge into both of these City of West Hollywood sewers.

The Project may generate a net increase of sewage flow into the City of West Hollywood sewers. Therefore, the City of West Hollywood requests a sewer capacity study be conducted to evaluate the impacts to the downstream City of West Hollywood sewers, and include all necessary mitigation measures to ensure our sewer system is protected.

Also, if the Project uses a large portion of the available capacity of the City of West Hollywood sewers, then it could potentially preclude any future development within the City of West Hollywood from being able to discharge flows into these sewers. If the capacity of the City of West Hollywood sewers is impacted, relief sewers or larger pipes need to be installed to provide additional capacity for the City of West Hollywood sewer system.

Here is a link to West Hollywood's guideline packet for preparation of a sewer capacity study:

<http://www.weho.org/Modules/ShowDocument.aspx?documentid=2320>





Please use this as a starting point to put together a scope of work for the DEIR sewer capacity study.

#### CULTURAL RESOURCES

Eight (8) designated Cultural Resources and one Thematic District located in the City of West Hollywood are within a quarter-mile radius of the project site. Due to the Project's proximity to these historic resources, we request that the Project's potential impacts on these resources be studied as part of the DEIR.

#### NOISE

The Project may generate a substantial permanent increase in ambient noise levels in the project vicinity due to project-related traffic, truck loading and unloading for businesses within the Project, and HVAC systems. The proposed outdoor dining above the ground floor, and the rooftop restaurant use, may also contribute to a permanent ambient noise level increase which may negatively impact surrounding properties within the City of West Hollywood. Thus, we request that these potential noise impacts be studied as part of the DEIR.

#### LIGHT, GLARE, AND SHADE

The Project includes buildings that will be up to 16-stories tall (approximately 216 feet in height), introduces new building surface materials to the site, and includes nighttime illumination which may cause light, glare, and shade impacts on surrounding properties within the City of West Hollywood. We request that these issues be studied as part of the DEIR.

#### SEISMIC

The Project is located within close proximity to the active Hollywood Fault. Given the increased level of ground shaking in areas near active faults, we request that all geology, soils, and building design requirements related to seismic activity be studied as part of the DEIR to ensure the protection of public safety.

#### CONSTRUCTION IMPACTS

All potential construction related impacts for the proposed project should be studied in detail, and mitigation measures should be proposed when applicable. This includes, but is not limited to, all of the following:

1. Heavy haul routing
2. Haul frequency



3. Truck size
4. Hours of construction
5. Street closures
6. Location of construction ramps and driveways
7. Construction parking supply (Note: No construction parking will be allowed within the City of West Hollywood)
8. Construction Noise
9. Project Duration
10. Dust control and truck wheel washing practice
11. Pavement quality control
12. Any other construction related issues and information that could impact City of West Hollywood neighborhoods

If any construction related haul route passes through the City of West Hollywood, dust control for construction traffic needs to be addressed. We request that the DEIR specify the mitigation measures for this issue.

#### PUBLIC NOTICE

Thank you again for this opportunity to provide input on the environmental review of this project. Please list me as primary contact for the City of West Hollywood, and place my name on the list of interested parties to receive copies of all notices issued regarding the Project. Please also provide a copy of any notice of determination that may be filed with respect to the Project, pursuant to the provisions of Public Resources Code Section 21197 (f).

If you have any questions regarding this letter, please feel free to contact me.

Best Regards,

Scott Lunceford, AICP  
Contract Planner  
Current and Historic Preservation Planning  
City of West Hollywood  
[slunceford@weho.org](mailto:slunceford@weho.org)  
323-848-6427





Srimal Hewawitharana <srimal.hewawitharana@lacity.org>

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## 8150 Sunset -- Comments

3 messages

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**drew landis** <ddddlandis@gmail.com>

Tue, Oct 15, 2013 at 3:41 PM

To: srimal.hewawitharana@lacity.org, luciralia.ibarra@lacity.org

Attached please find my comments. Thank you very much.

Andrew Landis  
1351 North Crescent Heights Blvd. Unit 117  
West Hollywood, CA 90046

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130K

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**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>

Wed, Oct 16, 2013 at 1:55 PM

To: drew landis <ddddlandis@gmail.com>

Dear Mr. Landis,

Thank you for your comments and questions. They will be included in the official file and will also be forwarded to the consultants for consideration in the preparation of the Environmental Impact Report.

Sincerely,

Srimal Hewawitharana  
Environmental Specialist II

[Quoted text hidden]

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**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>

Wed, Oct 16, 2013 at 1:55 PM

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

[Quoted text hidden]

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 **8150 letter\_101513.docx**  
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1351 N. Crescent Heights Blvd., Unit 117  
West Hollywood, CA 90069  
October 15, 2013

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

Dear Ms. Hewawitharana,

As a resident of West Hollywood on Crescent Heights Boulevard between Sunset Blvd. and Fountain Avenue, I write to express grave concerns about the proposed project at 8150 Sunset Blvd.

**1 – Traffic:**

A: On many nights during the week, traffic comes to a standstill at the intersection of Sunset and Crescent Heights because so many cars are trying to enter Laurel Canyon – one of the major alternate freeway routes to cross into the San Fernando Valley. Already automobiles regularly back-up from below Melrose to Sunset on Crescent Heights during the evening rush hour starting around 4 p.m. and from as far west as Doheny on Sunset all the way to Crescent Heights – not to mention the eastbound cars that wait to turn off of Fountain and Santa Monica Blvd. onto Crescent Heights, which are usually backed up to Harper and beyond. Traffic congestion remains until 7 p.m. on most evenings. Adding such a large building with retail will only worsen the situation by convincing drivers to find alternate routes – the canyons farther west, which will have a ripple effect sending more cars onto the 405, or east onto the already congested parking lot – the 101.

B: Every morning when I walk my dog on Crescent Heights I watch as 18-wheelers must stop traffic in both directions and back into the tight garage space at 8000 Sunset to unload their trucks with pallets of food for Trader Joe's. If I read the plans correctly, there will be a grocery store in this structure as well and the entrance to this complex will fall on Havenhurst. How will the 18-wheeler trailers pull into the garage to unload their goods? I have yet to see a garage so big and EMPTY that it will accommodate a truck that large so that it can make a turn inside the garage. Guessing that is not possible, will the drivers have to stop traffic on Sunset so they can back down Havenhurst and back into the garage? Havenhurst as you probably know is not wide enough to allow an 18-wheeler to perform a 3-point turn anywhere. Please explain how this will work.

C: Also in the morning during rush hour, drivers who have been sitting in stop-and-go-traffic as they descend through Laurel Canyon sometimes gun their engines and speed down Crescent Heights toward Fountain and Santa Monica Blvd.

There have been many near-misses in the crosswalk located halfway between Sunset and Fountain. Increased congestion may fuel more frustrated motorists and lead to accidents/pedestrian deaths.

## **2 - Noise.**

The developers plan to add a restaurant and bar to the pool deck located on the top floor of one of the towers. I live on the backside of my building and can tell you that when there is a party going on at the Standard Hotel on Sunset, located three full blocks away, I can hear the music they blast. What guarantees can be made that we will not hear and be disrupted by the noise?

## **3 - Parking.**

A: I was surprised by the number of parking spaces being offered for this complex. Are they compact or full-size parking spots? Often, parking spaces aren't big enough for many L.A. cars and so when a large car takes up two spots, it reduces the number of available spots. That would force visitors to look for parking on the street - already very difficult. Even if only 10% of the number of units had one guest with a car visiting on any given night, that would mean an additional 25 cars on the street. At current levels, it is impossible to find parking for those cars in the immediate surrounding streets. What can be done to prevent that problem from happening for existing residents?

B: It looks like the developers propose this building to be a rental. But what happens when it becomes a condo? Will there be enough spaces for each unit?

## **4 - Earthquake.**

I watched as the two major projects in L.A. have been dinged by the fact that they stand firmly on an earthquake fault. The Millenium Skyscrapers sit on an active Earthquake Fault and while they were approved by the L.A. City Council, it was California's State Geologist who said not so fast. The Hollywood Gower project was approved, but not with a proper Earthquake Study. Before anything is decided, shouldn't we wait until that report mapping the fault is released sometime next year?

## **5 - Glass Face**

I am worried about how a building with this amount of glass could affect the environment. Reflection and glare are a big problem with glass buildings. Have you ever stood in front of the Andaz Hotel on Sunset in West Hollywood when the sun is shining. The entire street and sidewalk of the opposite side of the street is a noticeable 5-10 degrees warmer because the building's glass panels reflect the sun onto the ground. Living south of the building, I do not want additional heat added to the area.

## **6 - Helipad**

There is no reason for a helipad in this area. We are only a few minutes away from Cedars Sinai, which already has a helipad. Even closer is the West Hollywood /

Los Angeles Sheriff's Department helipad – under 2 miles. The noise factor would be extremely disruptive and not necessary. And when a helipad is introduced, voluntary measures to reduce it have always been ignored. Look up movie producer Ryan Kavanaugh's misuse of a helipad on top of the Sofitel Hotel for example. The Sofitel's landing pad was "supposed to be used for emergencies only." But very quickly, that was not the case. An easier way to eliminate that problem is to eliminate the helipad, which would also increase the noise and pollution in the canyons.

I appreciate your time on this issue and feel you should know that I am not against getting rid of the current eyesore/shopping mall. However, I definitely do not support this monstrosity as currently proposed. It is far too big/tall for the neighborhood, and quite frankly it does not seem to fit with the area. Had these developers done a little more homework and created something that would match the style and scope of buildings like the Chateau Marmont, Granville Towers or The Savoy, I suspect they would've encountered far less opposition from the start.

Sincerely,

Andrew Landis



Srimal Hewawitharana <srimal.hewawitharana@lacity.org>

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## 8150 Sunset Blvd

3 messages

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**Rob Biniáz** <rob@rbiniáz.com>

Tue, Oct 15, 2013 at 1:53 PM

To: srimal.hewawitharana@lacity.org

I am writing to comment on the proposed development at 8150 Sunset Blvd.

Two comments:

1. The current traffic set-up whereby eastbound traffic on Sunset wishing to turn south on Crescent Heights is routed off Sunset before cars get to the actual intersection is an important factor in maintaining flow at that intersection. Pulling the traffic island into the development and eliminating that Sunset to Crescent Heights turn lane would be a mistake and negatively impact the flow of traffic. This turn lane efficiently pulls cars away before they get to the actual intersection allowing more room for cars that are continuing east on Sunset. If the pre-intersection turn lane is eliminated, it will require a dedicated turn lane at the intersection itself which will not as efficiently pull those cars through to the south and will potentially impact other lanes on Sunset as cars back up waiting to make the right hand turn.

2. The curb area in front of the current development at 8150 Sunset is used by buses from a number of schools to drop off students in the afternoon. Parents use the parking area facing Sunset to pick up their children. I hope that any new development will be required to accommodate this school bus activity. On a related note, I hope that the development will be required to offer at least one hour of free parking with no validation required (as is the case at other developments such as the one housing a Target store at La Brea and Santa Monica Blvd) to accommodate neighborhood parents picking up their children.

Robert Biniáz  
2410 Nichols Canyon Road  
Los Angeles, CA 90046

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**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>

Wed, Oct 16, 2013 at 1:51 PM

To: Rob Biniáz <rob@rbiniáz.com>

Dear Mr. Biniáz,

Thank you for your comments. They will be included in the official file and will also be forwarded to the consultants for consideration in the preparation of the Environmental Impact Report.

Sincerely,

Srimal Hewawitharana  
Environmental Specialist II

[Quoted text hidden]

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**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>

Wed, Oct 16, 2013 at 1:52 PM

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

[Quoted text hidden]



Srimal Hewawitharana <srimal.hewawitharana@lacity.org>

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## Save Lytton Center Bank

3 messages

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**Mike Insidioso** <MInsidioso@danielian.com>  
To: Srimal.hewawitharana@lacity.org

Tue, Oct 15, 2013 at 11:24 AM

Dear Srimal,

It is so important to save architectural buildings from the past. They have history and interest, unlike most of the recent building being constructed.

Please help save the Lytton Center building. It's a fantastic example of mid century architecture.

Thank you,

Mike Insidioso

306 Monte Vista Ave.

Costa Mesa, Ca. 92627

Urban Planner/Landscape Designer

---

**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>  
To: Mike Insidioso <MInsidioso@danielian.com>

Wed, Oct 16, 2013 at 1:25 PM

Dear Mr. Insidioso,

Thank you for your comments. They will be included in the official file and will also be forwarded to the consultants for consideration in the preparation of the Environmental Impact Report.

Sincerely,

Srimal Hewawitharana  
Environmental Specialist II

[Quoted text hidden]

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**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>  
To: David Crook <D.Crook@pcrnet.com>

Wed, Oct 16, 2013 at 1:25 PM

[Quoted text hidden]





Srimal Hewawitharana <srimal.hewawitharana@lacity.org>

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## 8150 Sunset Boulevard Mixed-Use Project

3 messages

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voweho@gmail.com <voweho@gmail.com>

Mon, Oct 14, 2013 at 11:11 PM

To: srimal.hewawitharana@lacity.org

Project Name: 8150 Sunset Boulevard Mixed-Use Project

Case No.: ENV-2013-2552-EIR

Dear Ms. Hewawitharana:

The West Hollywood Preservation Alliance\* (WHPA) offers the following suggestions regarding the scope and content of the Draft Environmental Impact Report (EIR) that is being prepared for the "8150 Sunset Boulevard Mixed-Use Project." Our concerns are related primarily to the "Cultural Resources" aspects of the project.

Pages B-7 through B-8 of the "Initial Study and Checklist" indicate the project would have a potentially significant impact on cultural resources in the area. It should be noted within the narrative that the proposed project lies within the City of Los Angeles, but that its southern perimeter directly abuts the City of West Hollywood and nearby cultural resources.

With two different governmental jurisdictions involved, it is imperative that all available information related to cultural resources is considered in the Draft EIR. Therefore, the WHPA stresses the need to evaluate the project's potential impact on all nearby designated cultural resources, and especially those located in West Hollywood that are so close to the project, including but not limited to:

\*Colonial House, 1416 N. Havenhurst, designated a West Hollywood Cultural Resource and listed on the National Register of Historic Places.

\*La Ronda, 1400 N. Havenhurst, designated a West Hollywood Cultural Resource and listed on the National Register of Historic Places.

\*The Granville, 1424 N. Crescent Heights, designated a West Hollywood Cultural Resource.

\*The North Harper Avenue Historic District – comprised of eight architecturally significant properties listed as a Historic District on the National Register of Historic Places. Several of these buildings are also included in West Hollywood's designated Courtyard Thematic District.

We look forward to reviewing the Draft EIR.

Sincerely,

Victor Omelczenko  
Board Member and Treasurer

**West Hollywood Preservation Alliance**

\*The West Hollywood Preservation Alliance is a community-based organization working to identify, protect, and preserve the area's historic, architectural and cultural resources through education, advocacy and assistance.

**8150 Sunset Blvd. Mixed-Use Project.docx**

15K

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**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>  
To: voweho@gmail.com

Wed, Oct 16, 2013 at 1:15 PM

Dear Mr. Omelczenko,

Thank you for your comments. They will be included in the official file and will also be forwarded to the consultants for consideration in the preparation of the Environmental Impact Report.

Sincerely,

Srimal Hewawitharana  
Environmental Specialist II

[Quoted text hidden]

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**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>  
To: David Crook <D.Crook@pcrnet.com>

Wed, Oct 16, 2013 at 1:15 PM

[Quoted text hidden]

**8150 Sunset Blvd. Mixed-Use Project.docx**

15K



Srimal Hewawitharana <srimal.hewawitharana@lacity.org>

## 8150 Sunset Blvd Mixed Use Project - ENV -2013-2552-EIR

3 messages

**Marian Dodge** <president@hillsidefederation.org>

Mon, Oct 14, 2013 at 10:06 PM

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

Cc: Tom LaBonge <tom.labonge@lacity.org>, Carolyn Ramsay <carolyn.ramsay@lacity.org>, Jonathan Brand <Jonathan.brand@lacity.org>, Michael LoGrande <michael.logrande@lacity.org>

Attached is the letter from the Hillside Federation with our concerns regarding the Initial Study for the proposed project at 8150 Sunset Blvd Mixed Use Project - ENV -2013-2552-EIR.

Marian Dodge, President  
Federation of Hillside and Canyon Associations  
www.hillsidefederation.org

### 2 attachments

 **pastedGraphic.pdf**  
29K

 **HF ltr 8150 Sunset Blvd. 101413.pdf**  
141K

**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>

Wed, Oct 16, 2013 at 1:12 PM

To: Marian Dodge <president@hillsidefederation.org>

Dear Ms. Dodge,

Thank you for your comments. They will be included in the official file and will also be forwarded to the consultants for consideration in the preparation of the Environmental Impact Report.

Sincerely,

Srimal Hewawitharana  
Environmental Specialist II

[Quoted text hidden]

**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>

Wed, Oct 16, 2013 at 1:12 PM

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

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**2 attachments**



**pastedGraphic.pdf**

29K



**HF ltr 8150 Sunset Blvd. 101413.pdf**

141K

P.O. Box 27404  
Los Angeles, CA 90027  
323-663-1031  
[president@hillsidefederation.org](mailto:president@hillsidefederation.org)



PRESIDENT  
Marian Dodge  
CHAIRMAN  
Charley Mims  
VICE PRESIDENTS  
Mark Stratton  
Wendy-Sue Rosen  
SECRETARY  
Carol Sidlow  
Donna Messinger  
TREASURER  
Don Andres

Srimal Hewawitharana, Environmental Review Coordinator  
Department of City Planning  
City Hall, Room 750  
200 N. Spring Street  
Los Angeles, CA 90012

October 14, 2013

Beachwood Canyon Neighborhood  
Bel Air Knolls Property Owners  
Bel Air Skycrest Property Owners  
Bel Air Ridge Association  
Benedict Canyon Association  
Brentwood Hills Homeowners  
Brentwood Residents Coalition  
Cahuenga Pass Property Owners  
Canyon Back Alliance  
Crests Neighborhood Assn.  
Franklin Ave./Hollywood Bl. West  
Franklin Hills Residents Assn.  
Highlands Owners Assn.  
Hollywood Dell Civic Assn.  
Hollywood Heights Assn.  
Hollywoodland Homeowners  
Holmby Hills Homeowners Assn.  
Kagel Canyon Civic Assn.  
Lake Hollywood HOA  
Laurel Canyon Assn.  
Lookout Mountain Alliance  
Los Feliz Improvement Assn.  
Mt. Olympus Property Owners  
Mt. Washington Homeowners All.  
Nichols Canyon Assn.  
N. Beverly Dr./Franklin Canyon  
Oak Forest Canyon Assn.  
Oaks Homeowners Assn.  
Outpost Estates Homeowners  
Pacific Palisades Residents Assn.  
Residents of Beverly Glen  
Roscomare Valley Assn.  
Shadow Hills Property Owners  
Sherman Oaks HO Assn.  
Studio City Residents Assn.  
Sunset Hills Homeowners Assn.  
Tarzana Property Owners Assn.  
Torreyson Flynn Assn.  
Upper Mandeville Canyon  
Upper Nichols Canyon NA  
Whitley Heights Civic Assn.

Re: **8150 Sunset Blvd Mixed Use Project - ENV -2013-2552-EIR**

Dear Mr. Hewawitharana:

The Federation of Hillside and Canyon Associations, Inc., founded in 1952, represents 41 homeowner and residents associations spanning the Santa Monica Mountains, from Pacific Palisades to Mt. Washington. The Federation's mission is to protect the property and quality of life of its over 200,000 constituents and to conserve the natural habitat and appearance of the hillside and mountain areas in which they live.

The Federation heard a presentation on the proposed development at 8150 Sunset Blvd at its October 2013 meeting. The Board was concerned about many aspects of the project, especially the height, density, traffic and potentially negative impacts to the many hillside communities which surround this proposed development. The Board passed a motion to express some of the concerns discussed in the Initial Study to the Department of City Planning for the preparing of the project's Draft EIR.

The areas of concern that must be addressed in the Draft EIR are:

**Geology and Soils** - As this site is located on the Hollywood Fault, special attention must be given to the Geology and Soils review.

**Historic Resources** - The Los Angeles Conservancy position is that the Chase Bank Building (formerly Lytton Savings) is covered under the Historic Resources provision of CEQA and should be considered as such.

**Height** - The two buildings proposed to be built for this development are the highest buildings (108 feet and 191 feet) in the area and will negatively impact the surrounding multi-residential and single family neighborhoods in and around the subject site. Alternative designs which will lower the height of the buildings to be compatible with neighborhood character must be proposed and reviewed in the the DEIR so that the development fits the neighborhood.

Due to the proposed height of these two buildings, a roof-top helipad would be necessary for emergency purposes. All impacts regarding the potential use of helicopters on top of these tall buildings must be addressed and mitigated in the DEIR .

**Traffic Impacts** - As this proposed development sits at the mouth of one of the most traveled intersections in Los Angeles, Sunset Blvd. and Crescent Heights, and is

CHAIRPERSONS EMERITUS  
Shirley Cohen  
Jerome C. Daniel  
Patricia Bell Hearst  
Alan Kishbaugh  
Gordon Murley  
Steve Twining  
Polly Ward

CHAIRMAN IN MEMORIUM  
Brian Moore

surrounded by several hillside areas, including Laurel Canyon – a major North/South canyon route for over 40,000 commuters – the traffic impacts are exponential. The parking circulation plan in the Initial study is inadequate and an alternative plan must be included in the DEIR that addresses turn lanes; ingress and egress in and out on Crescent Heights and Sunset Blvd., as well as impacts to Hayvenhurst Avenue.

**Compatibility with the Hollywood Community Plan** - This area is not classified as a "regional center" in the new Hollywood Community Plan but the development, as currently proposed, appears to be designed for a regional center. The zoning for the area is C4-1D (or is it C2-1D?) and is currently designated as "Neighborhood Office Commercial" which is generally in a lower rise and lower density area serving a smaller neighborhood and not a destination location. The Hollywood Community Plan encourages large development to be around transportation nodes which this is not.

**Cumulative Impacts** - CEQA requires that all impacts which are individually limited but cumulatively considerable must be combined with the impacts of related projects in proximity to the project site as the impacts are greater than those of a single project. This proposed development must be viewed in relation to the over 1 million square feet of current and future development along Sunset Boulevard in both Los Angeles and the City of West Hollywood – less than a mile away from the proposed development at 8150 Sunset Blvd. Some of the current and proposed developments are: 8430 Sunset Blvd. at Olive (House of Blues development); 8474 - 8544 Sunset Blvd. at La Cienega; 8950 Sunset Blvd. at Hilldale; 8955 Santa Monica Blvd. at Crescent Heights; and 9040 Sunset Blvd. at Doheny.

**Density:** The plans and currently proposed designs for this property will result in an increase in density in the area and the surrounding residential neighborhoods. Four restaurants totaling over 22,000 square feet; a gym/studio of over 8,000 square feet; and a 25,000-square foot organic grocery store will most definitely impact the density in an area that does not have the infrastructure or emergency services to handle such an increase.

**Parking** - The developer's request for a Variance to increase the number of compact parking spaces from 40% allowed by the LAMC to 60% is a concern as it would require tenants to have a particular size of car (compact-sized) to make this parking concept effective. In addition, the rationale of having 900 + bicycle parking spaces instead of car parking spaces appears to be unrealistic. Parking alternative plans need to be included in the DEIR. The use of valets and valet assisted only is a concern. The applicant's representatives stated at a public meeting that the development is NOT a "destination" location. If that is the case, why would there be a need for only Valet parking or Valet assisted parking and no self-parking? An alternative to Valet and Valet-assisted parking only must be included in the DEIR.

**Noise impacts** - As the proposed development will include four restaurants and outdoor dining at one of the restaurants including live entertainment, the increase of noise levels to the residential areas in and around the site must be addressed in the DEIR.

In conclusion, the 8150 Sunset project as currently proposed is out of scale and character for the neighborhood. The increased traffic alone would have a devastating effect on the residents in the local hillside neighborhoods. The Hillside Federation strongly urges the Department of City Planning to consider only those alternatives that are lower with less density so as to reduce the impact on and disruption in the community.

Sincerely,

*Marian Dodge*

Marian Dodge

cc: Tom LaBonge  
Carolyn Ramsay  
Jonathan Brand  
Michael LoGrande



Srimal Hewawitharana <srimal.hewawitharana@lacity.org>

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## 8150 Sunset Blvd. Construction Plans.

4 messages

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**Brad Ungar** <bradungar@gmail.com>

Mon, Oct 14, 2013 at 9:19 PM

To: srimal.hewawitharana@lacity.org

Cc: Audra Baran <audrabaran@hotmail.com>, Julie Summers <jsumer@aol.com>

Hello,

We live at 1425 N. Crescent Hts. Blvd., which is right next door to the construction that will be happening at 8150 Sunset Blvd.

My wife has lived in this building for four years and I have been here for three of those years. We absolutely love our building, the location, and our landlord.

This construction is a troublesome reality for us and our building as a whole. This building is a goliath that needs to be brought down to a reasonable size. The new building's parking structure will be larger than our entire building and completely enclose our pool area in and block any view that the building had for all units on the Western side. Where once we saw Hollywood hills, there will now be cars and their pollution. We will have a constant supply of car exhaust aimed directly at our building.

My wife suffers from dust allergies and works from home, which is a fearful condition to have when recognizing the potential of two years of construction on a daily basis. After going to the scoping meeting that was held at the library, the people we spoke with (including the architects) did not comfortably assure us that our home could be protected from the dust or other contaminants that will result from the construction (& destruction of the old building). These environmental concerns also concern us on the level of family development. Within the timeframe of this construction we are hoping to have a baby. Being as close as we are to this construction, we are not happy with the dangers that these contaminants could impose on an infant.

There is also a noise worry for my wife's home office, to be having non-stop disruptions from the work interrupting her throughout the entire working day. This is not only a bother to her own routine, but also disruptive to all business phone calls and meetings.

We are also heavily concerned by the overwhelming scope of the project. This skyscraper sized building is not a welcomed structure for the West Hollywood area. This structure will have long term repercussions on the scale of all construction which will follow. We are not anti-renovation or advancement, but we are against community dissolution. If we wanted to be surrounded by high rises, we would've moved downtown.

Please reevaluate the scope of this project. We are sure there could be a reasonable structure built that the community of West Hollywood would stand behind. Picture yourself living next to this building which will tower above us 500% bigger than our building's height and surrounding us with parking structures that are 200% our height. Think as though you were to live and work with construction noise and dust that could make you sick for every working day for 2 years.

Thank you for reading this and hopefully understanding our perspective.

Sincerely,  
Brad Ungar and Audra Baran

—  
Brad Ungar

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**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>  
To: Brad Ungar <bradungar@gmail.com>

Wed, Oct 16, 2013 at 1:09 PM

Dear Mr. Ungar and Ms. Baran,

Thank you for your comments. They will be included in the official file and will also be forwarded to the consultants for consideration in the preparation of the Environmental Impact Report.

Sincerely,

Srimal Hewawitharana  
Environmental Specialist II  
[Quoted text hidden]

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**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>  
To: David Crook <D.Crook@pcrmet.com>

Wed, Oct 16, 2013 at 1:10 PM

[Quoted text hidden]

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**Brad Ungar** <bradungar@gmail.com>  
To: Srimal Hewawitharana <srimal.hewawitharana@lacity.org>

Wed, Oct 16, 2013 at 1:48 PM

Thank you!

Sent from my iPhone (via Evomail)  
[Quoted text hidden]





Srimal Hewawitharana <srimal.hewawitharana@lacity.org>

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## Re: Proposed Project at 8150 Sunset

3 messages

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**James McAndrew** <jamestmcaudrew@gmail.com>

Mon, Oct 14, 2013 at 4:56 PM

To: srimal.hewawitharana@lacity.org

Dear Srimal:

We are writing out of serious concern for the proposed project at 8150 Sunset Blvd.

We have lived at what would be the neighboring building of this project at 1425 N Crescent Heights Blvd for close to five years now. As a young family with a small child, it has become our home.

To see the plans for the monstrosity that they are proposing for this neighborhood, it is very upsetting; in all honesty, we only foresee dire consequences of such a project being achieved. We are directly in the sight lines of this project and cannot begin to imagine the noise, dust and dirt from the construction that result from building such a structure, which will undoubtedly take years to complete. Not to mention the unforeseen traffic and general disruption it will cause our whole neighborhood.

Also very disconcerting is the general disregard and lack of consideration for building in a neighborhood of historic value. The size and design of this structure completely ignores the aesthetic of the community and is several stories higher than anything in the neighborhood. It is extremely evident that those planning to build this development are out for their own financial gain with little thought to the community of residents around them. Their attitude and conduct has already been demonstrated in how these developers have chosen to treat those that lease in the shopping center.

I hope that you will consider our plea to halt the development of this project. Please put the needs of countless residents and their families on our neighboring West Hollywood streets and those in the hills above self-motivated developers who are solely interested in financial gain. This is our neighborhood, our home. We would like it to be continue to be.

If we can provide any more information or elaborate further, please don't hesitate to contact us.

Thank you for your time and consideration.

—  
Best,

James & Amy McAndrew  
323.656.2676

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**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>

Wed, Oct 16, 2013 at 1:07 PM

To: James McAndrew <jamestmcaudrew@gmail.com>

Dear Mr. McAndrew,

Thank you for your comments. They will be included in the official file and will also be forwarded to the consultants for consideration in the preparation of the Environmental Impact Report.

11/17/2014

City of Los Angeles Mail - Re: Proposed Project at 8150 Sunset

Sincerely,

Srimal Hewawitharana  
Environmental Specialist II

[Quoted text hidden]

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**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>  
To: David Crook <D.Crook@pcrnet.com>

Wed, Oct 16, 2013 at 1:07 PM

[Quoted text hidden]



Srimal Hewawitharana <srimal.hewawitharana@lacity.org>

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## 8150 Sunset Boulevard

3 messages

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**Mary Kiser** <mary.kiser@roadrunner.com>  
To: srimal.hewawitharana@lacity.org

Mon, Oct 14, 2013 at 4:49 PM

Dear Ms. Hewawitharana,

My name is Mary Kiser and I own a condo at 1409 Havenhurst Drive, West Hollywood, CA 90046 where I have lived since May 2000. I am not against development of 8150 Sunset Boulevard, but I am opposed to the size and scale of the proposed development.

There are many issues and questions my concerned neighbors have raised and do so much more eloquently than I can, so I am including their comments below. Please consider all these points in the EIR.

Beyond these points that address aesthetics and cultural issues; air quality and health hazards; geology and soils and construction; water; population and housing; recreation; traffic and parking and utilities...

I would like to see a development that fits into the neighborhood, rather than stand out. The Sunset Strip, the Hollywood Hills and many historical buildings in the area are famous, and this huge building would figuratively and literally cast a shadow on the neighborhood. I understand that the developers believe they are allowed to build 23 stories in a space that currently houses 3 stories, but just because they can, doesn't necessarily mean they should.

I am vehemently opposed to this project in its current form, and here are the reasons why.

### AESTHETICS AND CULTURAL RESOURCES

1. This project is over scaled, too high and dense for the neighborhood and will obscure sight lines and adversely change the light source for the neighboring buildings, which include many historic buildings such as The Andalusia, The Colonial House, La Ronda, The Granville, The Chateau Marmont, The Tuscany, The Savoy Plaza and the Sunset Tower to mention a few. This will impact cultural and historic sites. How does this

project fit into this kind of a neighborhood filled with architectural jewels?

**A.** Can the developer present and guarantee that property values will not be affected because of loss of light (by the shade that is cast) and loss of views? Views and light are worth a lot of money when getting ones house appraised. Shade on the buildings could also adversely affect surrounding gardens should that height be allowed. The Colonial House has a very rare Monkey Puzzle tree on the property that could be compromised.

**B.** Can the developer show that there will be no glare and blinding light from the glass on the south side (or any side of the building) that could bounce off the building affecting the sight of passers-by, residents and drivers? Passers-by would have to avert their eyes. This recently happened with the Walkie Talkie City skyscraper in London, also known as the Walkie-Scorchie City Skyscraper. This is a safety issue as well.

**C.** Another example is the Vdara Hotel in Las Vegas. The south facing tower became a collector and bouncer of sun rays.

**D.** Can the developer show from this design that the reflection from the sun of the building will not cause light beams from the building to produce enough heat to melt vehicles around it? This also happened with the same building in London. Will they be doing heat studies on the different materials on the building and how the heat and direct sun affects them?

**E.** Could the shading and loss of light (due to the height of the project) to surrounding buildings cause a form of "Seasonal Affective Disorder"? We could have psychological issues on our hands with a

building of this size. Is this being studied?

**F.** The Chase Bank, formerly Lytton Savings would be demolished and the LA Conservancy as well as the neighborhood recognize the historic status of this building. Can the developer defend his position of why this important architectural building should be torn down?

**G.** Why did the developer on the Environmental Assessment Form (pg.5) state that neither the site nor the overlay zone has any historically important buildings? Was this done to get the application accepted?

**H.** There will be a change in streetscape with the loss of the old Lytton Savings Bank and there will be an adverse impact on the visual character of the neighborhood being in such close proximity to historic buildings. How could you justify or remedy that?

## **AIR QUALITY AND HEALTH HAZARDS**

**1.** The sheer size of this project will add too many vehicles to the neighborhood which already has too many cars. During the long construction phase it will add a multitude of trucks to the area not to mention debris and irritants caused by the construction itself.

**A.** Residents will be affected by the fumes and exhausts (several levels of metal louvers will vent exhausts) from on site parked vehicles. How can you ensure that the health of nearby residents and those residing at 1435 will not be affected? That building is comprised of seniors, disabled residents and some with severe asthma and respiratory issues. This can adversely affect their health as well as the health of those in the immediate area.

**B.** The cancer causing exhaust fumes from an additional (approx.) 1250 cars on Havenhurst Drive will create a health hazard for the neighborhood and make the 100 condos/apartments in the adjacent four properties virtually uninhabitable. This includes the Andalusia and Colonial House. Are you planning on relocating all of these people?

**C.** This project has environmental effects which could cause substantial adverse effects on human beings directly and indirectly. How would the developer justify adding this burden to the neighborhood? Will the developer be studying any and all direct adverse affects on human beings and pets?

## **GEOLOGY AND SOILS AND CONSTRUCTION**

1. We all are well too aware of earthquakes and compromised foundations in Southern California.

**A.** Has a full study been performed as to whether or not this property is sitting on a fault?

**B.** Have studies been performed as to the water table in the area and other geological factors that could adversely affect the property (cracking, slippage, sliding, settling or other soil problems) as well as the surrounding neighborhood? The Colonial House is a brick building. Might major excavation adjacent to the property adversely affect that building and buildings such as this one in any way? Any grading problems?

**C.** Are you aware of any asbestos, formaldehyde, radon gas contaminated soil water on the existing property? these could be an environmental hazard.

**D.** Will the developer obtain any and all permits required by federal and state law as well as comply with local statutes and construct to present codes when building this project in every step and phase of construction?

**E.** Why would the City give permission to build this project that is three times the ratio allowed on this site? Why would the City give variances and allow for violation of setbacks for an already over scaled project?

## **WATER**

1. Water shortage and drains and run-off.

**A.** With all the additional residents and businesses using water at that project site, how will it affect our shortage of water? We are very concerned about water conservation in our City.

**B.** Where will the run-off go from the property and how will it affect the surrounding neighborhood and streets (which already flood from heavy rains)? Will there be enough drainage on the property to accommodate additional water usage? Will there be construction of new storm water drainage facilities (or expansion of existing facilities)

which could cause significant environmental effects?

**C.** Will streets or properties be affected by additional run-off (erosion and possibility of undermining surrounding properties

## **NOISE**

**1.** Noise associated with on -going construction and after the project is completed, noise from open air restaurants, additional parked and incoming and outgoing cars, and pedestrians in open air pedestrian walk, residents and helicopters and a helipad.

**A.** How can the developers mitigate or even justify noise associated with these issues? How can the developer guarantee peaceful enjoyment with a project of this size? This would not only be a disaster for the neighborhood but will affect people's mental health.

## **POPULATION AND HOUSING**

**1.** This project induces excessive population in the area.

**A.** Registering each as a subdivided unit while saying this will be a rental property. Sneaky way of saying they will be rental apartments (which are easy to get through Planning), but leaving an opening to turn them into condos when the time is right. Condominiums are harder to get approved because they have more requirements. Which is it? Please be more specific.

**B.** Can the developer justify overpopulating this small area with a supermarket, gym, retail, restaurants, and housing when we have all of the above just a stones-throw away?

## **RECREATION**

**1.** The proposed Health Club

**A.** More traffic due to non-stop in and out of clients. What is the developers solution to alleviate traffic and parking?

## TRAFFIC AND PARKING

1. Major increase in traffic from the inhabitants and their guests of the proposed site, as well as increased traffic from clientele from all the amenities, retail stores, health club, and supermarket...affects the entire area and causes a ripple effect to many other areas.
  
2. Omitting the use of the traffic island causing back-up of traffic.
  
3. Architects design for ingress and egress causing traffic
  
4. Not enough parking spaces on the property. The parking is scarce in the neighborhood as it is.
  
5. Traffic caused by massive construction.
  
6. Addition of perhaps 1250 cars per day ( 249 apartments times an average of 6 trips in and out of the building per day) on Havenhurst Drive compromising a street with several historical properties.
  - A. Too much compact parking (going from weakened code of 40%, which is already too much, to a requested variance of 60%). What is the logic here and what would ever justify adding this? Explanation?
  
  - B. Designating one compact parking spot along with one regular parking spot for each apartment. Do you think that it is possible to dictate to people the kind of cars they can buy? And if they do not have compact cars??? Where do they go? On the street?
  
  - C. All valet or valet assist parking has been stated. They would have to have a substantial staff 24/hours/day which will be improbable because of cost. Residents will complain about having to wait for their cars. How can you answer and solve this problem? How long will the cars back up lanes? Probably backed up awhile waiting for valets, especially when they are short  
handed on valets.



**D.** Too many intense uses mean they are probably going to try and get away with a staggered parking plan and they will not use it properly. Too many dense uses on site - four restaurants, gym, and a grocery store - all require 10 parking spaces per 1,000 square feet. For sure, this project doesn't have that, so is the developer going to try and use the staggered parking plan hours which won't make sense since all those uses will overlap - especially the gym and grocery store?

**E.** Without adding another lane to Sunset, please demonstrate how the traffic problem (which already comes to a halt most hours) will not magnify when you take away the island and add a multitude of cars to the mix? If you designate that far right hand lane (going east) to only cars making a right, you would have to have a right hand signal on green all the time to keep the traffic flowing. It will back up for more miles than it already is. This will not be possible because if you have it on green all the time, pedestrians could not cross and cars could not safely cross Sunset from Laurel Canyon. How could you possibly explain your decision to remove that island? Do you also know that you would be taking away

the bus stop there if you designate that lane to cars going right? Where would you safely put that bus stop?

**F.** Los Angeles owns this island and by what authority is it given to a private entity for its own improvement?

**G.** Traffic Management will not want to manage or be burdened with yet another area of concern. Has anybody thought about that?

**H.** Way too many cars already on Havenhurst and when you have street sweeping days and construction work; there is no place to park and people circling the block. If you throw in all of the added traffic, cars, offloading and loading of trucks onto Havenhurst from the new proposed site, where is everybody going to park? Where are you planning to put everyone?

**I.** If Havenhurst Drive is made into a cul-de-sac (which you would have to do), there would not be adequate emergency access. If the street became a cul-de-sac, it would then need a traffic light on Fountain Avenue because you would never be able to turn left with all of the traffic. Has the developer worked this out with the City of West Hollywood and their residents? If there was a cul-de-sac, the masses of cars coming out of the proposed site on to Havenhurst Drive would have to turn right on to Sunset (thereby increasing the already horrible traffic problem) when they exited because it would be too much of a burden for this residential street with landmark buildings. Has this been thought out?

**J.** Left hand turns from Sunset on to Crescent Heights will increase congestion at this already busy intersection. Entry and exit from the Crescent parking structure will impede traffic and is an accident waiting to happen. Where is the service entry for semi trucks to unload for the grocery store? Havenhurst Drive? Do we really need another grocery store, or gym when there is a similar grocery store and gym

directly across the street?

**K.** Laurel Canyon will be backed up for miles with traffic due to the increase of traffic at the already over congested intersection at Crescent Heights and Sunset). People will be taking other arteries such as Nichols Canyon, Benedict and Coldwater Canyon. Has the developer thought about how to mitigate this problem and have those neighborhoods (Beverly Hills ...) been made aware (by the developer) of this additional massive traffic problem?

## **UTILITIES**

**1.** Resulting in construction of new water or wastewater treatment facilities or expansion of existing facilities which could cause significant environmental effects.

**2.** Electricity use by increased population could cause blackouts (over use of A/C in the summer) our transformers are overloaded and blow out as it is.

**A.** Has the developer taken all of this into consideration and how will they remedy this? Do they have sufficient water supplies to serve the project or are new entitlements needed?

**B.** Is the developer served by a landfill with sufficient capacity to accommodate the projects solid waste disposal needs?

**C.** Will the developer comply with all federal state and local statues and regulations related to solid waste and all other utilities?

Thank you. I hope that you will address any and all of these questions and concerns in the EIR Report.

Best,

Mary

Mary E. Kiser

11/17/2014

City of Los Angeles Mail - 8150 Sunset Boulevard

mary.kiser@roadrunner.com

Cell: 310-251-0682

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**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>

Wed, Oct 16, 2013 at 1:05 PM

To: Mary Kiser <mary.kiser@roadrunner.com>

Dear Ms. Kiser,

Thank you for your comments and questions. They will be included in the official file and will also be forwarded to the consultants for consideration in the preparation of the Environmental Impact Report.

Sincerely,

Srimal Hewawitharana  
Environmental Specialist II

[Quoted text hidden]

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**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>

Wed, Oct 16, 2013 at 1:05 PM

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

[Quoted text hidden]



Srimal Hewawitharana <srimal.hewawitharana@lacity.org>

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## Comments re 8150 Sunset Blvd Mixed

3 messages

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**Lyndia Lowy** <lloy@lee-re.com>

Mon, Oct 14, 2013 at 11:44 AM

To: "srimal.hewawitharana@lacity.org" <srimal.hewawitharana@lacity.org>

I live close enough to this proposed project so that it would immediately and negatively affect the quality of my life.

Attached are my comments about this proposed project.

Lyndia Lowy

1041 N. Spaulding Avenue

West Hollywood 90046

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 **Comments re 8150 Sunset Blvd Mixed.docx**  
27K

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**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>

Wed, Oct 16, 2013 at 10:30 AM

To: Lyndia Lowy <lloy@lee-re.com>

Dear Ms. Lowy,

Thank you for your comments and questions. They will be included in the official file and will also be forwarded to the consultants for consideration in the preparation of the Environmental Impact Report.

Sincerely,

Srimal Hewawitharana  
Environmental Specialist II

[Quoted text hidden]

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**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>

Wed, Oct 16, 2013 at 10:31 AM

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

[Quoted text hidden]

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 **Comments re 8150 Sunset Blvd Mixed.docx**  
27K

# Comments re 8150 Sunset Blvd. Mixed- Use Project

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I am a resident of West Hollywood. This project will significantly impact our community, which is immediately adjacent to the proposed project. Further, the project will significantly impact County infrastructure. I believe that the impacts on the immediately surrounding area should be addressed in considering the suitability of the proposed project. As it stands, I believe that the project is too densely configured for the surrounding community.

More specific objections follow.

## **AETHETICS**

The proposed project will significantly affect views southward from Laurel Canyon Blvd. , a City-designated Scenic Highway.

Light, glare and shading impacts will affect residential properties in West Hollywood, immediately adjacent to the rear boundary of the project.

## **AIR QUALITY**

The increase in air emissions from construction and operation of a mixed-use project will significantly impact residences immediately adjacent to the project site.

## **CULTURAL RESOURCES**

The Chase Bank building, designed in 1960 by architect Kurt Meyer of Hagman & Meyer with interiors by Adele Faulkner, is scheduled to be demolished. This building meets the 50-year age threshold of the National Register of Historic Resources as well as the 45-year age guideline of the California Register of Historical Resources. The Los Angeles Conservancy has issued a statement of architectural significance about this building. Within the projects immediately vicinity are 28 designated resources, including those designated by the City of West Hollywood as being within an architecturally significant Thematic District. The project will negatively affect West Hollywood's cultural resources since these are within 500 feet of the proposed project. In some cases, the buildings are immediately adjacent.

## **GEOLOGY**

The proposed project is within 1/10 miles of the active Hollywood Fault. Further, there has been inadequate evaluation of portions of active faults in the project's immediate area. The site has not been adequately studied for potentially liquefiable areas. Also, the site is proximate to the Hollywood Hills, where there is potential for a significant landslide. The site itself is on a plateau where construction could precipitate a landslide affecting historically significant buildings immediately to the south of the proposed project. I believe that the project's size could lead to additional geologic instability in the immediate area.

## **LAND USE & PLANNING**

The project is applying for multiple variances in order to achieve an FAR ***THREE TIMES*** the size designated by existing zoning. The biggest variance would result from changing the existing traffic

## Comments re 8150 Sunset Blvd. Mixed- Use Project

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pattern in such a way as to bring the property within 500 of the designated public transportation node at the corner of Sunset Boulevard & Fairfax Avenue. The proposed change to the roadway will negatively affect traffic southbound from Sunset Boulevard into West Hollywood and northbound from Crescent Heights Boulevard into Laurel Canyon, which is one of only 5 routes into the San Fernando Valley. The change in street layout would be detrimental both to the City of Los Angeles and the City of West Hollywood.

### **POPULATION AND HOUSING**

The project would obviously provide housing for approximately 500 people where there is currently NO housing. In addition to affecting the infrastructure of the City of Los Angeles, the project will also affect the infrastructure of the City of West Hollywood, which is immediately adjacent to the project site.

### **PUBLIC SERVICES**

The project has not been evaluated in regard to its impact on services provided by the City of West Hollywood. West Hollywood Elementary School and Laurel Middle School are also part of LAUSD. The project could send new students to these schools, rather than those located in the City of Los Angeles.

Because the project is immediately adjacent to West Hollywood police and fire services from that city could be the most convenient for providing services to the project site.

Further, because the project will house low-income residents, social services provided by the City of West Hollywood could be the most convenient for providing assistance to residents of this project. The total impact on the City of West Hollywood must be evaluated in considering the appropriateness of the scale of this project.

### **RECREATION**

Because of the immediately proximity of this project to the City of West Hollywood, it is reasonable to expect the public recreation and park facilities provided by the City will be affected. This is especially the case because the nearest public playgrounds suitable for very young children are both within the City of West Hollywood.

### **TRANSPORTATION/CIRCULATION**

As already mentioned in my LAND USE & PLANNING comments, the project is requesting an increase in FAR due to realignment of the existing traffic pattern. The project will result in a net increase of transportation trips due to the new variety of uses on the site. Further, the City of West Hollywood has already approved additional development along Sunset Boulevard that will result in further congestion along that street. It is very likely that the combination of developments will adversely affect the existing capacity of Sunset Boulevard in this area, as well as adversely affecting the ability of people to access Laurel Canyon Boulevard. The potential increase in traffic levels could easily result in complete gridlock during peak hours.

## Comments re 8150 Sunset Blvd. Mixed- Use Project

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### UTILITIES & SERVICES SYTEMS

The proposed project will result in new sources of water use and wastewater generation, not only from the residential units, but from increased retail uses and related landscaping and swimming pool use. It is not clear that the existing infrastructure can accommodate the intensity of these new demands. The project has no projected attempts to mitigate the increased amount of wastewater it will generate.



Srimal Hewawitharana <srimal.hewawitharana@lacity.org>

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## 8150 Sunset Blvd

3 messages

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**Scott Stevens** <sstevens@stratacapital.com>

Mon, Oct 14, 2013 at 10:30 AM

To: "tom.labonge@lacity.org" <tom.labonge@lacity.org>, "renee.weitzer@lacity.org" <renee.weitzer@lacity.org>, "jonathan.brand@lacity.org" <jonathan.brand@lacity.org>, "srimal.hewawitharana@lacity.org" <srimal.hewawitharana@lacity.org>, "luciralia.ibarra@lacity.org" <luciralia.ibarra@lacity.org>

Dear City Council, Planning Commission and Staff,

I have reviewed the 8150 Sunset Blvd plans in depth, attended the neighborhood meeting and I have heard the reasoning for the design directly from the developer. After analyzing the pros and cons of the project and thinking about the advocate's and the opposition's claims, I have concluded that this project is a win-win-win.

The complaints regarding the proposal can be generally distilled into issues having to do with (a) blocking views/height, (b) creating more traffic, (c) generating more noise and (d) causing disruptions due to the construction activity. There were several other obscure issues raised, but those seem to be either in the details or red herrings for proponents of no-growth, whose only goal is to stop progress altogether. Taking these one at a time, I offer my following thoughts:

(a) Blocking views/height:

First, what does it mean to block someone's view? Is it view of the sky? Is it view of the buildings? Is it an interruption of the horizon? Is it a quantifiable proportion of an expansive view that blocks certain degrees of that perspective? Does it require that it be within a certain distance? I challenge these opponents to come up with a universal definition of this.

Living on Crescent Heights (four blocks from the proposed project) in a single-family home, my "view" is decimated by my three neighbors, completely blocking any views from all of my windows on all sides at my property line, except for the single view that remains out my front door to the street (which of course is blocked by the homes across the street). The concept that if my home was elevated like those in the hills that I somehow gain new property



rights that usurp the property rights of those around me borders on the ridiculous. Further, to say that these unfounded new property rights could possibly extend to another property owner that is 1,000 feet away turns the ridiculous into the ludicrous. Particularly in light of the fact that this elevated home already has extraordinarily expansive views in almost every direction, which no single building could possibly block (as discussed, what view is it blocking anyhow? A view to another building?).

Second, after speaking with the applicant, it is very clear that there are a multitude of benefits that arise out of concentrating the mass into the smallest floorplate possible. This includes, most importantly, keeping retail uses only along Sunset (the major commercial thoroughfare) and creating expansive open spaces that will have lots of sun. In looking at the newer neighboring properties (8000 Sunset, 7950 Sunset), they fail to achieve these goals and consequently do nothing for the pedestrian experience. 8150 Sunset has taken a different and refreshing approach that creates an enormous public benefit.

So, in short, the idea that some ephemeral and ambiguous concept such as "view", which would only serve the few rather than the many, could alter the massing of this project such that it ceases to provide all of the wonderful public benefits, would be a shame.

(b) Creating more traffic:

We hear this comment on every single project proposed within Los Angeles and I have no doubt that it will be studied extensively. More than this however, it seems to me that placing residential on top of retail and in densely populated areas close to offices and mass transportation, would have the affect of reducing traffic, not increasing it. A simple example is that a person who lives over the hill and commutes along Laurel Canyon could instead live in the proposed project. This obviously lessens the commute distance (or creates a reverse commute). Further, this new resident has all of the services he or she requires within walking distance (retail, restaurants, nightlife, services), which means less reliance on the automobile. I am sure that we can all agree that the residents of this building (and residents nearby) would do their grocery shopping at the proposed grocery store at the base of the building or at Trader Joe's across the street rather than getting in their car to go elsewhere- isn't that an obvious reduction in traffic? Take these examples and multiply them by the number of residents proposed in the project and the affect should be positively impactful. Further, the area is already incredible dense, so the

services provided in this project would serve the community as well and further diminish the reliance on the automobile. And once people begin to walk along Sunset and Crescent Heights, new businesses will pop-up that further serve the community, and they should prosper without relying on customers who drive. In short, the principles of the proposed project enhance the pedestrian experience, reduce the reliance on the automobile, are counter to urban sprawl and therefore should be embraced.

(c) Generating more noise:

Again, I have no doubt that the subject of noise generation will be studied empirically. That said, Sunset Blvd. is already a major commercial thoroughfare that generates an immense amount of road and traffic noise. The idea that a few outdoor restaurants on the rooftops above Sunset would generate additional noise not only seems like an irrational claim given the amount of ambient noise that already exists and the distance from any residences, but also runs counter to the activity that we should want along the Sunset strip. Further, by comparison, I have to believe that the current parking lot, filled with cars with horns honking, engines running and alarms sounding is more disruptive than a refined outdoor plaza as described in the project proposal. In any case, outdoor dining should be encouraged in the appropriate areas, and I view Sunset as one of these areas. Are we trying to make our cities more boring and less pedestrian friendly or are we trying to create exciting vibrant places that enhance our lifestyles? I would hope it is the latter.

(d) Causing disruptions due to the construction activity:

I suppose this complaint is the necessary evil of any development project. The best we can hope for is that all precautions are taken to minimize the impacts. Certainly, shaping the project design based on the expected construction impacts is a silly concept.

Having addressed, from my perspective, the objections, we can talk about the benefits of the project.

(a) Eradication of Blight:

Improving the disastrous existing shopping center is a no-brainer. Any person that fights to preserve the existing strip mall and parking lot is simply disingenuous. The eradication of blight, such as this, should be among the city's and the neighborhood's top priorities.

(b) Focus on Pedestrian:

I am thrilled to see a project that focuses on the pedestrian experience. This should, likewise, be the top priority of any new project in densely populated urban areas. The public plaza, the landscaped median, the ground floor retail, the expanded sidewalks, the reimagined pedestrian crosswalks, the access through the property from all sides (Havenhurst, Sunset and Crescent Heights) and the mixed-use nature with the residential addition are monumental shifts in thinking for this part of Sunset. Further, I truly believe that if this project is built, it will be an agent for change in this area. I can imagine that surrounding property owners will update their properties and the area will, over time, change into an urban village and a beautiful walking street.

(c) Significant Investment:

I was also excited to see a proposal for 8150 Sunset that made a substantial investment in the community, while offering back all of the things we should want in a project. It is clear to me that the developer "gets-it". The project seems to be very well designed, from the underground component (access, parking, circulation, loading) to the massing, which leaves so much open space at grade. I can only imagine that this is a very substantial investment in an effort to create a lasting project. In comparison to other projects that I see being constructed in the area, it seems we may finally have an opportunity to get something of high quality (which seems like an absurd statement for the second largest city in the US, but true!).

(d) Employment, Taxes & Affordable Housing:

Our memories are often extremely short, but only 4-years ago we were all considering a relapse into the Great Depression. Unemployment is still high and unstable and California is still insolvent. I do not have exact figures, but a large number of jobs would be created by this project, from the construction workers to the vendors that provide materials for the project to the permanent retail, parking operations, janitorial and residential service jobs. Further, the taxes generated by retail sales and property taxes (putting aside income taxes from the jobs created) should be substantial, and ultimately serve to provide more services to the community, which means better safety and cleaner, more improved cities. Increased tax revenue generated by the project also means less reliance on taxation of individuals, which in turn translates to more disposable income to serve our local businesses and

ultimately provides for better lifestyles for everyone. This is the meaning of progress in this country.

Finally, the project seems to do its share in giving back, by offering affordable housing units. Not only does this have the affect of creating more diverse, interesting and less homogenous communities, but also in further relieving traffic by placing workers in closer proximity to the employment centers.

I started off by saying this project should be a win-win-win for everyone. The project is beautiful and should stand as an amazing addition to the landscape. It should provide fantastic housing options in a highly desirable area for a neighborhood and city that has a systemic deficit of housing. The neighborhood serving retail, including a grocery store and new restaurants, will be a welcome addition instead of the current dilapidated strip center. The focus on the pedestrian, the bicyclists and the amount of open space will be a catalyst to transform the area to a walking neighborhood filled with inviting restaurants, shops, housing, nightlife, hotels and offices. And the employment and taxes produced creates a benefit for all of us.

After careful analysis, I am an ardent supporter of the proposal and hope to see confident and resolved support from planning commission and city council.

Thanks you for taking the time to read my opinion.

Best,

Scott Stevens

927 N Crescent Heights Blvd

Los Angeles, CA 90046

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**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>  
To: Scott Stevens <sstevens@stratacapital.com>

Wed, Oct 16, 2013 at 10:27 AM

Dear Mr. Stevens,

Thank you for your comments and questions. They will be included in the official file and will also be forwarded to the consultants for consideration in the preparation of the Environmental Impact Report.

Sincerely,

Srimal Hewawitharana  
Environmental Specialist II

[Quoted text hidden]

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**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>

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

Wed, Oct 16, 2013 at 10:28 AM

[Quoted text hidden]



Srimal Hewawitharana <srimal.hewawitharana@lacity.org>

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## Chase Bank Lytton Center

3 messages

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**Patrick Frank** <plf@grabados.org>  
To: Srimal.hewawitharana@lacity.org

Sat, Oct 12, 2013 at 10:57 AM

Dear Mr. Hewawitharana

I write as a concerned citizen about the fate of the Chase Bank Lytton Center at Sunset and Crescent Heights. That is a historic building from 1960! And it is an excellent example of modern business architecture from the mid-century period.

To radically alter or demolish this building, as the Townscape Partners plan to do, would be a severe loss to the architectural history of Los Angeles.

Do you want your office associated with the demise of Los Angeles culture? Please force the developers to come up with a plan that respects the present building and the architectural heritage that it represents.

yours cordially  
Patrick Frank  
1622 Crescent Place  
Venice 90291

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**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>  
To: Patrick Frank <plf@grabados.org>

Wed, Oct 16, 2013 at 10:02 AM

Dear Mr. Frank,

Thank you for your comments and questions. They will be included in the official file and will also be forwarded to the consultants for consideration in the preparation of the Environmental Impact Report.

Sincerely,

Srimal Hewawitharana  
Environmental Specialist II  
[Quoted text hidden]

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**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>  
To: David Crook <D.Crook@pcmet.com>

Wed, Oct 16, 2013 at 10:02 AM

[Quoted text hidden]



Srimal Hewawitharana <srimal.hewawitharana@lacity.org>

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## Historic 1960 Lytton Center, now a Chase Bank/8150 Sunset Boulevard Mixed-Use Project

3 messages

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**Ashley Head** <ashleyhead@me.com>  
To: Srimal.hewawitharana@lacity.org  
Cc: tom.labonge@lacity.org

Sat, Oct 12, 2013 at 4:00 AM

To Srimal Hewawitharana or To Whom It May Concern:

The Lytton Center at the corner of Crescent Heights and Sunset is a significant example of postwar-era bank design in Los Angeles and is one of the earliest that remain. A 1960 modern bank building distinguished by its zigzag folded plate roof it is currently in use as a bank by JP Morgan Chase. The building is a historic resource under the California Environmental Quality Act, and should be considered as such in the environmental review.

It's existence is threatened by developer Townscape Partners. The Draft Environmental Impact Report for the proposed project should evaluate one or more feasible preservation alternatives that retain Lytton Center while meeting most of the project objectives. A two-story commercial building is planned for virtually the same location as Lytton Center, which is similarly scaled and sited. The proposed project should consider adapting the bank building for commercial retail use and incorporating it into the full project as a distinctive anchor of the community.

Ashley Head  
ashleyhead@mac.com

---

**2 attachments**

asf 9.2013 2.JPG



51K



think before you ink

image001.png  
19K

**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>  
To: Ashley Head <ashleyhead@me.com>

Wed, Oct 16, 2013 at 10:00 AM

Dear Ashley Head,

Thank you for your comments. They will be included in the official file and will also be forwarded to the consultants for consideration in the preparation of the Environmental Impact Report.

Sincerely,

Srimal Hewawitharana  
Environmental Specialist II

[Quoted text hidden]

[Quoted text hidden]

Ashley Head  
ashleyhead@mac.com

**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>  
To: David Crook <D.Crook@pcrnet.com>

Wed, Oct 16, 2013 at 10:01 AM

[Quoted text hidden]

Ashley Head



ashleyhead@mac.com

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**2 attachments**



**asf 9.2013 2.JPG**  
51K



think before you ink

**image001.png**  
19K



Srimal Hewawitharana <srimal.hewawitharana@lacity.org>

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## 8150 Sunset Construction

3 messages

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**Brad Fielder** <bradfielder@mac.com>  
To: srimal.hewawitharana@lacity.org

Fri, Oct 11, 2013 at 12:00 AM

Hello,

My name is Brad Fielder, and I live at 1425 N. Crescent Heights Blvd. There is a massive construction project planned directly next door to my building, 8150 Sunset Blvd., that will negatively impact my life. If this project is allowed to continue, I will be forced to contend with any number of intrusions, including never-ending clouds of dust and dirt during the demolition of the current structure as well as during the erection of the new one. The guaranteed noise will be a terrible nuisance, not to mention the disruption in traffic. The new structure is planned so that it "wraps around" my current building on 2 full sides. My apartment happens to be in the corner of those two sides. This means that the new building(s) will almost completely shade me out. No direct sunlight. Anymore.

This construction project is an enormous, two-tower development that will include both residential and commercial spaces. It will take YEARS to finish. YEARS! Years during which I will be forced to tolerate everything I mentioned above, and who knows what else. Once built, it will completely change the character of the neighborhood; the traffic, disrupted during construction, will be permanently altered to accommodate the surge of incoming people. The birds, especially the hummingbirds, will be displaced elsewhere.

This construction should not be allowed to continue when it will negatively impacts the lives of so many for years and years to come.

Thank you.

Best,  
Brad Fielder

---

**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>  
To: Brad Fielder <bradfielder@mac.com>

Fri, Oct 11, 2013 at 9:11 AM

Dear Mr. Fielder,

Thank you for your comments. They will be included in the official file and will also be forwarded to the consultants for consideration in the preparation of the Environmental Impact Report.

Sincerely,

Srimal Hewawitharana  
Environmental Specialist II  
[Quoted text hidden]

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**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>  
To: David Crook <D.Crook@pcrnet.com>

Fri, Oct 11, 2013 at 9:11 AM

[Quoted text hidden]



Srimal Hewawitharana <srimal.hewawitharana@lacity.org>

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## Supporting the 8150 Sunset project - ref. # ENV-20132552-EIR

3 messages

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**Vladie Star** <Madiestar@gmail.com>

Thu, Oct 10, 2013 at 11:28 PM

To: Jonathan.Brand@lacity.org, Tom.LaBonge@lacity.org, srimal.hewawitharana@lacity.org, gkramer@marathon-com.com, alek3773@gmail.com

Dear City of LA representatives and council:

My wife and I are in total support for the 8150 Sunset Boulevard project. Currently I rarely visit the Sunset & Crescent Heights corner, because it lacks even the most basic pedestrian amenities and points of interest; the only thing that currently exists is an ugly, outdated stripmall, with unattractive fast-food places and a few shops, but that's it. What we need is a true gateway to the Sunset Strip, something that both residents and visitors will be proud of. The proposed 8150 Sunset project will do just that: it will create a vibrant, world-class shopping and entertainment center, with highrise residential towers, and will serve as a true gateway to the Sunset Strip!

The project will also provide much-needed jobs, including temporary and permanent positions. 8150 Sunset will be a benefit not only to the community, but to other LA-based regions, as well.

In addition, I am a business owner, and several of my clients also expressed strong interest, in the project. So, I would like to express my support not only on behalf of my wife and myself, but also five of my clients.

There should be no doubt in people's mind, the proposed project will do exactly what the neighborhood needs: a safe, family-friendly, pedestrian-oriented environment, which is much more beautiful than the current stripmall.

Please approve the project, and build it in the fastest way possible!

Vladie Star,  
Los Angeles California.

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**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>

Fri, Oct 11, 2013 at 9:09 AM

To: Vladie Star <Madiestar@gmail.com>

Dear Mr. Star,

Thank you for your comments. They will be included in the official file and will also be forwarded to the consultants for consideration in the preparation of the Environmental Impact Report.

Sincerely,

Srimal Hewawitharana  
Environmental Specialist II

[Quoted text hidden]

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**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>

Fri, Oct 11, 2013 at 9:09 AM

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

[Quoted text hidden]



Srimal Hewawitharana <srimal.hewawitharana@lacity.org>

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## "Supporting the 8150 Sunset project - ref. # ENV-20132552

3 messages

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Lana Star <lanastar521@gmail.com>

Thu, Oct 10, 2013 at 11:04 PM

To: Jonathan.Brand@lacity.org, Tom.LaBonge@lacity.org

Cc: srimal.hewawitharana@lacity.org

Dear Councilmembers:

I live with my husband in West Hollywood, at City of LA boundaries, which is walking distance from the proposed "Sunset & Crescent Heights" (aka "8150 Sunset") project.

We are both very excited about the project, and are expressing full support. When we saw the rendering, we immediately noticed how beautiful the project looks! We love the height of the building; the suggested density will be very beneficial for the economic growth and quality of life in the area. The addition of a large pedestrian plaza is great, as L.A. currently lacks walkable environment; therefore, creating pedestrian areas will also be very beneficial for our quality of life and sustainability. Finally, we love the fact that the current ugly parking lot with utilitarian, car-oriented stripmall with nondescript cheap eateries, will transform the area into an upscale, competitive, vibrant, beautiful neighborhood!

We both strongly urge the City to support the project. If and when the project gets built, we will definitely visit the Sunset & Crescent Heights area more frequently, and will be happy to enjoy the pedestrian area with our friends and their families, do more shopping and dining.

Lastly, we believe the project will Not create significant traffic (or parking) impact, as many future residents of such mixed-use developments (or transit-oriented developments) will not necessarily drive, but rely on public transit, bicycling, and walking. Moreover, experience has shown that similar developments actually reduce traffic over time, thus we are not concerned with any potential traffic or parking impacts. Once again, the project will play a very positive role in benefiting our environment, economy, and quality of life in the neighborhood.

The 8150 Sunset project is a win-win situation for the area in particular, and the city - overall. Please endorse the project, and add our voices for total support. You can also list our name publicly, as project supporters. Please also feel free to distribute my letter around, to all necessary departments.

Sincerely,

**Lana Star, Vladie Star.**

Los Angeles, California

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Srimal Hewawitharana <srimal.hewawitharana@lacity.org>

Fri, Oct 11, 2013 at 9:08 AM

To: Lana Star <lanastar521@gmail.com>

Dear Mr. and Mrs. Star,

Thank you for your comments. They will be included in the official file and will also be forwarded to the consultants for consideration in the preparation of the Environmental Impact Report.

Sincerely,

Srimal Hewawitharana  
Environmental Specialist II

[Quoted text hidden]

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**Srimal Hewawitharana** <[srimal.hewawitharana@lacity.org](mailto:srimal.hewawitharana@lacity.org)>  
To: David Crook <[D.Crook@pcrmet.com](mailto:D.Crook@pcrmet.com)>

Fri, Oct 11, 2013 at 9:08 AM

[Quoted text hidden]



Srimal Hewawitharana <srimal.hewawitharana@lacity.org>

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## Letter of support - 8150 Sunset Blvd project. Ref. #ENV-20132552-EIR

3 messages

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Victoria Kordysh <Victoria.Kordysh@tvgn.tv>

Thu, Oct 10, 2013 at 2:22 PM

To: "srimal.hewawitharana@lacity.org" <srimal.hewawitharana@lacity.org>, "Jonathan.Brand@lacity.org"

<Jonathan.Brand@lacity.org>

Cc: "Tom.LaBonge@lacity.org" <Tom.LaBonge@lacity.org>

Dear Honorable Council Members / To Whom It May Concern:

I live with my family in the San Fernando Valley, but visit Hollywood / West Hollywood frequently. Among other places, we often stop-by the Sunset Strip. The Sunset Trip looks great, but the nearby unattractive, outdated stripmall at the corner of Sunset Blvd & Crescent Heights Avenue is a total mismatch for the beautiful Sunset Strip. This corner is long overdue for a major upgrade!

Los Angeles unfortunately lacks family-friendly places, including public plazas and parks. And this is where the proposed **8150 Sunset project** comes along. After looking at the images of the proposed development, my husband and I got truly excited! The renderings look great, and we sincerely hope the developments will indeed materialize, as planned and explained on the EIR. We love the fact that the 8150 Sunset will have beautiful tall buildings, a large pedestrian area with a water fountain, and a number of restaurants and retail shops. By the way, we do Not want to see cheap fast-food places (e.g. McDonalds, Burger King, etc.), as they tend to degrade the area. What we do want to see is upscale shops and restaurants, which we will most certainly visit on a regular basis (assuming the project gets approved)

Currently this southwest corner of Crescent Heights and Sunset is an eyesore, keeping many pedestrians away, especially tourists. Considering that the Sunset Strip is only a few steps away, a major overhaul is needed, and the proposed project will satisfy the needs of this neighborhood, while contributing to our economy.

The project will bring much needed jobs, it will improve the quality of life in the area, and will add to walkability and sustainability. My husband, our little kid, and myself, are all in major support of this project. We are not concerned about any impact on traffic and parking because - as experience has shown - such mixed-use developments do not generate more traffic, but actually reduce car-dependence by encourage people to walk and using mass transit (instead of driving). We are also aware that Hollywood and West Hollywood offer plenty of mass transit options, and the Red line subway station is close-by.

We request that the Planning Commission approves the EIR, and fully endorses this beautiful, futuristic project, which is all but certain to transform the area into a vibrant, family-oriented, pedestrian-friendly center!

Please keep our names on record as supporters of this project.

11/17/2014

City of Los Angeles Mail - Letter of support - 8150 Sunset Blvd project. Ref. #ENV-20132552-EIR

Victoria Kordysh

Valentin Esaulenko

Max Jason Esaulenko

---

**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>  
To: Victoria Kordysh <Victoria.Kordysh@tvgn.tv>

Thu, Oct 10, 2013 at 5:10 PM

Dear Ms. Kordysh,

Thank you for your comments. They will be included in the official file and will also be forwarded to the consultants for consideration in the preparation of the Environmental Impact Report.

Sincerely,

Srimal Hewawitharana  
Environmental Specialist II

[Quoted text hidden]

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**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>  
To: David Crook <D.Crook@pcrnet.com>

Thu, Oct 10, 2013 at 5:11 PM

[Quoted text hidden]



Srimal Hewawitharana <srimal.hewawitharana@lacity.org>

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**Auto Response Re: Letter of Support for 8150 Sunset - from Jack Ravan,  
President at South Park Group**

1 message

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**Jack Ravan** <jackravan@southparkgroup.com>  
To: srimal.hewawitharana@lacity.org

Thu, Oct 10, 2013 at 5:08 PM

**Thank you for your email.**

**Please note that I am currently away from the office with limited email access and no voice mail access. I will be returning on Tuesday, October 22nd.**

**Should you need immediate assistance, please contact our front desk at (323) 651-0191 and your call will be forwarded to the appropriate person who can best assist you.**

**Thank you.**





Srimal Hewawitharana <srimal.hewawitharana@lacity.org>

# Letter of Support for 8150 Sunset - from Jack Ravan, President at South Park Group

3 messages

**Jack Ravan** <jackravan@southparkgroup.com> Thu, Oct 10, 2013 at 2:18 PM  
To: Tom.labonge@lacity.org, Jonathan.brand@lacity.org, Srimal.hewawitharana@lacity.org, Luciralia.ibarra@lacity.org  
Cc: Michelle Ravanshenas <michelle@southparkgroup.com>

Dear Tom, Jonathan, Luci, and Srimal –

Please see the attached letter in support of the project at 8150 Sunset Blvd.

My company, South Park Group, is active in leasing and management of over 30 properties in Los Angeles and West Hollywood, and feel that the proposed mixed use project would be a great addition to the area.

Please feel free to contact me via phone or email should you need any further information.

Best,

Jack Ravan

Jack Ravan  
President | South Park Group Real Estate  
8322 Beverly Boulevard | Suite 301 | Los Angeles | California | 90048  
Tel: 323.651.0191 | Direct: 323.782.1270  
<http://www.southparkgroup.com>

 **Letter to LaBonge - Jack Ravan. South Park Group. re 8150 Sunset.pdf**  
511K

**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org> Thu, Oct 10, 2013 at 5:08 PM  
To: Jack Ravan <jackravan@southparkgroup.com>

11/17/2014

City of Los Angeles Mail - Letter of Support for 8150 Sunset - from Jack Ravan, President at South Park Group

Dear Mr. Ravan,

Thank you for your comments. They will be included in the official file and will also be forwarded to the consultants for consideration in the preparation of the Environmental Impact Report.

Sincerely,

Srimal Hewawitharana  
Environmental Specialist II

[Quoted text hidden]

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**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>

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

Thu, Oct 10, 2013 at 5:09 PM

[Quoted text hidden]



**Letter to LaBonge - Jack Ravan. South Park Group. re 8150 Sunset.pdf**

511K



8322 Beverly Blvd., Suite 301  
Los Angeles, CA 90048  
Tel: 323.651.0191  
Fax: 323.651.0793  
www.southparkgroup.com  
DRE License #01154683

Councilmember Tom LaBonge  
200 North Spring Street  
Room 480  
Los Angeles, CA, 90012

October 10, 2013

**Re: 8150 Sunset Blvd Development Case No. ENV\_20132552-EIR**

Dear Mr. LaBonge,

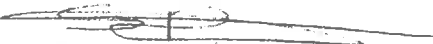
I founded South Park Group in 1983, and over the last 30 years I've grown my business into a diversified real estate firm with a very strong presence in the Los Angeles market, including Beverly Grove, West Hollywood, Beverly Hills, and Downtown. We both own and manage properties in the in the Los Angeles area, and have been successful in securing sites for clients such as the Cedars Sinai Medical Center, Starbucks, Verizon, Facebook, William Morris, and thousands more.

I am writing you in support of the proposed project at 8150 Sunset Boulevard. The current site is obsolete and blighted, and such a prominent corner deserves a prominent development. I truly believe that mixed-use developments like the one proposed are the highest and best use for targeted urban infill locations like the corner of Sunset and Crescent Heights. Furthermore, the high-end Type I construction (steel and concrete) that is proposed is vastly superior to lower-rise Type III construction (wood framed). Not only will we have a center that has serious lasting power, but by building with steel and concrete the developer is really investing in the community and helping the value of neighboring properties.

I understand the EIR process will begin shortly, and I'd like it to study how the mixed-use nature of the project will effect traffic in the area. I believe that creating an environment where residents can live, eat, and shop without the need to use their cars will have a positive impact on traffic in the surrounding area.

Sincerely,

Jack Ravan



President  
South Park Group



Srimal Hewawitharana <srimal.hewawitharana@lacity.org>

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**Emailing: 8150 CHHNP letter to LA planning..docx**

5 messages

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**grifton tanquary** <gpt1287@sbcglobal.net>

Thu, Oct 10, 2013 at 10:45 AM

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

Your message is ready to be sent with the following file or link attachments:

8150 CHHNP letter to LA planning..docx

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

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 **8150 CHHNP letter to LA planning..docx**  
24K

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**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>

Thu, Oct 10, 2013 at 11:14 AM

To: grifton tanquary <gpt1287@sbcglobal.net>

Dear Mr. Tanquary,

I was unable to open the document attached to this e-mail. Is it a duplicate of the document you attached to your earlier e-mail? If so, please confirm.

Thank you.

Srimal Hewawitharana

[Quoted text hidden]

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**grifton tanquary** <gpt1287@sbcglobal.net>

Thu, Oct 10, 2013 at 11:16 AM

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

Yes.

**From:** Srimal Hewawitharana

**Sent:** Thursday, October 10, 2013 11:14 AM

**To:** grifton tanquary

**Subject:** Re: Emailing: 8150 CHHNP letter to LA planning..docx

[Quoted text hidden]

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**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>

Thu, Oct 10, 2013 at 11:31 AM

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

For your records.

Srimal

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

From: **grafton tanquary** <gpt1287@sbcglobal.net>  
Date: Thu, Oct 10, 2013 at 11:16 AM  
Subject: Re: Emailing: 8150 CHHNP letter to LA planning..docx  
[Quoted text hidden]

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**David Crook** <D.Crook@pcmet.com>  
To: Srimal Hewawitharana <srimal.hewawitharana@lacity.org>

Thu, Oct 10, 2013 at 11:32 AM

Thanks, Srimal. I have it saved with the others.

DC

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**From:** Srimal Hewawitharana [mailto:srimal.hewawitharana@lacity.org]  
**Sent:** Thursday, October 10, 2013 11:31 AM  
**To:** David Crook  
**Subject:** Fwd: Emailing: 8150 CHHNP letter to LA planning..docx

[Quoted text hidden]



Srimal Hewawitharana &lt;srimal.hewawitharana@lacity.org&gt;

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## Sunset and Crescent Heights Development

3 messages

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**rob rubano** <rrubano@icloud.com>

Thu, Oct 10, 2013 at 11:21 AM

To: "tom.labonge@lacity.org" &lt;tom.labonge@lacity.org&gt;

Cc: "carolyn.ramsay@lacity.org" &lt;carolyn.ramsay@lacity.org&gt;, "renee.weitzer@lacity.org"

&lt;renee.weitzer@lacity.org&gt;, "jonathan.brand@lacity.org" &lt;jonathan.brand@lacity.org&gt;, "lisa.schechter@lacity.org"

&lt;lisa.schechter@lacity.org&gt;, "srimal.hewawitharana@lacity.org" &lt;srimal.hewawitharana@lacity.org&gt;,

"luciralia@lacity.org" &lt;luciralia@lacity.org&gt;

Dear Mr LaBonge,

I am a resident in your district and live on Doheny Dr. above Sunset in the Bird Streets. However, I write to you not as a local resident, but as a champion, like you, of this city.

As I survey the built form of Los Angeles I cannot help but be disappointed. For all of its natural beauty, we have contributed very little in terms of matching this with quality man-made projects. With the exception of a handful of philanthropic and/or public projects (Getty Museum, Disney Concert Hall, etc) there is very little to be proud of in this regard.

Now you have a project at 8150 Sunset in front of you for a property that is of unequivocal importance. As a testament to the significance of this location, at the crossroads of the Valley and the City and the eastern entrance of the famed Sunset Strip, there is incredible buzz about the development plans. I have to believe this is because the site is well known for its rich heritage (Garden of Allah), its large size and its prominent siting, which has compelled a large number of people to voice their opinions about what should become of the property. Without a doubt there are varying opinions on all sides, from those that want to see open space, new retail, mixed-use to those that want a small, quaint project. Although, I'm sure that the great majority has one thing in common, which is: the redevelopment of this property is long overdue.

You have been elected to a leadership role to represent the best interests of the City and I urge you to focus the necessary attention on the Sunset and Crescent Heights development proposal. Of course the usual path, as we have seen time and time again, is to compromise projects with arbitrary "haircuts" and in the process cause two relatively disastrous effects: (1) the project is compromised such that its goals are not fully met and its best attributes disappear (usually to satisfy the vocal minority rather than the silent majority), and, (2) everyone with a vested interest in the process becomes dissatisfied with the result. With that in mind, the impacts of the project will be studied exhaustively vis-à-vis the environmental impact analysis, and any technical issues will presumably be addressed. Beyond that, given the proposal seems to fit squarely within the four corners of the zoning, any further modification is purely politically driven and therefore solely within your purview. I sincerely hope that rather than compromise, you approach this differently: work with the developer to further enhance the proposal to make it even better, more special, more timeless.

Mr. Labonge, on behalf of your constituency, I urge you to focus on the things that are important to the long-term

benefit of our city and the people like me who will be here the rest of our lives. When I refer to "benefits" I trust you have your own perspective on what that entails. For what it is worth, for me, as it relates to this very important 2.5 acre site, it is the following (listed by priority):

1. Timeless, high-quality, world-class design
2. A focus on the pedestrian, rather than the vehicle. [We need mixed-use and critical mass to create self-sustaining urban environments.]
3. As much thoughtfully designed and well-programmed public open space as possible.
4. A project that maximizes the economic benefit to the city
5. Provides a mix of housing opportunities, including affordable [I, like many of my neighbors, employ several people who could desperately use affordable housing options nearby].
6. Provides a high quality project to attract world-class high-quality retail tenants to serve the neighborhood and create a vibrant environment.
7. Provides a monument or dedication to the rich history of the property.

As developable land in West LA becomes exceedingly scarce, we can be sure that opportunities like this (to create something special for the City) are fleeting and should not be squandered. More broadly, every world-class city encourages the private sector to invest more in their communities and create the highest quality projects to enhance their respective cities. Why is Los Angeles any different? I commend the developers for taking the first step by acknowledging the prominence of this large, gateway property by presenting a landmark design. Encouraging anything less than the highest caliber project would be an utter failure.

Kind Regards,

Rob Rubano

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**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>  
To: rob rubano <r rubano@icloud.com>

Thu, Oct 10, 2013 at 11:32 AM

Dear Mr. Rubano,

Thank you for your comments and questions. They will be included in the official file and will also be forwarded to the consultants for consideration in the preparation of the Environmental Impact Report.

Sincerely,

Srimal Hewawitharana  
Environmental Specialist II  
[Quoted text hidden]

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**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>  
To: David Crook <D.Crook@pcrnet.com>

Thu, Oct 10, 2013 at 11:32 AM

11/17/2014

City of Los Angeles Mail - Sunset and Crescent Heights Development

[Quoted text hidden]





Srimal Hewawitharana <srimal.hewawitharana@lacity.org>

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## 8150 Sunset

4 messages

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**grifton tanquary** <gpt1287@sbcglobal.net>

Thu, Oct 10, 2013 at 10:42 AM

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

Attached is the submittal by the Crescent Heights – Havenhurst Neighborhood Preservation Association regarding questions that we would like to be studied during the preparation of the EIR for the 8150 project.

Please indicate your receipt.

Thanks you.

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 **8150 CHHNP letter to LA planning..docx**  
24K

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**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>

Thu, Oct 10, 2013 at 11:11 AM

To: grifton tanquary <gpt1287@sbcglobal.net>

Dear Mr. Tanquary,

Thank you for your comments and questions. They will be included in the official file and will also be forwarded to the consultants for consideration in the preparation of the Environmental Impact Report.

Sincerely,

Srimal Hewawitharana  
Environmental Specialist II

[Quoted text hidden]

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**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>

Thu, Oct 10, 2013 at 11:12 AM

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

[Quoted text hidden]

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 **8150 CHHNP letter to LA planning..docx**  
24K

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**grifton tanquary** <gpt1287@sbcglobal.net>

Thu, Oct 10, 2013 at 11:13 AM

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

Thank you.

**From:** Srimal Hewawitharana

**Sent:** Thursday, October 10, 2013 11:11 AM

11/17/2014

City of Los Angeles Mail - 8150 Sunset

**To:** grafton tanquary  
**Subject:** Re: 8150 Sunset

[Quoted text hidden]

# Crescent Heights – Havenhurst Neighborhood Preservation Association

October 10, 2013

Srimal Hewawitharana  
Environmental Analysis Section  
Department of City Planning  
Los Angeles, CA 90012

The Crescent Heights – Havenhurst Neighborhood Preservation Association has the following questions regarding the proposed design of the project at 8150 Sunset Boulevard, case number ENV 2013 2552-EIR.

1. **Neighborhood Scale and Compatibility:** Please determine how the heights of the proposed buildings compare with other structures along Sunset Boulevard within a 500 foot radius. If higher, then determine if the difference in scale would result in a better project than one that conforms to the prevailing development pattern in the immediate vicinity.

2. **Suitability of Design:** Please review the design of the proposed project in relation to the architectural character of the site and the immediate cultural resources nearby, both north and south of Sunset?

3. **Environmental Performance:** Please study the effect of the height and size of the proposed structures on the light and shade available to buildings in the area, both in summer and in winter? The proposed massing with a zero setback at the south property line appears to deprive the adjacent residential buildings of light and air in the residential units. Please study the impact on the local environment of the bulk, height and massing of this project.

4. **Density:** Please determine if the proposed FAR is reasonable and permitted by code. How does the applicant justify findings for a project that is zoned for a 1:1 FAR by relying on an off the menu incentive that does not apply here in order to obtain an FAR of 3:1? This type of

incentive is reserved specifically for projects which will have residents in proximate distance of rapid transit and who will walk to and use this service as their principal means of transportation. Please study how existing residents near the site travel, in order to determine how many regularly use the Metro Rapid line as their primary means of transportation.

5. Hollywood Community Plan: This parcel was already restricted, through a public process, to a 1D height district designation for a reason. The Hollywood Community Plan identified intersections where increased density was reasonable. This project's corner was specifically not identified as a parcel eligible for an increase in density in the Plan. Please review the compatibility of this project with the Hollywood Community Plan.

6. Proximity to Transit: This project lies outside of the 1,500 feet zone identified as a potential justification for an increase in density. As much as we would like to increase mobility, this section is a commuter hub, not a transit hub. Many argue that 500 feet is the reasonable distance people in Los Angeles will walk to use public transit. Please study and publish a scaled map showing the distance from the residential towers, not the corner, to the Metro stop and determine if a finding can be made that this project is eligible for an increase in density based on proximity.

7. Land Use Compatibility: The proposed project appears to be replicating land uses in lieu of "completing" the neighborhood and street from a livability standpoint. Grocery across from grocery, pilates studio across from pilates classes, yoga across the street from yoga, bank down the street from two branches of the same bank, takeout franchises across the street from similar services, etc. Please study the economic impact on the adjacent businesses and the possible benefits to the neighborhood from including small neighborhood service shops such as a local bakery, florist, tailor and low impact mom and pop services.

8. Parking: Please determine if the design meets the design standards for parking, including driveway slopes, turning radii, standard-to-compact ratios, head clearance of 8' 2" throughout for disabled access, loading, etc..

The Applicant has stated that valet and valet assisted parking will be available for the residents. Please study how both the valet and valet assisted parking will actually operate. Is any self-parking permitted? Should there be a set-aside for the affordable housing residents? Is tandem parking contemplated? If so, how deep?

The plan calls for 1.2 parking spaces per residential unit. What is the city's parking requirement for rental units? What is the parking requirement for condominiums? The applicant has stated that the residential units will be mapped as separate tracts. When one unit is sold, all

units become condominiums. Please study how the plan's parking would comply with the parking required if the units are converted to condominiums.

The Initial Study says there will be 849 parking spaces for cars and 985 spaces for bicycles, more spaces for bicycles than for cars. Please determine if this is the actual plan. If that is the case, does this reflect the actual use of bicycles in the city of Los Angeles? In West Hollywood? If not, what adjustments must be made to the parking plan?

Determine if there is a provision for visitor parking?

The drawings available in the Initial Study do not show loading docks for commercial traffic, nor do they show the flow and parking of cars from the Sunset entrance. Please review the plan and determine if these elements are adequately provided for.

Will there be limited access for trucks to the building? If so, what hours?

9. Please study how trash will be removed from the residential units?

10. Parking Structure Exhaust System and Air Quality: Carbon Monoxide must be exhausted mechanically, if the parking structure is underground or enclosed. Please determine the effect of this exhaust on the air quality and the potential health and safety of the adjacent residents whose bedrooms are directly adjacent to or across the street from the project.

Please ascertain if the West Hollywood Community Housing Corporation is concerned about the impact of the project on its residents across the street in its special needs building who might have respiratory issues?

11. Noise: On the roof, determine if there will there be amplified sound, either in enclosed or open areas?

Also determine if the applicant is planning to hold gatherings, fairs, live entertainment or street performers in the public space at street level?

12. Graphics and Signage: Please determine if the applicant expects to install any sort of on-site advertising or super-graphics which might distract drivers? Can the project be conditioned to prevent the installation of such signage in perpetuity?

13. Streets: Please review how will traffic flow on Havenhurst into and out of the structure? Will that traffic include trucks? Study if left-hand turns from the Crescent Heights exit will be dangerous? Determine if the city of West Hollywood will permit left-hand turns when exiting onto Crescent Heights? If not, study how and where will traffic make its turns to

head north, and how will affect traffic going both ways of Crescent Heights? Determine if signals will be required on Havenhurst or Crescent Heights? Determine if Havenhurst, Laurel Canyon or Crescent Heights will require widening.

14. Affordable Housing: The applicant has suggested a population of very low income residents in its affordable housing units. Experts in the field agree that this population as a whole requires extra management and services. The West Hollywood housing project on Havenhurst is a good example. This population often needs caregivers, drivers, health professionals, delivery personnel or family members to visit frequently. No provisions for such guests or visitors appear to have been made on the drawings. Please determine if these service providers are reasonably accommodated in the proposed plans? If not, can findings be made that these spaces are not needed?

Please determine if a moderate or low income population might be more appropriate at this site, especially given the economics of the immediate area?

15. Life Safety: Crescent Heights is a fire lane for Laurel Canyon and its tributaries. Determine if the expected increase in traffic and road-blocks is of concern to the fire and police departments?

16. Open space: The proposed public space on grade is at the corner. Public activities at this location could have an adverse impact on the vehicular traffic by distorting drivers. Determine if the siting of the public space in the middle of the project would be more appropriate, with access from Sunset Boulevard and out of the line of sight from the intersection?

Alternative designs:

Please study alternative designs for this site, including those with the following parameters.

Alternative 1: A project which has an FAR of 1:1 and a density bonus incentivized with a 35% affordable housing bonus applied only to the residential portion of the project's floor area in accordance with State law. If the project were 1/3 commercial and 2/3 rental, then the bonus would result in an FAR of approximately 1.23:1.

Alternative 2: A project with a prevailing height that reflects commercial and residential buildings along Sunset within a 300 foot radius.

Alternative 3: A project that fully complies with the current zoning of a 1:1 FAR and incorporates the present bank building in the design.

Alternative 4: A project that eliminates the current bank building but parks the project entirely on grade or in an above ground parking structure to avoid upsetting the high groundwater level. This would also eliminate much of the need for of the excavation, grading, shoring, export and hauling of material along the busy and vital commuter arteries of Sunset and Crescent Heights.

Finally, we encourage the applicant to conduct a community-based design review or charrette with interested stakeholders to identify the highest and best use of the property and to address the potential impact of alternate designs on the immediate neighborhood, the street and pedestrian life and the community at large.

Please recognize that this letter represents the contributions of a number of people associated with or supporters of the Crescent Heights – Havenhurst Neighborhood Preservation Association and is not the sole product of the author.

Very truly yours,

Grafton P. Tanquary  
1287 N. Crescent Heights Blvd.  
West Hollywood, CA 90046-5022  
[gpt1287@sbcglobal.net](mailto:gpt1287@sbcglobal.net)  
323.656.8779



Srimal Hewawitharana &lt;srimal.hewawitharana@lacity.org&gt;

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**8150 Sunset Blvd Mixed-Use Project / Case No:ENV\_20132552-EIR**

3 messages

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**Jonathon** <jonathon@darktrickfilms.com>  
To: srimal.hewawitharana@lacity.org

Thu, Oct 10, 2013 at 8:12 AM

10 October 2013

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

**RE: Case No: ENV\_20132552-EIR**

Project Name: 8150 Sunset Blvd Mixed-Use Project

Project Location/Address: 8150 Sunset Blvd

Community Planning Area: Hollywood Community Plan Area

Council District: 4-Tom LaBonge

Dear Ms. Hewawitharana,

My name is Jonathon Komack Martin and I reside at The Colonial House (1416 Havenhurst Drive, West Hollywood, CA 90046). The Colonial House, as you may know, is a historic building listed under the National Register and the Mills Act. The Colonial House, steeped in history, and published in several magazines, stands to be greatly affected if this proposed project were to be built. The views, the shadows and the sheer size of this project hovering over our building, and residential street, will adversely impact our way of life.

Unlike many of the individuals opposing this project, I *do* feel redevelopment needs to take place on the corner of Sunset and Crescent Heights. Frankly, I do not enjoy walking by McDonalds, Subway, Pollo Loco and a massage parlor when I go to Trader Joe's to buy groceries. That said, I feel most agree that the proposed project does *not* fit the neighborhood. This is not a neighborhood where you erect a Vegas type structure ~ this is NOT Hollywood and Vine! The proposed project would cause irreparable harm have a disastrous and negative impact to the neighborhood's quality of life and real estate values. I feel a first-class condominium project, or a wonderful upscale boutique hotel (4-6 stories max), would be a far better fit for that corner. My real dream would be to recreate The Garden of Allah ~ something that fits into the aesthetics of the area *and* compliments/reflects its surrounding jewels.

Like many of my neighbors, I am vehemently opposed to this project (as it is proposed), and



like many of my neighbors, I will list the reason why in posing questions for the EIR study:

## AESTHETICS AND CULTURAL RESOURCES

1. This project is over scaled, too high and dense for the neighborhood and will obscure sight lines and adversely change the light source for the neighboring buildings, which include many historic buildings such as The Andalusia, The Colonial House, La Ronda, The Granville, The Chateau Marmont, The Tuscan, The Savoy Plaza and the Sunset Tower to mention a few. This will impact cultural and historic sites. How does this project fit into this kind of a neighborhood filled with architectural jewels?

A. Can the developer present and guarantee that property values will not be affected because of loss of light (by the shade that is cast) and loss of views? Views and light are worth a lot of money when getting ones house appraised. Shade on the buildings could also adversely affect surrounding gardens should that height be allowed. The Colonial House has a very rare Monkey Puzzle tree on the property that could be compromised.

B. Can the developer show that there will be no glare and blinding light from the glass on the south side (or any side of the building) that could bounce off the building affecting the sight of passers-by, residents and drivers? Passers-by would have to avert their eyes. This recently happened with the Walkie Talkie City skyscraper in London, also known as the Walkie-Scorchie City Skyscraper. This is a safety issue as well.

C. Another example is the Vdara Hotel in Las Vegas. The south facing tower became a collector and bouncer of sun rays.

D. Can the developer show from this design that the reflection from the sun of the building will not cause light beams from the building to produce enough heat to melt vehicles around it? This also happened with the same building in London. Will they be doing heat studies on the different materials on the building and how the heat and direct sun affects them?

E. Could the shading and loss of light (due to the height of the project) to surrounding buildings cause a form of "Seasonal Affective Disorder"? We could have psychological issues on our hands with a building of this size. Is this being studied?

F. The Chase Bank, formerly Lytton Savings would be demolished and

the LA Conservancy as well as the neighborhood recognize the historic status of this building. Can the developer defend his position of why this important architectural building should be torn down?

G. Why did the developer on the Environmental Assessment Form (pg.5) state that neither the site nor the overlay zone has any historically important buildings? Was this done to get the application accepted?

H. There will be a change in streetscape with the loss of the old Lytton Savings Bank and there will be an adverse impact on the visual character of the neighborhood being in such close proximity to historic buildings. How could you justify or remedy that?

## AIR QUALITY AND HEALTH HAZARDS

1. The sheer size of this project will add too many vehicles to the neighborhood which already has too many cars. During the long construction phase it will add a multitude of trucks to the area not to mention debris and irritants caused by the construction itself.

A. Residents will be affected by the fumes and exhausts (several levels of metal louvers will vent exhausts) from on site parked vehicles. How can you ensure that the health of nearby residents and those residing at 1435 will not be affected? That building is comprised of seniors, disabled residents and some with severe asthma and respiratory issues. This can adversely affect their health as well as the health of those in the immediate area.

B. The cancer causing exhaust fumes from an additional (approx.) 1250 cars on Havenhurst Drive will create a health hazard for the neighborhood and make the 100 condos/apartments in the adjacent four properties virtually uninhabitable. This includes the Andalusia and Colonial House. Are you planning on relocating all of these people?

C. This project has environmental effects which could cause substantial adverse effects on human beings directly and indirectly. How would the developer justify adding this burden to the neighborhood? Will the developer be studying any and all direct adverse affects on human beings and pets?

## GEOLOGY AND SOILS AND CONSTRUCTION

1. We all are well too aware of earthquakes and compromised foundations in Southern California.

A. Has a full study been performed as to whether or not this property is sitting on a fault?

B. Have studies been performed as to the water table in the area and other geological factors

that could adversely affect the property (cracking, slippage, sliding, settling or other soil problems) as well as the surrounding neighborhood? The Colonial House is a brick building. Might major excavation adjacent to the property adversely affect that building and buildings such as this one in any way? Any grading problems?

C. Are you aware of any asbestos, formaldehyde, radon gas contaminated soil water on the existing property? these could be an environmental hazard.

D. Will the developer obtain any and all permits required by federal and state law as well as comply with local statutes and construct to present codes when building this project in every step and phase of construction?

E. Why would the City give permission to build this project that is three times the ratio allowed on this site? Why would the City give variances and allow for violation of setbacks for an already over scaled project?

## WATER

### 1. Water shortage and drains and run-off.

A. With all the additional residents and businesses using water at that project site, how will it affect our shortage of water? We are very concerned about water conservation in our City.

B. Where will the run-off go from the property and how will it affect the surrounding neighborhood and streets (which already flood from heavy rains)? Will there be enough drainage on the property to accommodate additional water usage? Will there be construction of new storm water drainage facilities (or expansion of existing facilities) which could cause significant environmental effects?

C. Will streets or properties be affected by additional run-off (erosion and possibility of undermining surrounding properties

## NOISE

1. Noise associated with on -going construction and after the project is completed, noise from open air restaurants, additional parked and incoming and outgoing cars, and pedestrians in open air pedestrian walk, residents and helicopters and a helipad.

A. How can the developers mitigate or even justify noise associated with these issues? How can the developer guarantee peaceful enjoyment with a project of this size? This would not only be a disaster for the neighborhood but will affect people's mental health.

## POPULATION AND HOUSING

1. This project induces excessive population in the area.

A. Registering each as a subdivided unit while saying this will be a rental property. Sneaky way of saying they will be rental apartments (which are easy to get through Planning), but leaving an opening to turn them into condos when the time is right. Condominiums are harder to get approved because they have more requirements. Which is it? Please be more specific.

B. Can the developer justify overpopulating this small area with a supermarket, gym, retail, restaurants, and housing when we have all of the above just a stones-throw away?

## RECREATION

1. The proposed Health Club

A. More traffic due to non-stop in and out of clients. What is the developers solution to alleviate traffic and parking?

## TRAFFIC AND PARKING

1. Major increase in traffic from the inhabitants and their guests of the proposed site, as well as increased traffic from clientele from all the amenities, retail stores, health club, and supermarket...affects the entire area and causes a ripple effect to many other areas.

2. Omitting the use of the traffic island causing back-up of traffic.

3. Architects design for ingress and egress causing traffic

4. Not enough parking spaces on the property. The parking is scarce in the neighborhood as it is.

5. Traffic caused by massive construction.

6. Addition of perhaps 1250 cars per day ( 249 apartments times an average of 6 trips in and out of the building per day) on Havenhurst Drive compromising a street with several historical properties.

A. Too much compact parking (going from weakened code of 40%, which is already too much, to a requested variance of 60%). What is the logic here and what would ever justify adding this? Explanation?

B. Designating one compact parking spot along with one regular parking spot for each apartment. Do you think that it is possible to dictate to people the kind of cars they can buy? And if they do not have compact cars??? Where do they go? On the street?

C. All valet or valet assist parking has been stated. They would have to have a substantial staff 24/hours/day which will be improbable because of cost. Residents will complain about having to wait for their cars. How can you answer and solve this problem? How long will the cars back up lanes? Probably backed up awhile waiting for valets, especially when they are short handed on valets.

D. Too many intense uses mean they are probably going to try and get away with a staggered parking plan and they will not use it properly. Too many dense uses on site - four restaurants, gym, and a grocery store - all require 10 parking spaces per 1,000 square feet. For sure, this project doesn't have that, so is the developer going to try and use the staggered parking plan hours which won't make sense since all those uses will overlap - especially the gym and grocery store?

E. Without adding another lane to Sunset, please demonstrate how the traffic problem (which already comes to a halt most hours) will not magnify when you take away the island and add a multitude of cars to the mix? If you designate that far right hand lane (going east) to only cars making a right, you would have to have a right hand signal on green all the time to keep the traffic flowing. It will back up for more miles than it already is. This will not be possible because if you have it on green all the time, pedestrians could not cross and cars could not safely cross Sunset from Laurel Canyon. How could you possibly explain your decision to remove that island? Do you also know that you would be taking away the bus stop there if you designate that lane to cars going right? Where would you safely put that bus stop?

F. Los Angeles owns this island and by what authority is it given to a private entity for its own improvement?

G. Traffic Management will not want to manage or be burdened with yet another area of concern. Has anybody thought about that?

H. Way too many cars already on Havenhurst and when you have street sweeping days and construction work; there is no place to park and people circling the block. If you throw in all of the added traffic, cars, offloading and loading of trucks onto Havenhurst from the new proposed site, where is everybody going to park? Where are you planning to put everyone?

I. If Havenhurst Drive is made into a cul-de-sac (which you would have to do), there would not be adequate emergency access. If the street became a cul-de-sac, it would then need a traffic light on Fountain Avenue because you would never be able to turn left with all of the traffic. Has the developer worked this out with the City of West Hollywood and their residents? If there was a cul-de-sac, the masses of cars coming out of the proposed site on to Havenhurst Drive would have to turn right on to Sunset (thereby increasing the already horrible traffic problem) when they exited because it would be too much of a burden for this residential street with landmark buildings. Has this been thought out?

J. Left hand turns from Sunset on to Crescent Heights will increase congestion at this already

busy intersection. Entry and exit from the Crescent parking structure will impede traffic and is an accident waiting to happen. Where is the service entry for semi trucks to unload for the grocery store? Havenhurst Drive? Do we really need another grocery store, or gym when there is a similar grocery store and gym directly across the street?

K. Laurel Canyon will be backed up for miles with traffic due to the increase of traffic at the already over congested intersection at Crescent Heights and Sunset). People will be taking other arteries such as Nichols Canyon, Benedict and Coldwater Canyon. Has the developer thought about how to mitigate this problem and have those neighborhoods (Beverly Hills ...) been made aware (by the developer) of this additional massive traffic problem?

## UTILITIES

1. Resulting in construction of new water or wastewater treatment facilities or expansion of existing facilities which could cause significant environmental effects.

2. Electricity use by increased population could cause blackouts (over use of A/C in the summer) our transformers are overloaded and blow out as it is.

A. Has the developer taken all of this into consideration and how will they remedy this? Do they have sufficient water supplies to serve the project or are new entitlements needed?

B. Is the developer served by a landfill with sufficient capacity to accommodate the projects solid waste disposal needs?

C. Will the developer comply with all federal state and local statues and regulations related to solid waste and all other utilities?

Thank you. I hope that you will address any and all of my questions and concerns in the EIR Report.

Sincerely,  
Jonathon Komack Martin

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**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>  
To: Jonathon <jonathon@darktrickfilms.com>

Thu, Oct 10, 2013 at 9:29 AM

Dear Mr. Martin,

Thank you for your comments and questions. They will be included in the official file and will also be forwarded to the consultants for consideration in the preparation of the Environmental Impact Report.

Sincerely,

11/17/2014

City of Los Angeles Mail - 8150 Sunset Blvd Mixed-Use Project / Case No:ENV\_20132552-EIR

Srimal Hewawitharana  
Environmental Specialist II

[Quoted text hidden]

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**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>  
To: David Crook <D.Crook@pcmet.com>

Thu, Oct 10, 2013 at 9:29 AM

[Quoted text hidden]



Srimal Hewawitharana <srimal.hewawitharana@lacity.org>

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## Crescent Heights - Havenhurst

6 messages

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**Stephen Yoder** <stephenjyoder@gmail.com>  
To: srimal.hewawitharana@lacity.org

Wed, Oct 9, 2013 at 5:21 PM

Hello Ms. Hewawitharana,

Here are my written comments with respect to the 8150 Sunset Boulevard Project.

Thank you,

Stephen J. Yoder

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**Stephen Yoder** <stephenjyoder@gmail.com>  
To: srimal.hewawitharana@lacity.org

Wed, Oct 9, 2013 at 5:22 PM

Here are Mary Jean Trayne's comments.

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**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>  
To: Stephen Yoder <stephenjyoder@gmail.com>

Wed, Oct 9, 2013 at 5:51 PM

Dear Mr. Yoder,

Thank you for your comments and questions. They will be included in the official file and will also be forwarded to the consultants for consideration in the preparation of the Environmental Impact Report.

Sincerely,

Srimal Hewawitharana  
Environmental Specialist II

On Wed, Oct 9, 2013 at 5:21 PM, Stephen Yoder <stephenjyoder@gmail.com> wrote:

[Quoted text hidden]

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**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>  
To: David Crook <D.Crook@pcrnet.com>

Wed, Oct 9, 2013 at 5:51 PM



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**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>  
To: Stephen Yoder <stephenjyoder@gmail.com>

Wed, Oct 9, 2013 at 5:53 PM

Dear Mr. Yoder,

Thank you for submitting Ms. Trayne's comments. They will be included in the official file and will also be forwarded to the consultants for consideration in the preparation of the Environmental Impact Report.

Sincerely,

Srimal Hewawitharana  
Environmental Specialist II  
[Quoted text hidden]

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**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>  
To: David Crook <D.Crook@pcmet.com>

Wed, Oct 9, 2013 at 5:54 PM

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

From: **Stephen Yoder** <stephenjyoder@gmail.com>  
Date: Wed, Oct 9, 2013 at 5:22 PM  
Subject: Re: Crescent Heights - Havenhurst  
To: srimal.hewawitharana@lacity.org

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October 9, 2013

Srimal Hewawitharana

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

Dear Ms. Hewawitharana

Re: Initial study of 8150 Sunset

I am Stephen Yoder, owner and longtime resident of the Palmdale House Apartments at 1415-1421 ½ Havenhurst Drive in West Hollywood. My building is about 150 feet from the proposed development.

I very much oppose this development, and feel that the Initial Study fails adequately to describe the proposed project. It should be revised, re-distributed, and extended timeframes should be allowed for interested persons to review the necessary information. Specifically, the Initial Study:

- Misleads readers regarding the height of the project, which is only 16 stories in height if you ignore the parking garage.
- Provides no detail of the exterior wall treatment of the parking garage, making it impossible to understand the impact of the parking garage and its internal circulation, on neighboring properties. Specifically, are the exterior walls solid or permeable? What is the proposed venting and sound-proofing? What is the proposed exterior and interior lighting?
- The rooftop level uses are not adequately described, specifically as to open/outdoor space. Use of rooftop open/outdoor space would cause significant noise issues, possible odor issues (particularly regarding cooking)

and may cause risk of objects falling and/or being blown from the rooftops.

- There is no description of the proposed uses of the helipad.
- There is no detail of the type of signage and its illumination; particularly regarding potential electronic/moving images.
- There is insufficient detail of the internal loading docks to understand the path of travel of trucks serving the project.
- The study describes the location as "highly urbanized" but ignores the low-density single-family development in the adjoining Hollywood Hills, with low levels of traffic, low ambient light, and abundant wildlife. Residential development to the south of the site is also relatively low-density and with relatively low levels of traffic and ambient light and noise. The project should be correctly characterized to assess the impacts on its neighbors.
- There is no elevation included from the west or south sides of the project, making it difficult if not impossible to assess the issues affecting neighbors to the south.
- Page 13, paragraph (c) states that "the primary valet drop-off/ pick-up area [is] located on Level 81 (see
- Figure A-6 above)." There is no valet drop-off/pick-up specified on Figure A-6 making it impossible to assess this important feature.
- Page 15 states "trash collection bins for the entire development [are] located in the center of Level 81."
- They are not indicated on the plans, making it impossible to understand access, servicing and control to the trash area.
- The Initial Study raises additional questions to be addressed in the EIR. Specifically:
- What alternative developments were considered? Directly to the east is a low-rise retail, entertainment and restaurant development that serves many of the community needs proposed to be served by the project. Why was this low-rise model not evaluated?

- Why was no hotel component considered? Hotel use would generate TOT to the City and cause minimal service demands on the City (particularly with regard to schools and health care).
- What alternative location was considered for the residential towers? Specifically siting such towers at the northeast corner of the site, furthest from residential uses, and at the most prominent location of the site?
- What alternative configuration was considered for the residential towers? With no height limit, a taller, thinner structure is possible using the same construction techniques, which would create a more iconic architectural statement and provide better views for its tenants, and block fewer views of neighbors.
- Does the maximum FAR include garage space?
- How much of the parking is valet vs. self-park?
- Where are valets stationed to service tandem parking spaces? How many valets will be in service and at what times? How will valet staffing levels affect back-up and wait time for cars being parked?
- The only public transportation option at this location is two (?) Metro bus lines. How does the project scale/program compare to projects near existing and proposed subway lines? What will be the impact on existing service levels for the Metro bus?
- It is certain that additional traffic will impact Laurel Canyon, a primary connector for San Fernando Valley and the 110 Freeway. How will the project impact the 110 Freeway and other canyon routes (Franklin, Coldwater, etc.).
- The project abuts a large, low-density area of the Hollywood Hills. What alternatives were considered to make the project compatible with low-density single-family home development? How will the project impact wildlife in the Hollywood Hills?
- How many affordable housing units are required to qualify for the FAR density bonus? Will occupants of the affordable housing place additional demands on City services such as social services, health care services, or financial subsidies? Will occupants of these units be restricted to existing residents of the City of Los Angeles or will residents of the City of West

Hollywood (or elsewhere) qualify, placing new demands on the City of Los Angeles?

- There is mention of the roof deck areas having "ancillary catering kitchens." Are the roof decks open to the sky? How tall are the surrounding walls, and how soundproof? How large will these kitchens be and how much noise and odors will be generated? Will there be gas lines running to these kitchens or BBQ grilling? Such catering kitchens suggest large gatherings. What will be the total maximum occupancy of these roof deck areas? What hours will such events be allowed? What will be the parking/traffic management of such? How many such gatherings will be allowed monthly?
- What handicap access is provided along Havenhurst Drive? Without handicap access, the project created physical divisions of the existing neighborhood.
- What is the turning radius for cars entering the parking from Sunset? The driveway appears to have a 90 degree curb cut, which suggests a very tight turn required to enter the garage, and so significant slowing of this lane of traffic.
- How can the second (eastern) lane into the garage from Sunset be used by vehicles headed east on
- Sunset if there is another vehicle entering at the same time?
- How can vehicles using the Sunset garage heading east and west on Sunset coordinate their entrance into the garage without causing accidents?
- How will use of the private residential balconies be regulated to minimize light and noise and the risk of falling and/or airborne objects to the surrounding pedestrians and neighbors?
- What is the turning radius of trucks using the loading docks? There appears to be an immediate 90 degree turn required when entering from Havenhurst to access the loading dock. Will this allow trucks to use the entire loading dock or will trucks be forced to wait for loading dock space? Where will such waiting area be within the parking garage, or will trucks be forced to wait/idle on Havenhurst? Page 15 states that trucks would "execute a backup maneuver entirely within the parking/loading area ... " There is no (obvious) area for such backup maneuver. Where will this

maneuver be executed? What other traffic will this maneuver interrupt? What will be the impact on other loading that may backup trucks on Havenhurst?

- The only trash area identified on the plans is a temporary trash/recycling area on level B1. How is this area secure for odors and vermin? Where are the other trash areas for the project? How are they secure?
- What are the signage controls proposed for the project? Which signs will be lit and how? Which will have moving images? Will moving images distract drivers, causing traffic hazards? Which signs will be LED and how might their brightness distract blind drivers at night?
- What exterior treatment is considered for the towers? What will be the glare/solar heat impact on surrounding buildings?
- The central pedestrian plaza is presented as a project amenity "to encourage indoor and outdoor activity."
- What portion of the plaza will be restricted to customers of the retail/restaurants? What hours will the plaza be open to the public? What bathrooms will be available to the public? What is the public security impact from such public uses, particularly during night-time hours?
- Commercial parking requirements are reduced by 20% because of the provision of bike parking. How likely are customers/residents to be using bicycles instead of cars, given that the project site is on a hillside and access by bicycle from the north is essentially impossible.
- Why is there no egress to Sunset Boulevard, one of the two major arteries serving the project? How will drivers head west on Sunset? Wouldn't direct egress to Sunset with a new traffic light minimize traffic impacts in this direction?
- Residential access is only on Havenhurst Drive, placing a significant new demand on Havenhurst Drive.
- What is the current traffic generated from the site on Havenhurst? From many years of personal observation, the current project has almost no traffic impact on Havenhurst. The new impact should be assessed.
- What hours will commercial (truck) deliveries be permitted?

- What handicap pedestrian access is planned on Havenhurst? If there is none, the proposed project will physically divide the neighborhood for handicapped persons.
- Sunset Boulevard traveling west has a middle lane for stacking of three cars. What is the projected demand for access to the project from Sunset, from the east? At what times will it exceed three cars and what will be the impact of back-ups on Sunset Boulevard, potentially also blocking Laurel Canyon/Crescent Heights?
- The Crescent Heights exit allows left hand turns north on Crescent Heights. Given traffic flows southbound and northbound on Crescent Heights, how much time do cars have to exit the project ... when both southbound and northbound lanes must be empty for safe egress? The EIR must study the back-up of traffic northbound which occurs at red signals on the Sunset/Crescent Heights intersection.
- The existing traffic island at Sunset and Crescent Heights is proposed to be incorporated into the project.
- Given that this land and street is not owned by the project, the project must be analyzed as if this land and street vacation are not given to the project. Where else would the developer propose to provide the required open space? What would be the traffic impact of containing the project in the site really owned by the project?
- What are the sound and light and odor impacts of the outdoor dining and event terrace on the north retail building? How will pedestrians and drivers be protected from objects blown off or thrown off roofs?
- Page 16 says that "commercial signage would be similar to other signage along the street commercial frontages in the area." The Sunset Specific Plan in the City of West Hollywood has specific signage guidelines that do not apply in the City of Los Angeles. There is no sign district for the City of Los Angeles at the project location. Is the developer proposing off-premises signage? Moving images? LED-lit signs?
- What is the impact on drivers from the distractions and light caused by such signs. What is the impact on surrounding residential and hotel users,

particularly at night where such new illumination could easily prevent sleep.

- How will entry-ways and public ways be lit at night, that might throw additional light on neighboring properties, preventing sleep and disrupting persons "night vision" when walking near the project, which might create health hazards from trip and falls when "blinded by the light."
- What LEED level is the project committed to attain?
- The project claims to "support pedestrian activity." How many persons are within recognized walking distance, particularly given the steep hillside adjoining the project to the north? How much retail/commercial activity could such pedestrian activity support? How are all other users getting to the project?!
- The project claims to "reduce[s] vehicle trips and air pollution by locating residential uses within an area that has public transit." How likely are the residential tenants at the project to use the bus, which is the only public transportation anywhere near the project? How many employment opportunities are located within walking distance of the project? How likely are the residential tenants to be working at these employment opportunities ... most of which are low-paying restaurant and hotel jobs.
- What is the proposed haul route for removing soil and demolition debris from the project site? What hours are construction to be allowed? What programs will reduce dust? This is particularly important given the dedicated elderly and nursing/recovery housing projects in the neighborhood.
- There are many buildings on the National Register of Historic Places within close proximity to the project.
- How will the project's massing and height affect these historic/cultural resources? How might construction vibration and shaking affect these older buildings? The Initial Study only mentions the Andalusian. Also to be studied is the impact on Colonial House, Mi Casa Su Casa, the Savoy and others as well as the historic district on Harper.



- The project will tower over neighboring buildings and streets and sidewalks. What will be the shading impact and the wind impacts and glare/solar loading impacts?
- What seismic studies are being relied on to determine the location of faults? The experience of Hollywood
- Millennium demonstrates that current surveys must be used and strongly suggests geologic studies at the project site. Known fault lines run very close to the project site (for instance, affecting the Sunset
- Millennium and Grafton hotel site, just blocks away).
- If there is consideration of blocking Havenhurst given the traffic impacts on Havenhurst, how will traffic spill over to adjoining streets? What will be the health impact on Havenhurst residents for ambulance and fire and police emergency access?
- Given the traffic impacts of the project, what is the public health impact of potentially extended drive times particularly to Cedars-Sinai from San Fernando Valley and the Hollywood Hills?
- Given the traffic impacts of the project, what is the public health impact of traffic delays for the LAPD and
- LAFD and ambulance service to the Hollywood Hills, when such emergency responders have to travel through West Hollywood along Sunset?
- The project proposes to create a park at the intersection of Sunset and Crescent Heights on land owned by the public. What would be the health hazards of persons using such a park from potential traffic accidents and vehicle emissions?
- What is the basis for the Initial Study's statement that "additional use of roadways would not be excessive and would not necessitate the upkeep of such facilities beyond normal requirements?" This seems utterly speculative absent a traffic study, and absurd on its face given the increased density of commercial/retail use proposed as well as the new residential use. What will be the impact of construction vehicles, particularly heavy trucks, on the asphalt streets? How does the project intend to fix potential damage?

- Traffic studies of existing projects near the site have already determined that many adjacent intersections operate at "failure" levels and so how does the Initial Study support its statement that "use of roadways would not be excessive ... " This is a matter for the EIR to investigate and not a conclusion the Initial Study can support.

Additionally, under this proposed development, The Chase Bank, formerly Lytton Savings Bank, would be demolished. We in the neighborhood agree with the LA Conservancy that the building has historic status as one of the last surviving such commercial building in the Mid Century Modern style. It should be preserved and incorporated into any development on this site.

Further, the inevitable traffic increase from the proposed development will gridlock the intersection of Sunset and Crescent Heights at critical times during the day. Already, cars line up for blocks in each direction during the rush hours. Many homes, and at least one elementary school, rely on Laurel Canyon as the only practicable avenue of ingress and egress. Should, as in 1959 and 1979, another fire in the hills occur, this time during peak traffic congested hours, many people, far more of whom live in the area than in past fire years, could be trapped without escape from the flames and smoke. First responders would have great difficulty reaching the disaster areas.

The development is going to have a particularly adverse effect on Havenhurst. It is a residential street which already has a great deal of traffic, both from cars attempting to avoid gridlock on Sunset by cutting down Havenhurst to Fountain, as well as numerous commercial vehicles...garbage collection, water deliveries, Fed Ex, UPS, USPS, moving vans, cable and utility vehicles. To add 1,250 more cars each day, and an entrance for commercial trucks, would overwhelm the street completely

Most people would agree 8150 Sunset as it exists today is underutilized. But this proposed development is simply wrong for this historic community and will have a very adverse effect on the environment of those who live here .

Thank you for your attention.

A handwritten signature in cursive script that reads "Stephen J. Yoder". The signature is written in dark ink and is positioned above the printed name.

Stephen J. Yoder

October 8, 2013

Mary Jean Trayne  
1409 N. Havenhurst Dr. Unit 8  
West Hollywood, CA 90046

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

RE:8150 Sunset Blvd Mixed-Use Prohject

To Srimal Hewawitharana,

I am Mary Jean Trayne. I am the original owner of Unit 8 of the La Prada Condominiums at 1409 North Havenhurst Dr. and have lived there since 1985. My residence is about 200 feet from the proposed development.

Like other residents of this street I am of course very worried about the height and the dramatically increased density of the proposed development. And as a survivor, of the 1933 earthquake in Long Beach, I am greatly concerned about the plan to build several high rise structures on top of an earthquake fault.

But what I am most concerned about is the increased traffic which will result on Havenhurst. I am 92 and legally blind. I suffer from macular

degeneration in both eyes. As you may know this disease destroys my ability to see any detail through the centers of my eyes but still allows me to distinguish shapes, such as buildings and cars. By using a cane I can slowly walk to, and ride the bus, on Sunset which I use to go to the Braille Institute where I do volunteer work. I also walk to Rite Aid at the corner of Crescent Heights and Sunset to get my medications.

Havenhurst is a residential street which I must cross to reach the bus stop and the drug store. It is already very busy at most times of the day. During the prolonged period of construction, my access will certainly be made much more difficult if not impossible. If upon completion of the development, a truck entrance, as well as 1,000 or more cars each day, have been added to Havenhurst, I fear that my life and safety, as well as the lives and safety of the many other seniors with disabilities living here, will be permanently and irreparably endangered.

In reviewing this proposed development, please give my concerns serious consideration.

Sincerely,

A handwritten signature in cursive script that reads "Mary Jean Trayne". The signature is written in dark ink and is positioned above the printed name.

Mary Jean Trayne



Srimal Hewawitharana <srimal.hewawitharana@lacity.org>

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**RE: Ref. #ENV-20132552-EIR - Supporting the 8150 Sunset project**

3 messages

**Alexander the Great** <alek3000@sbcglobal.net>  
 Reply-To: Alexander the Great <alek3000@sbcglobal.net>  
 To: srimal.hewawitharana@lacity.org  
 Cc: gkramer@marathon-com.com

Wed, Oct 9, 2013 at 1:38 PM

Dear City Planning,  
I fully support the 8150 Sunset project.

I'm a long-time Hollywood resident, I would like to express full support of the proposed mixed-use development, located on the corner of Sunset Blvd and Crescent Heights Blvd. The project looks beautiful, modern, pedestrian-friendly, and is certain to transform the current "third-world" stripmall into a beautiful, attractive, and safe area. I just found out this great news recently, and am truly excited.

I do not believe the project will have negative impacts. The project will highly benefit the environment, because it will transform a current car-oriented stripmall into a pedestrian-oriented, "green" area. Thus the air will be much cleaner, and people (who will now be encouraged to walk) will be much healthier! In addition, the project will have only minimal (if any) traffic or parking impacts because many residents will use transit, instead of driving, as this area has very popular and reliable mass transit service. The area is also close to the "Hollywood & Highland" subway station.

I strongly urge you to approve the project, and approve the EIR. Again, this project will not only improve the appearance of the otherwise dull neighborhood - located next to the world-famous Sunset Strip - but it will ultimately improve the quality of living in the area! Those projects, such as 8150 Sunset Blvd, are the ones that will ultimately transform Los Angeles into a modern, safe, pedestrian-friendly, world-class city.

Thank you!  
 - Alexander Friedman  
 (323) 465-8511  
 Hollywood, California

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**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>  
 To: Alexander the Great <alek3000@sbcglobal.net>

Wed, Oct 9, 2013 at 1:48 PM

Dear Mr. Friedman,

Thank you for your comments. They will be included in the official file and will also be forwarded to the consultants for consideration in the preparation of the Environmental Impact Report.

Sincerely,

Srimal Hewawitharana  
 Environmental Specialist II  
 [Quoted text hidden]

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**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>  
 To: David Crook <D.Crook@pcrnet.com>

Wed, Oct 9, 2013 at 1:48 PM

11/17/2014

City of Los Angeles Mail - RE: Ref. #ENV-20132552-EIR - Supporting the 8150 Sunset project

[Quoted text hidden]



Srimal Hewawitharana <srimal.hewawitharana@lacity.org>

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## Construction on 8150 Sunset, 2015

3 messages

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**Karri Bowman** <karrijune@gmail.com>

Wed, Oct 9, 2013 at 1:08 PM

To: srimal.hewawitharana@lacity.org

Hello,

I am a resident of 1425 N. Crescent Heights Blvd. This is the beautiful historic building next door to your proposed building site.

I realize that money and business will always prevail in our society. I realize that a multi-millionaire dollar site means much more to the city than the history that makes it beautiful.

With that in mind:

Is someone paying attention to the fact that this will bring so much more traffic and congestion to this area? Besides a hefty underground parking area, which I'm sure you're attending to... are you going to make the parking on Crescent Heights permits only ALL THE TIME to help residents have parking spots? Its difficult enough at night to park when everyone is home. Many people visiting your new Center would probably prefer to grab a spot right in front of our building, for instance, rather than bother with the enormous parking lot you are offering. This leaves myself, and fellow residents, without a place to park.

Also, is anyone worried about not dwarfing our beautiful view? Will we still be able to see the hills? Or are we relegated to living in the shadows of your new Center?

My question, I guess, is though construction is moving forward for the city of Los Angeles... what is the City going to do for it's current residences to keep it's historical buildings the beautiful landmarks they are meant to be?

Thank you so much for reading my letter and considering the things I've brought up.

Karri Bowman  
Resident  
1425 N. Crescent Heights Blvd.  
Los Angeles, CA 90046

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**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>

Wed, Oct 9, 2013 at 1:46 PM

To: Karri Bowman <karrijune@gmail.com>

Dear Ms. Bowman,

Thank you for your comments and questions. They will be included in the official file and will also be forwarded to the consultants for consideration in the preparation of the Environmental Impact Report.

Sincerely,

Srimal Hewawitharana  
Environmental Specialist II

[Quoted text hidden]



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**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>  
To: David Crook <D.Crook@pcrnet.com>

Wed, Oct 9, 2013 at 1:46 PM

[Quoted text hidden]



Srimal Hewawitharana <srimal.hewawitharana@lacity.org>

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## 8150 Sunset

3 messages

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Mark Lynn <mark@clubw.com>

Wed, Oct 9, 2013 at 11:03 AM

To: tom.labonge@lacity.org

Cc: carolyn.ramsay@lacity.org, renee.weitzer@lacity.org, jonathan.brand@lacity.org, lisa.schechter@lacity.org, srimal.hewawitharana@lacity.org, luciralia.ibarra@lacity.org

Dear Councilmember LaBonge,

I would like to convey my full support for the Townscape project at 8150 Sunset. I know the shopping center very well as I frequent both the Chateau Marmont and the shopping center at 8000 Sunset across the street but I purposely avoid the strip mall at 8150 Sunset for many reasons of which I am sure you are already aware if you have been there yourself.

I was so excited to see the new plans for the property in the LA times a few weeks ago as I am a current city of Los Angeles resident. When I moved here from Denver a couple years ago (having lived in a high-rise loft in LoDo), I was disappointed to find that there weren't any quality high-rise housing options in this part of town. Please encourage this property owner on Sunset to build a high-quality project rather than a low rise, we need a high-rise project or two in this area where people like me can live, shop, and eat. I would love to walk to Chateau Marmont, the Laugh Factory, Katana, Pink Taco, Trader Joe's and ride my bike to work.

In my experience, a person's lifestyle is greatly enhanced when they don't have to spend their day in the car commuting to restaurants, shopping destinations, and offices from higher quality housing options that are outside of the desirable parts of town. LA is a world-class city, let's treat it as such through the use of architecture, strong urban design principles and lasting mixed use projects.

I would eventually love to live in the hills above the project and believe that this project will be a great amenity to those that are already there. I was surprised by your quote in the LA Times that the hills residents don't want any more improvement along Sunset. It seems quite clear that their motivations are driven by exclusivity and the notion that they be the only ones who can enjoy the views, the neighborhood and location, rather than us younger and working folks who cant yet afford to live in the hills.

I run a startup tech company here in Los Angeles and there is a real tech boom happening in Santa Monica because there is a plethora of new rental housing options for the younger, well-educated entrepreneurs and programmers as well as a new amenity base. Similarly, the City of Los Angeles should also work to take advantage of the new influx of talent by providing high quality high-rise housing options and new restaurants, rather than continue to lose businesses, and residents to Santa Monica. I will absolutely move into the new project at 8150 Sunset when it's completed as it is near my office, which ultimately will take one more daily commuter off the road. Maybe one day I'll be lucky enough to share the exclusive feeling of the hills with the people you mentioned in the article, but I assure you I will always encourage attractive development like this along Sunset Boulevard, especially ones that engage the public like this one does.

Sincerely,

Mark Lynn

13700 Marina Point Drive #1126 Los Angeles, CA 90292

MARK LYNN  
mark@helloyay.me  
O 424.253.8090  
@helloyay

1 (877) 565-8533  
Helloyay.me

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**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>  
To: Mark Lynn <mark@clubw.com>

Wed, Oct 9, 2013 at 12:24 PM

Dear Mr. Lynn,

Thank you for your comments. They will be included in the official file and will also be forwarded to the consultants for consideration in the preparation of the Environmental Impact Report.

Sincerely,

Srimal Hewawitharana  
Environmental Specialist II  
[Quoted text hidden]

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**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>  
To: David Crook <D.Crook@pcrnet.com>

Wed, Oct 9, 2013 at 12:24 PM

[Quoted text hidden]



Srimal Hewawitharana <srimal.hewawitharana@lacity.org>

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**RE: Crescent Heights / Sunset Structure**

4 messages

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**Naidra Thomson** <naidradawn@me.com>

Tue, Oct 8, 2013 at 12:57 PM

To: srimal.hewawitharana@lacity.org

To Whom it May Concern:

My main comment about the pending new structure is this:

I am looking forward to something new in that horrible current fast food plaza, however, I want to ensure the new structure is in keeping with the charm of West Hollywood, with a unique, charming, lower building. An uber modern high rise does not belong on that corner. Therefore I completely support the project as long as the entire structure is only a few stories high and not 16 stories, as suggested.

That is all.

Thank-you for your time,

Naidra Thomson  
Home Owner

1351 N. Crescent Heights Blvd., unit #111  
West Hollywood, CA  
90046

---

**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>

Tue, Oct 8, 2013 at 4:07 PM

To: Naidra Thomson <naidradawn@me.com>

Dear Ms. Thomson,

Thank you for your comments. They will be included in the official file and will also be forwarded to the consultants for consideration in the preparation of the Environmental Impact Report.

Sincerely,

Srimal Hewawitharana  
Environmental Specialist II

[Quoted text hidden]

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**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>

Tue, Oct 8, 2013 at 4:07 PM

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

[Quoted text hidden]

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**Naidra Thomson** <naidradawn@me.com>

Wed, Oct 9, 2013 at 12:24 PM

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

Thank you so much for your quick response. You must be getting hundreds of emails about this!

11/18/2014

City of Los Angeles Mail - RE: Crescent Heights / Sunset Structure

I appreciate my comments being included for the City's consideration.

Regards,

Naidra Thomson

[Quoted text hidden]



Srimal Hewawitharana <[srimal.hewawitharana@lacity.org](mailto:srimal.hewawitharana@lacity.org)>

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## 8150 Sunset Blvd

3 messages

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Marla <[marla1008@yahoo.com](mailto:marla1008@yahoo.com)>

Tue, Oct 8, 2013 at 6:09 PM

Reply-To: Marla <[marla1008@yahoo.com](mailto:marla1008@yahoo.com)>

To: "srimal.hewawitharana@lacity.org" <[srimal.hewawitharana@lacity.org](mailto:srimal.hewawitharana@lacity.org)>

Dear Srimai Hewawitharana,

I am writing to you in regards to the 8150 Sunset Project. I have lived on Crescent Heights between Sunset and Fountain for over 30 years and am a member of the Crescent Heights- Havenhurst Neighborhood Preservation Association. I welcome a change at the corner of Sunset and Crescent Heights, but am weary of this project as it was proposed.

I have major concerns about the grand scale of this project and the lack of parking. I am also aware that the traffic and noise would not only be insane, it would completely change Havenhurst Drive from a quiet residential street to a commercial loading and unloading zone with constant huge trucks. I am not sure that turning Havenhurst Drive into a cul de sac is even safe and anyone on that block would have a nightmare of a time attempting to drive east.

Please consider minimizing this project so that our neighborhood is not turned upside down and inside out.

Marla Miller

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Srimal Hewawitharana <[srimal.hewawitharana@lacity.org](mailto:srimal.hewawitharana@lacity.org)>

Wed, Oct 9, 2013 at 8:51 AM

To: Marla <[marla1008@yahoo.com](mailto:marla1008@yahoo.com)>

Dear Ms. Miller,

Thank you for your comments. They will be included in the official file and will also be forwarded to the consultants for consideration in the preparation of the Environmental Impact Report.

Sincerely,

Srimal Hewawitharana  
Environmental Specialist II

[Quoted text hidden]

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**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>  
To: David Crook <D.Crook@pcrnet.com>

Wed, Oct 9, 2013 at 8:51 AM

[Quoted text hidden]



Srimal Hewawitharana <srimal.hewawitharana@lacity.org>

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## 1425 N. Crescent Heights Blvd (next to proposed project 8150 Sunset)

4 messages

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davis mikaelis <ddmcfarland@yahoo.com>

Tue, Oct 8, 2013 at 5:08 PM

Reply-To: davis mikaelis <ddmcfarland@yahoo.com>

To: "srimal.hewawitharana@lacity.org" <srimal.hewawitharana@lacity.org>

To Whom it May concern;

My name is Davis Mikaelis and I live directly next door to the proposed 8150 Sunset Blvd project @ 1425 N. Crescent Heights Blvd... actually my entire home, all my windows and balcony face the side where the proposed construction would happen... literally 20 feet away from the property line... so I have some questions and concerns.

I am an active member in West Hollywood and want nothing more than beautification of the neighborhood... but I am concerned about how the construction will affect the health of my family and animals.

Can you tell me how the 8150 Project plans on keeping the dust and dirt from entering my home since it's only feet away? Also, is there a proposal to deal with traffic during this time since Crescent Heights Blvd is a major North South hub in Los Angeles and it's already difficult to enter the Blvd even w/OUT construction? Will there be a way to access my supermarket Trader Joes the same way I do now by crossing Crescent Heights Blvd on Sunset during construction? Are there plans to cut down trees in the neighborhood?

Also... what time is the proposed construction to begin in the morning and end at night? Will the construction take place on weekends?

I thank you in advance for your time...

Best,  
Davis

Davis Mikaelis  
Co-Executive Producer  
World of Wonder Productions



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**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>

Tue, Oct 8, 2013 at 5:26 PM

To: davis mikaels &lt;ddmcfarland@yahoo.com&gt;

Dear Mr. Mikael, s,

Thank you for your comments and questions. They will be included in the official file and will also be forwarded to the consultants for consideration in the preparation of the Environmental Impact Report.

Sincerely,

Srimal Hewawitharana  
Environmental Specialist II

[Quoted text hidden]

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**Srimal Hewawitharana** <srimal.hewawitharana@lacity.org>

Tue, Oct 8, 2013 at 5:26 PM

To: David Crook &lt;D.Crook@pcrnet.com&gt;

[Quoted text hidden]

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**davis mikaels** <ddmcfarland@yahoo.com>

Tue, Oct 8, 2013 at 6:32 PM

Reply-To: davis mikaels &lt;ddmcfarland@yahoo.com&gt;

To: Srimal Hewawitharana &lt;srimal.hewawitharana@lacity.org&gt;

Thank you.

Davis Mikael s  
Co-Executive Producer  
Life With La Toya  
World of Wonder Productions / OWN

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**From:** Srimal Hewawitharana <srimal.hewawitharana@lacity.org>**To:** davis mikaels <ddmcfarland@yahoo.com>**Sent:** Tuesday, October 8, 2013 5:26 PM**Subject:** Re: 1425 N. Crescent Heights Blvd (next to proposed project 8150 Sunset)

11/17/2014

City of Los Angeles Mail - 1425 N. Crescent Heights Blvd (next to proposed project 8150 Sunset)

[Quoted text hidden]