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Submissions by the public in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3, are distributed to the Commission and uploaded online. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. Please review the Commission ROPs to ensure that you meet the submission requirements. The ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

All compliant submissions may be accessed as follows:

- **“Initial Submissions”**: Compliant submissions received no later than by end of day Monday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report, will be appended at the end of the Staff Report. The Staff Report is linked to the case number on the specific meeting agenda.
- **“Secondary Submissions”**: Compliant submissions received after the Initial Submission deadline up to 3:00 p.m. Thursday of the week prior to the Commission meeting are contained in this file and bookmarked by the case number.
- **“Day of Hearing Submissions”**: Compliant submissions after the Secondary Submission deadline up to and including the day of the Commission meeting will be uploaded to this file within two business days after the Commission meeting.

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If you have any questions, please contact the Commission Office at (213) 978-1300.

SECONDARY SUBMISSIONS

The following submissions by the public are in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3b. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. The Commission’s ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

All materials in response to a Recommendation Report or additional comments which were received by the Commission Executive Assistant electronically no later than 3:00 p.m. Thursday of the week prior to the Commission meeting AND which do not exceed ten (10) pages including exhibits are included in this file.

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If you have any questions, please contact the Commission Office at (213) 978-1300.

12/10

healthyspot.

We are so excited to be joining the Los Feliz community this Winter! Like our other locations, we will be offering our curated collection of healthy pet food and product options, but need your support to bring our award-winning grooming services to this new location. Share your excitement for our Los Feliz dog grooming salon by signing here.



Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1864 N. Vermont Avenue!



PRINT NAME

Robyn Smith

Alicia Doroteo

Britan Murphy

Cassie Cherry

JAMIE NEUER

Althia Castro

Terry Hall

Courtney Gibbs

SIGNATURE

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

ZIP CODE

90027

90027

90027

90027

90027

90027

91604

EMAIL

smith.robyn@gmail.com

alicia.doroteo@gmail.com

cass_cac@gmail.com

JAMIE NEUER@gmail.com

althia35@gmail.com

tercarrhall@gmail.com

Courtney.gibbs@icloud.com

1 of 112 Signature Pages

By signing above, you are agreeing to allow Healthy Spot to share this information with the City and County of Los Angeles. Updates on the Los Feliz grooming salon will be sent to the email provided.

Murf the Mice

James Oviatt Building
617 South Olive Street, Suite 320
Los Angeles, California 90014
telephone: 213 833-0005

15 February 2016



City of Los Angeles Planning and Land Use Management Committee
200 North Spring Street
Los Angeles, CA 90012
Attn: Jose Huizar , Chair
Re: Edinburgh Court, Agenda Item 5

Dear Chair Huizar and Committee Members

I am writing in my dual capacity as a member of the City's Cultural Heritage Commission and as a preservation architect whose office has successfully restored several historic bungalow courts to urge your inclusion of the Edinburgh Bungalow Court located at 750-756 ½ North Edinburgh Avenue in the list of Historic Cultural Monuments.

While this may not be the most distinguished bungalow court, nor designed by a master architect, it does however contain several features that were important in the Commissions vote for designation. As noted in the PRC evaluation the court was built from a "kit" which, contrary to their conclusion that this renders the development insignificant, in fact addresses the economics of workforce development as the city rapidly during the period of its significance. Most bungalow courts that have been designated or saved represent a higher threshold of design and economics. Incorporated within these simple buildings are excellent examples of built in features (writing desks, ice boxes, kitchen cabinets, etc) which remain and represent the quality of attention to detail in even the most economic types of housing.

The Edinburgh Court also is an excellent example of the emerging impact of the automobile in the development of the city. The garage, located along the rear of the property provides covered parking for every unit, but, due the limited depth of the site parks the cars in a single diagonal bays allowing the cars to enter and exit via a narrow driveway. Most courts of the period provided limited or no on site parking.

With regard to the ability of the Edinburgh Court units to be repaired and restored, I would note that our office has successfully completed restoration on 4 similar bungalow Courts in Hollywood which were in substantially similar or worse condition than the units in question. While these were undertaken for an affordable housing developer which brought available public funds to the table, they were restored to meet the Secretary of the Interiors standards and have received local and statewide awards for their preservation and restoration in addition to providing over 40 units of affordable housing. While public funds may



not be available for Edinburgh Court restoration, added cost of prevailing wage requirements would also not be required, reducing the overall cost of repairs.

The level of alterations and deterioration as noted in the PRC report are not beyond the ability to repair and restore the remaining historic fabric of this complex. While the economics of this work may be a challenge, that is not a criteria in the designation of a City Cultural Monument. A monument tells the story of who we were and how we got to be who we are, and the Edinburgh Court Bungalows are a part of that story in Los Angeles.

Sincerely,

M2A Milofsky & Michali Architects

A handwritten signature in black ink that reads 'Barry A. Milofsky'.

Barry A. Milofsky
Partner

L.A. at Home (<http://www.latimes.com/home/>)

DESIGN, ARCHITECTURE, GARDENS,
SOUTHERN CALIFORNIA LIVING

« Previous Post (https://latimesblogs.latimes.com/home_blog/2010/03/the-deal-le-klint-pendant-lamps-40-off-through-march-31-at-lumens-tk.html) | L.A. at Home Home (<http://www.latimes.com/home/>) | Next Post » (https://latimesblogs.latimes.com/home_blog/2010/03/the-deal-russel-johnson-imports-salvaged-seltzer-bottles-as-lighting-and-accessories-.html)



L.A. Conservancy honors restoration of four Hollywood bungalow courts

MARCH 30, 2010 | 7:14 AM



Among the eight projects being honored by the Los Angeles Conservancy (<http://www.laconservancy.org/>) for preservation next month is a cluster of four 1920s bungalow courts on Serrano Avenue and on Kingsley Drive in Hollywood that were nearly lost to demolition.



Now restored, above, they are homes for low-income and special-needs tenants and full of original details, including pull-down dining tables and other built-ins. At right: before the renovation.

Click to the jump for interior photos of the bungalows, or read more about this and the other residential projects cited by the conservancy here (<http://www.latimes.com/features/home/la-hm-conserve-20100327,0,1053148.story>).

Photo credits: Hollywood Community Housing Corp.



(<https://latimesblogs.latimes.com/.a/6a00d8341c630a53ef0120a977d635970b-pi>)

Above: Pull-down table and bench preserved in one of the bungalows' dining nooks.
Credit: Hollywood Community Housing Corp.



(<https://latimesblogs.latimes.com/.a/6a00d8341c630a53ef01310fdec164970c-pi>)

Above: Another original built-in preserved inside a bungalow. Credit: Hollywood Community Housing Corp.



(<https://latimesblogs.latimes.com/.a/6a00d8341c630a53ef01310fdec274970c-pi>)

Above: A view of the inside of one of the bungalows. Credit: Carly Caryn / Historic Resources Group

-- Mary MacVean

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Comments

(<http://www.latimes.com/>)

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Etta Armstrong <etta.armstrong@lacity.org>

VTT-74201-SL-1A / ENV-2016-1367-EIR (750-756 N. Edinburgh Ave.)

1 message

brian harris <jbrianharris@yahoo.com>

Thu, May 23, 2019 at 2:59 PM

To: "apccentral@lacity.org" <apccentral@lacity.org>, "etta.armstrong@lacity.org" <etta.armstrong@lacity.org>

Cc: Adam Villani <adam.villani@lacity.org>

Honorable Commissioners,

I will be attending the Planning Commission hearing next Tuesday and since I know speaking time will be limited I wanted to present my thoughts here. While this is an emotional situation as it began in 2015 and I own one of the bordering properties to this property, I have attached the facts as I know them. Please see the timeline of events/conversations as well as respected letters from an architect and geological engineer about the feasibility of restoration.

I would also like to say that I have met the owners on several occasions. I do believe that their initial intention was to clean up, through redevelopment, [750 -756 N. Edinburgh Ave.](#) a corner multifamily property that did have deferred maintenance and lack of sparkle so to speak. However, when there was neighborhood energy around protecting and saving the bungalows, they did not listen to us and instead they have tried every possible tactic to demolish this bungalow court and pursue an out of character luxury development, a development that they pulled from planning and lads in order to demolish the court, a development they have not changed the design on despite neighbor outcry, and a development that is the unchanged development represented in this EIR.

During this process, since the last tenant moved out of Edinburgh Bungalow Court in August of 2016, we the neighbors have faced a dark property on the corner, a lack of security on the property, break-ins of our homes (3 break-ins to be exact), vagrants and homeless persons coming to the property and trash and debris and a complete lack of maintenance of the property. For developers who used to live in the neighborhood and supposedly care about the neighborhood, they have shown a very strange way of caring for the remaining neighbors and our wishes for our neighborhood. The strategy, if that's what it is, of making the neighbors' lives scary and unbearable due to our dark and unkept and infiltrated surroundings to the point where we cry mercy/ just tear it down, is disappointing to say the least. I have reached out to the owners about the condition of the property over the years and they have responded but it is only when we as neighbors file complaints that we get any lasting results. I'm tired and I want justice in this situation.

I am asking you to deny this appeal for the tract map and any movement forward for this development. I am solution oriented and I have brought 2 buyers to these owners only to have the price raised or a denial of showing the buyer the property prior to contract. Every time the price gets raised and I get a buyer for the new price, the price gets raised again. During the Tentative Tract Map hearing before the Advisory Agency the representative Elisa Paster, who is also one of the investors listed on the BLDG Edinburgh LLC, stated on the record that her clients would be willing to sell for the price they have invested in the property just to get out of it. I have met twice with Ms. Paster and 2 of the owners at our CD 5 Council Office to try to come up with a fair solution involving the opportunity to find a buyer for their invested price and hold them to their word and proposal from the agency hearing. Despite time conditions and a positive LOD added to the sale condition which we agreed to, the solution efforts failed when Ms. Paster and her clients did not get back to us and became silent. My efforts in finding a buyer for their unchallenged price would focus on foundations and donors in creating an affordable living situation for the aging population similar to the HCM El Greco located at [817 N. Hayworth Ave.](#) I believe given the opportunity I can achieve this much needed and deserved preservation and community service project.

This HCM is 8 affordable housing units. During a housing crisis there is no justification in approving a luxury SLS development in exchange for the demolition of a Historic Cultural Monument comprised by 8 affordable rental units. The approval of this EIR and tract map would not be an outcome for the greater good of the citizens of LA. This is a capitalistic investment for the 13 owners of this property, all listed under the name BLDG Edinburgh LLC. The approval of this would be a decision that would be contributing to the homeless problem and creating a dangerous precedent to all of our HCMs in the City. The owner originally told me that he could restore this bungalow court for \$800,000 (excluding the garages). My second buyer, a broker and experienced developer/restorer of bungalows, has said it would cost him \$1,000,000 to renovate the entire property. These bungalows have been extensively commented on by architects, engineers, and soil experts during the HCM nomination process and they all say that single story bungalows can be affordably restored/rebuilt and I believe much more reasonably than shown in their EIR and from my first conversation with the owner who is an experienced developer, he does as well. My second buyer has a verbal standing commitment of a \$3.2 million purchase for [750 N. Edinburgh Ave.](#) This price is more than the original purchase price and under his ownership all 8 units will go back on the market under the RSO as per the pre-Ellis Act eviction process.

February 12, 2016

Mr. Brian Harris
747 1/2 N. Hayworth Ave.
Los Angeles, CA 90046

RE: THIRD PARTY REVIEW OF LETTERS/REPORTS BY FEFFER GEOLOGICAL CONSULTING AND WHITE CASTLE CONSTRUCTION REGARDING THE PROPERTY AT 750-756½ NORTH EDINBURGH AVENUE, LOS ANGELES, CALIFORNIA

Dear Mr. Harris:

At your request, I have reviewed the February 5, 2016, report by Mr. Joshua R. Feffer, CEG, and the attached Curriculum Vitae (CV) of Mr. Feffer (Appendix A), as well as a letter by Michael Goldberg of White Castle Construction dated February 8, 2016 (Appendix D). In the preparation of this third party review, I have also reviewed a prior Geotechnical Investigation report for the property dated April 2, 2015 by Feffer Geological Consulting, Inc., and the Soils Report Approval Letter issued by the Los Angeles Department of Building and Safety Grading Division on April 27, 2015.

MR. FEFFER'S REPORT DATED FEB. 5, 2016

Mr. Feffer's Qualifications

The April 2, 2015, Geotechnical Investigation by Feffer Geological Consulting, Inc. does not consider the condition of the existing structures, but instead simply assumes that they are to be demolished for the construction of new buildings on the site. The more recent report by Mr. Feffer (dated February 5, 2016), does concern the existing structures. It discusses seismic bolting of the structures, danger of structural collapse, standards of foundation construction, safety and red-tagging of the buildings, shallow and deep foundation recommendations, as well as wood framing deficiencies. All of these matters belong to Civil Engineering and its subspecialties (Structural and Geotechnical). I am well aware of these topics as both a practicing Civil Engineer and a Professor at UCLA in the Department of Civil and Environmental Engineering (my CV is in Appendix B).

As indicated in his CV, Mr. Feffer has geology degrees and registrations, as well as a Certification in Engineering Geology (CEG 2138). The regulations of the practice of geology is described in Appendix C, attached. Mr. Feffer is not a Registered Civil Engineer, nor is he registered Structural or Geotechnical Engineer (the two Civil Engineering specialties registrations licensed by the State of California). **Hence, Mr. Feffer is not qualified by licensing to opine on the Civil Engineering matters described above.**

GEOLOGY REQUIREMENTS

A brief research of the property reveals that:

- a) It is situated on a flat area of the City of Los Angeles (Figure 1).
- b) The GIS database system of the City of Los Angeles (Figure 2), does not reveal geologic hazards such as faults, liquefaction, landslides, and oil extraction.

Since there are no hillside or mapped geologic hazards (Figure 2), building improvements, or constructions at this site, it does not require submission of a report by a geologist such as Mr. Feffer. The City does require a Geotechnical report (a.k.a., soils report) signed and stamped by a California registered Civil Engineer.

FOUNDATIONS

In his report, Mr. Feffer indicates that *“The existing foundations could be replaced by either conventional foundations or new pile and grade beams.”* In my 25+ years of experience in the City of Los Angeles, I have never encountered a project of this type (single story buildings, in flat land with only one foot fill depth) where piles were used! In fact, piles were neither recommended in the Geotechnical Investigation report dated April 2, 2015, for the new 3-story development project proposed at the site, nor were they required by the April 27, 2015, Soils Report Approval Letter issued by the City’s grading division. Furthermore, foundations of lightweight buildings of the type and age existing at the site are, in my experience, rarely replaced; instead old foundations are usually locally reinforced without moving the structures, mudsills are bolted using metal plates (e.g., using Simpson Strong-Tie UFP10 plates), and expansive soils mitigated through drainage improvements.

WHITECASTLE CONSTRUCTION LETTER DATED FEB. 8, 2016

I understand, Mr. Goldberg’s letter was based on a review of Mr. Feffer’s “Geologic Report” and a Termite & Pest Solutions Inc. report. The letter presumes that the site has unstable soils, that new foundations are required, and that new foundations should extend to bedrock. These

February 26, 2016

Michael Mekeel
Offenhauser/Mekeel Architects
9872 Holloway Drive
West Hollywood, CA 90069

Councilman Koretz
Council District 5
200 North Spring Street, Suite 440
Los Angeles, CA 90012

Re: UPDATE LETTER: Proposed Designation of 750 N. Edinburgh Avenue (CHC-2015-3386-HCM)

Dear Councilman Koretz:

This is an update to my previous letter to you dated February 1, 2016. As you may recall, I attended a meeting with you on February 2 to discuss my findings that the buildings could be restored to rental use for a total of \$125,000 for all four buildings (or \$15,625 per unit). I am now updating the February 1 letter to reflect three typical methods for mitigating foundations in expansive soil identified by a civil engineer, Dr. Daniel Pradel, P.E., G.E of Shannon & Wilson, Inc.

My conclusion is that even if Dr. Pradel's recommendations are employed to their fullest extent, the cost of restoring the buildings to their original use is no more than \$244,640 or \$30,580/unit.

Qualifications.

Offenhauser Mekeel Architects are historic preservation architects as well as real estate developers. We have designed, preserved, restored, owned and maintained numerous historic buildings in the City of Los Angeles. We also currently own and maintain The Toberman House which is Los Angeles Cultural Historic Monument #769; it was the home of the second mayor of Los Angeles. We are experts in restoring historic buildings.

February 26 letter from Dr. Pradel

The most recent information relevant to this designation is a letter dated February 26, 2016, from Dr. Pradel. At the end of his letter, Dr. Pradel describes three typical methods used to mitigate foundations in expansive soils, and explains that these three methods are ranked in the order in which they are typically employed, with "3" being the most expensive.

The recommendations made by Dr. Pradel correspond generally to my original recommendations and estimates of likely cost for the project, which already assumed that the first method (improving surface drainage) would be employed. Although neither Dr. Pradel nor I have identified evidence that the second and/or third methods will be necessary, for purposes of establishing a "worst-case" scenario I have prepared estimates which assume that these two

methods are employed to their fullest conceivable extent. My conclusion is that the original estimate of \$125,000 would increase as follows:

Method 1: No increase: Total budget \$125,000 or \$15,625/unit.

Methods 1 and 2: + \$9,640: Total budget \$134,640 or \$16,830/unit.

WORST-CASE SCENARIO:

Methods 1,2 and 3: + \$119,640: Total budget \$244,640 or \$30,580/unit.

Discussion of three methods proposed by Dr. Pradel.

Dr. Pradel's three methods for mitigating foundations in expansive soils are described below, along with my estimates for each and the effect on the total budget.

1. **Method 1: Improve surface drainage:** My original estimate included a budget of \$5,000 to "Correct the roof and site drainage, repair the plumbing and patch the roofs to be certain that water does not flow into the crawl space in the future." Thus, Dr. Pradel's recommendation to improve surface drainage does not change the total budget.

In sum, the improvement of surface drainage (Method #1) does not change the budget of \$125,000 or \$15,625/unit.

2. **Method 2: Install French drains:** My original estimate did not include French drains, which Dr. Pradel identifies as a second method to mitigate expansive soils. French drains are installed adjacent to the footings in order to keep water away from the footings. I consulted with Fernando Lavanche of Ambiente Landscaping of La Crescenta, California, a licensed landscape contractor (License #730001) whom I know and trust and whom I have hired in the past to install French drains. Mr. Lavanche provided me with the following estimate of the cost of installing French drains around the entire perimeter of all four buildings:

540 linear feet of French drain at \$16/linear ft	\$ 8,640
Dry well	<u>\$ 1,000</u>
Total	\$ 9,640

In sum, the installation of French drains (Method #2) and improvement of site drainage (Method #1) would increase the total budget by \$9,640, i.e., to a total of \$134,640 or \$16,830 per unit.

3. **Method 3: Install strap beam and deepen footings:** Dr. Pradel's third method is the most comprehensive and expensive of the three methods. He says that if any of the footings are "locally cracked," a typical solution is to place a concrete strap (also known as a "strap beam") along the affected area and then connect this strap beam to the existing footing. This effectively deepens the footing 24 inches below the existing 12-inch footing. In his letter, Dr. Pradel provides a graphic detail for this strap-beam method. My February 1 letter acknowledged there was evidence that some of the existing 12-inch footings were rotated (which indicates cracking), and on that basis I

recommended removing and replacing about 100 feet (or about 20%) of these rotated footings with a code-conforming 24" deep footing, at a total cost of \$25,000. (My visit to the site indicated that most of the walls were in good condition, indicating that rotation and cracking exists on only some, but not all, of the footings.) In any event, Dr. Pradel's strap-beam method is more comprehensive than simply replacing footings, and wherever it is implemented, it would effectively preclude the need to remove and replace the existing footing, because the rotated footing would be returned to the proper position and then the strap beam would resupport the original footing. Under a "worst case" scenario (which is highly unlikely considering my observation of the condition of the walls), all 540 linear feet of footings in the combined four buildings would be cracked and require strap beams and deepened footings. I contacted John A. Schroyer of J.A. Schroyer Construction in Sunland California, a licensed building and concrete contractor (License #955716) whom I know and trust and whose business is primarily in the excavation and construction of concrete foundations for apartment buildings. Mr. Schroyer provided me with the following estimated cost for installing strap beams and deepened footings along the entire 540 linear feet of the four structures:

540 lf @ \$250/lf

\$135,000

Since my original estimate assumed \$25,000 for replacing rotated footings, and since that expenditure would no longer be necessary if this third method is employed along the entire 540 linear feet of footings, the use of Dr. Pradel's third method would add \$110,000 to the total budget.

In sum, the installation of strap-beams and deepened footings on the entire perimeter of the structures (Method #3), along with French drains (Method #2) and improvement of site drainage (Method #1) would increase my original budget by \$119,640, to a total of \$244,640, or \$30,580 per unit.

Original February 1 letter

The balance of my original letter follows for your information:

February 1, 2016

The Spanish Colonial Revival bungalow court located at 750 North Edinburgh Avenue is in remarkably good condition for a 95 year old historic building and can be restored to its former use as rental units without excessive difficulty or cost.

We have reviewed the letter from Armbruster Goldsmith & Delvac dated November 11, 2015 which includes letters and reports from PCR Services Corporation, John Labib & Associates and Termite Pest Solutions. We also visited the site. Based on our extensive experience and in consultation with our geotechnical and structural consultants, we find that these reports dramatically overstate the difficulty and cost of rehabilitating these structures and restoring

them as rental properties. In fact, the deferred maintenance can be corrected and structural remedial work, though not required by the building code, can be performed cost-effectively.

1. Architectural/Historic Character Defining Features Are Remarkably Intact:

- The overall appearance of the property is essentially unchanged from 1923. There is no question that an original resident of the building would recognize it today. The four buildings and the garage structure are in their original location defining the central courtyard, and the simple rectangular massing with rough textured exterior plaster, crenellated parapets with barrel tile coping are intact.
- Significant architectural details are intact. The plaster arched front door porticos and the lean to shade structures over the main windows and the plaster arches with detail are intact.
- Doors and windows are highly significant character defining features and are substantially intact. The replacement of some windows and doors can be easily reversed by installing salvage matching windows and doors or having new ones made to match.
- The interiors are original. The interiors still have the original wood floors, the original casing at doors and windows, the original casework in the living rooms and the original cabinets and tile in the kitchens, including in at least on case the original ice box!

2. Structural upgrades are not required by law and even if voluntarily undertaken they would be relatively inexpensive.

- There is no building code requirement to upgrade the structures.
- The existing buildings provide substantial protection even without any upgrades. One story older buildings of this type tend to perform well in earthquakes. The structural loads in a one story building are very low. Thus, in a one-story building the difference between straight and diagonal sheathing is irrelevant for purposes of safety. In addition, the plaster on both sides of a stud wall provides a certain amount of structural shear.
- Relatively inexpensive voluntary upgrades can significantly increase the structural performance. Foundation bolting, adding connectors to beams and posts and roof framing, and perhaps installing a few shear walls are all simple and cost effective upgrades that will improve the structural performance of the building significantly. The cost of these upgrades is likely to be less than \$40,000 total for all four structures combined.
- Termite damage can be inexpensively repaired. Termite damage is common in all buildings and is not justification for demolishing the buildings. The exposed wood girders look in remarkably good condition, so it would be reasonable to assume that the termite damage is localized and due to maintenance issues. It can likely be repaired for less than \$10,000 for all structures combined.

3. The expansive soil does not need to be removed and re-compacted.

- A 4 foot blanket of expansive soil is common in this part of the Los Angeles basin. This building is no exception. Yet this and many thousands of older buildings are performing well structurally.
- There is no building code requirement that the soil under an existing building be removed and re-compacted.
- Even for a new building, the building code requires only that foundations in expansive soil be 24" deep. Although a new foundation is not required by the code, even for a new one-story building the code allows foundations to be 24" deep, which is above the 4-foot level of expansive soil.

4. Any foundation distress is likely caused by deferred maintenance, is localized, and can be easily repaired.

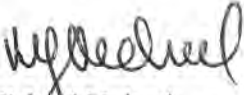
- Cracks in the crawlspace are likely the result of maintenance issues. Surface water customarily flows away from the building and should not cause foundation movement. Thus, identified cracks in the crawlspace soil are probably the result of maintenance issues, e.g., a leak or flooding in the building either before or after the building was vacated; water penetration from the crawl space vents where soil has been allowed to accumulate above the level of the vents; and/or ponding around down spouts where the water does not have a path to the street.
- Excessive rotation of the footings is localized. The entire foundation is not in distress. The identified footing rotation is occurring in a only a few areas of the foundation, for instance where water has been allowed to pond at the base of downspouts.
- The foundation can be inexpensively repaired. In order to correct the rotating footings it is not necessary to relocate all the houses, remove and replace all the soil 5 feet deep on the entire site, construct new footings and replace the houses. The customary solution is considerably less intrusive and far less expensive:
 - Stop the foundation movement: Correct the roof and site drainage, repair the plumbing and patch the roofs to be certain that water does not flow into the crawl space in the future. The total budget for this is likely to be less than \$5,000.
 - Replace sections of footing which have rotated: Temporarily shore that section of the building and remove and replace the footing with a code-conforming 24" deep footing. The total budget for this is likely to be less than \$25,000.
 - Replace under floor piers: The piers in the crawl space can be easily replaced and are structurally sufficient so long as no water penetrates the crawl space. The total budget for this is likely to be less than \$5,000.

5. Budget for structural repairs.

- Altogether a budget of \$85,000 should be sufficient to accomplish the voluntary repair of some footings, repair of termite damage and structural upgrades

described above. These repairs can be done without substantial harm to the interiors or exteriors of the structures. Nonetheless, an additional \$40,000, or \$10 per square foot, is a reasonable budget to restore the interiors and exteriors to a condition suitable to return the buildings to their use as rental apartments.

Sincerely,

A handwritten signature in dark ink, appearing to read "Michael Mekeel". The signature is fluid and cursive, with the first name "Michael" and last name "Mekeel" clearly distinguishable.

Michael Mekeel
Offenhauser/Mekeel Architects

Mr. Brian Harris
February 12, 2016
Page 3 of 3

SHANNON & WILSON, INC.

assumptions are in my opinion unreasonable. I would also note that Mr. Goldberg appears to have no engineering registration of any kind, whether it be civil engineering, structural engineering, or geotechnical engineering. He also does not appear to be a geologist, as is Mr. Feffer. Instead, the only professional registration apparent from Mr. Goldberg's letter (following his name on the signature block) is "CPE," which as I understand it stands for Certified Professional Estimator. Thus, unless he has credentials of which I am unaware, Mr. Goldberg is also not qualified by licensing to render an opinion on matters concerning structural engineering, geotechnical engineering, or geology.

We appreciate the opportunity to be of continued service to you on this project. If you have any questions, please contact us at (818) 543-4560.

Sincerely,

SHANNON & WILSON, INC.

The image shows a handwritten signature in blue ink, which appears to read "D. Pradel". To the right of the signature are two circular professional engineer seals for the State of California. The left seal is for a Civil Engineer, No. 47734, and the right seal is for a Geotechnical Engineer, No. 2242. Both seals are for Daniel E. Pradel.

Dr. Daniel Pradel, P.E., G.E.
Vice President

DEP:RTD/ady

Enc: Figure 1, Aerial Photo
Figure 2, Geologic Hazard Map
Appendix A, Review of Building Condition" by Feffer Geological Consulting (File No. 1556-54), dated Feb. 5, 2016, regarding the Property at 750-756 North Edinburgh Avenue, Los Angeles, California
Appendix B, Curriculum Vitae – Dr. Daniel Pradel
Appendix C, Regulations Relating to the Practices of Geology and Geophysics, California Code of Regulations Title 16, Division 29, §§ 3000-3067
Appendix D, Letter by Whitecastle Construction dated Feb. 8, 2016, regarding the Property at 750-756 North Edinburgh Avenue, Los Angeles, California

INVESTOR MEMBERS:

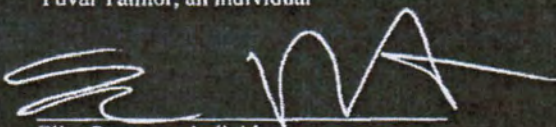
Lior Rissin, an individual

Shelly Katz Harman, an individual

Shai Weil, an individual

Yuval Talmor, an individual

Patricia Glaser, an individual



Elisa Paster, an individual

Eric Moskow, an individual

THE JACOBS CHILDREN'S TRUST,
a trust formed under the laws of the State of CA

THE JACOBS FAMILY TRUST,
a trust formed under the laws of the State of CA

By: _____
Name: _____
Title: Trustee

By: _____
Name: _____
Title: Trustee

MOJAVE NEVADA LLC,
a Nevada limited liability company

IAGTMY Trust U/A Dated 03/22/13,
a trust formed under the laws of the State of _____

By: _____
Name: _____
Title: Manager

By: _____
Name: _____
Title: Trustee

THE SCHREIER FAMILY TRUST,
a trust formed under the laws of the State of CA

IM Weiner Family 2012 Irrevocable Trust,
a trust formed under the laws of the State of _____

By: _____
Name: _____
Title: Trustee

By: _____
Name: _____
Title: Trustee



APC Central <apccentral@lacity.org>

Fwd: VTT-74201-SL-1A/ENV-2016-1367-EIR (750-756 N. Edinburgh ave DENY APPEAL TO DEMO A HISTORIC COURTYARD .

2 messages

amyg93@aol.com <amyg93@aol.com>
To: apccentral@lacity.org

Tue, May 21, 2019 at 8:57 PM

.

.

Dear Commissioners:

Since I only was told of this today, and the information was only sent the day due, I am hoping this letter will be put into file.

I am a member of 4 Homeowner assoc. We feel to allow this appeal to demolish another rent controlled affordable residence when that is a crisis for the middle class. Luxury condo's are already in abundance. the city has allowed over 24,000 affordable apartments to make way for luxury. In the destruction, many vintage, and historic buildings.

The owners, have evicted the former tenants with the Ellis Act.

This will set the worst precedent as this is already a historic structure.and to deliberately let a property go into such disrepair so they can appeal the decision is outrageous. There are few courtyard apartment left.

Please DENY THE APPEAL TO DEMOLISH, Edinburgh.

Thank you for listening,

The Thomas Challenger Family,

.

APC Central <apccentral@lacity.org>
To: amyg93@aol.com

Wed, May 22, 2019 at 8:22 AM

Hello,

Thank you for your correspondence. I will forward it to the Commission for their consideration.

[Quoted text hidden]



ERIC GARCETTI
MAYOR

Council and Public Services Division
200 N. SPRING STREET, ROOM 395
LOS ANGELES, CA 90012
GENERAL INFORMATION - (213) 978-1133
FAX: (213) 978-1040

SHANNON HOPPE
DIVISION MANAGER

CLERK.LACITY.ORG

When making inquiries relative to
this matter, please refer to the
Council File No.: [15-1518](#)

OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

March 7, 2016

Council File No.: [15-1518](#)

Council Meeting Date: March 02, 2016

Agenda Item No.: 22

Agenda Description: CONTINUED CONSIDERATION OF PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to the inclusion of the Edinburgh Bungalow Court located at 750-756 1/2 North Edinburgh Avenue in the list of Historic-Cultural Monuments.

Council Action: MOTION (KORETZ - HUIZAR) - ADOPTED FORTHWITH

Council Vote:

ABSENT	BOB BLUMENFIELD
YES	MIKE BONIN
ABSENT	JOE BUSCAINO
YES	GILBERT A. CEDILLO
ABSENT	MITCHELL ENGLANDER
YES	FELIPE FUENTES
ABSENT	MARQUEECE HARRIS-DAWSON
YES	JOSE HUIZAR
YES	PAUL KORETZ
YES	PAUL KREKORIAN
YES	NURY MARTINEZ
YES	MITCH O'FARRELL
YES	CURREN D. PRICE
YES	DAVID RYU
YES	HERB WESSON


HOLLY L. WOLCOTT
CITY CLERK

DEPARTMENT OF
CITY PLANNING
OFFICE OF HISTORIC RESOURCES
200 N. SPRING STREET, ROOM 559
LOS ANGELES, CA 90012-4801
(213) 978-1200

CULTURAL HERITAGE COMMISSION

RICHARD BARRON
PRESIDENT

GAIL KENNARD
VICE PRESIDENT

JEREMY IRVINE
BARRY A. MILOFSKY
ELISSA SCRAFANO

C

FELY C. PINGOL
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

MICHAEL LOGRANDE
DIRECTOR
(213) 978-1271

LISA WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

INFORMATION
(213) 978-1270

www.planning.lacity.org

Date: DEC 11 2015

BLDG Edinburgh, LLC
c/o Guy Penini
755 N. Laurel Avenue
Los Angeles, CA 90046

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NUMBER: **CHC-2015-3386-HCM**
EDINBURGH BUNGALOW COURT
750 – 756 ½ N. EDINBURGH AVENUE

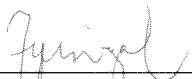
As you will note from the attached copy of our communication to the Los Angeles City Council, the Cultural Heritage Commission has moved to include the above-referenced property in the list of Historic-Cultural monuments, subject to adoption by the City Council.

In due course, our transmittal will be given a council file number and will be referred to the Council's Planning and Land Use Management Committee for review and recommendation. If you are interested in attending the Council Committee meeting, you should call Sharon Dickinson at (213) 978-1080 for information as to the time and place of the Committee and City Council meetings regarding this matter. Please give Ms. Dickinson at least one week from the date of this letter to schedule this item on the Committee Agenda before you call her.

The above Cultural Heritage Commission action was taken by the following vote:

Moved: Commissioner Milofsky
Seconded: Commissioner Kennard
Ayes: Commissioners Irvine, Scrafano, and Barron

Vote: 5 - 0


Fely C. Pingol, Commission Executive Assistant
Cultural Heritage Commission

Attachment: CHC Letter to Council and Staff Report

c: Councilmember Paul Koretz, Fifth Council District
Katie Horak and Jennifer Trotoux
GIS

DEPARTMENT OF
CITY PLANNING
OFFICE OF HISTORIC RESOURCES
200 N. SPRING STREET, ROOM 559
LOS ANGELES, CA 90012-4801
(213) 978-1200

C
CULTURAL HERITAGE COMMISSION

RICHARD BARRON
PRESIDENT

GAIL KENNARD
VICE-PRESIDENT

JEREMY IRVINE
BARRY A. MILOFSKY
ELISSA SCRAFANO

C
FELY C. PINGOL
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1294

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

MICHAEL LOGRANDE
DIRECTOR
(213) 978-1271

LISA WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

INFORMATION
(213) 978-1270

www.planning.lacity.org

Date : DEC 11 2015

Los Angeles City Council
Room 395, City Hall
200 North Spring Street
Los Angeles, California 90012

Attention: Sharon Dickinson, Legislative Assistant
Planning and Land Use Management Committee

CASE NUMBER: CHC-2015-3386-HCM
EDINBURGH BUNGALOW COURT
750-756 1/2 N. EDINBURGH AVENUE

At the Cultural Heritage Commission meeting of **November 19, 2015**, the Commission moved to include the above property in the list of Historic-Cultural Monument, subject to adoption by the City Council.

As required under the provisions of Section 22.171.10 of the Los Angeles Administrative Code, the Commission has solicited opinions and information from the office of the Council District in which the site is located and from any Department or Bureau of the city whose operations may be affected by the designation of such site as a Historic-Cultural Monument. Such designation in and of itself has no fiscal impact. Future applications for permits may cause minimal administrative costs.

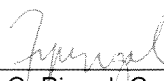
The City Council, according to the guidelines set forth in Section 22.171 of the Los Angeles Administrative Code, shall act on the proposed inclusion to the list within 90 days of the Council or Commission action, whichever first occurs. By resolution, the Council may extend the period for good cause for an additional 15 days.

The Cultural Heritage Commission would appreciate your inclusion of the subject modification to the list of Historic-Cultural Monuments upon adoption by the City Council.

The above Cultural Heritage Commission action was taken by the following vote:

Moved: Commissioner Milofsky
Seconded: Commissioner Kennard
Ayes: Commissioners Irvine, Scrafano, and Barron

Vote: 5-0


Fely C. Pingol, Commission Executive Assistant
Cultural Heritage Commission

Attachment: Staff Report with Findings

c: Councilmember Paul Koretz, Fifth Council District
BLDG Edinburgh, LLC
Katie Horak and Jennifer Trotoux
GIS



ECHO PARK

Why LA's bungalow courts might go extinct

And the case for saving them

By **Elijah Chiland** | Jan 31, 2018, 10:15am PST

Photography by **Liz Kuball**

On May 14, 1909, architect Sylvanus Marston submitted plans to the city of [Pasadena](#) for an inventive housing development geared toward the kind of wealthy midwestern vacationers that had spurred the construction of countless seasonal rental properties across Southern California.

As architectural historian [Robert Winter](#) explains in *The California Bungalow*, Marston planned to build his project on a roomy lot on Colorado Street (later to become Colorado Boulevard and a key stretch of Route 66).

Like so many other architects of the time, he wanted to build bungalows.

Introduced to Southern California only in the last decade or so, this style of home had already quickly emerged as one of the most popular forms of housing in the area, thanks to glowing press coverage in local publications, and even national periodicals.

But Marston's plan was unusual—he wanted to build 11 individual houses on the same piece of land.



Curbed LA Newsletter

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To fit so many homes on the lot, Marston planned to build them in two neat rows, facing one another. A central walkway would run between the houses, and each dwelling would be

fronted with a small patch of lawn, helping to set apart each home as its own distinct unit.

It wasn't an entirely popular idea. As Winter notes, Charles Sumner Greene, who, [along with his brother Henry](#), built some of California's finest homes (including the [Gamble House](#)), wrote that a bungalow court "would seem to have no other reason for being than that of making money for the investor." He even called Marston's innovative housing concept "a good example of what not to do."

In spite of Greene's disapproval, the idea caught on, and bungalow courts soon dotted the LA landscape, spreading from Pasadena to [Long Beach](#).

"They're a distinctive type of multifamily housing that is really kind of the backbone of Los Angeles's history," says Adrian Scott Fine, director of advocacy for the [Los Angeles Conservancy](#).

Adored by Hollywood location scouts, bungalow courts are even familiar to many outside of LA, owing to appearances in countless films. Goldie Hawn fools around with Kurt Russell in one in the 1940s-set comedy *Swing Shift*; Naomi Watts and Laura Harring snoop around one in *Mulholland Drive*; and, of course, a bungalow court is where Jeff Bridges' stoner-turned-amateur-sleuth gets his rug peed on in [The Big Lebowski](#).

So why are they being torn down?

Bungalow courts are harder to come by today. Only about 350 remain standing citywide, based on a review of [SurveyLA](#) findings.

Bungalow courts "are increasingly at risk," says Fine. In recent years, he has supported campaigns to save several threatened complexes, including Beverly Grove's [Edinurgh Court](#) and Echo Park's [Wurfl Court](#).

Other preservation efforts haven't been as successful. In July, over protests from neighbors and the [intervention](#) of a Los Angeles city councilmember, developer Wiseman Residential [reduced the 93-year-old Norton Court complex](#) in Larchmont to rubble.

Fine says rising property values are putting pressure on bungalow court owners to sell the complexes or raze them in order to construct new housing with higher profit potential.



Most bungalow courts were built from 1910 to the early 1930s. With many of them now approaching—or already having surpassed—the century mark, years of wear and tear are beginning to take their toll. Expensive repair bills give owners further incentive to sell, or simply start building anew.

The majority of Los Angeles bungalow courts are also protected from stiff rent hikes under the city's [Rent Stabilization Ordinance](#), keeping them affordable for renters but limiting revenue for owners.



Developer Mott Smith, and his firm, Civic Enterprise, chose to preserve and [rehabilitate a Silver Lake bungalow court](#) on Maltman Avenue. In 2008, the company [won an LA Conservancy Preservation Award](#) for its efforts.

Smith says he was encouraged to invest in the Maltman bungalows because of a fairly recent innovation in LA land use, the [Small Lot Subdivision Ordinance](#). Established in 2005, it allows for development of single-family homes packed closely together on unusually small lots.

The ordinance also allowed Civic Enterprise to sell the Maltman bungalows as 17 (very compact) single-family homes. What was once a singular court is now a cluster of individual properties, each with a separate owner.

Smith speculates that if the firm hadn't purchased the property, the bungalows would have been torn down and replaced with "pink stucco condominiums."

A decade on, however, few developers have imitated the Maltman example. Smith suspects that's because retrofitting aging bungalows to meet city rules, as he did, can be time-consuming and expensive.

"They make you bring everything up to current standards," he says. "That often makes it more feasible just to demolish it—and that's very sad."

In the heyday of bungalow court construction, the complexes were often built to house the legions of writers, directors, camera operators, and aspiring movie stars suddenly pouring into the greater [Hollywood](#) area.

“Everyone wants a nice place to live that has dignity, and that’s really what bungalow courts were all about. You weren’t just put in a nameless apartment building; you had your own front door, you had your own back door.”

Some of Walt Disney’s animators are said to have lived in the court at 2908 Griffith Park Boulevard (the one seen in *Mulholland Drive*), and the [whimsical storybook style](#) of the residences is the likely inspiration for the dwarves’ cottage in *Snow White and the Seven Dwarves*.

Hollywood professionals sometimes got into the development game themselves. The Wurfl Court, for instance, was built by prop master Louis Wurfl, who constructed sets for *The Wizard of Oz*.

No less a screen icon than Charlie Chaplin himself dabbled in the bungalow court business. In 1923, he commissioned dynamic husband and wife duo Arthur and Nina Zwebell to construct [bungalows for employees of his studio](#) on La Brea Avenue. Hollywood stars from Rudolph Valentino to Judy Garland purportedly spent time in the complex over the years.

The units were affordable to struggling Hollywood professionals, in part, because they could be built cheaply on very small parcels of land. But updates to local and federal policies, says Mark Vallianatos, director of planning nonprofit [LAplus](#), had by the outbreak of World War II, effectively banned traditionally constructed bungalow courts in Los Angeles.

In the case of the bungalow court, [parking minimums](#) and open space requirements added in the 1930s severely limited the number of bungalows that could feasibly fit onto an individual lot. Developers began favoring taller fourplexes that left room for yard space and parking in the back. Later, other forms of housing like the dingbat, went in—[and out](#)—of style.



Beyond their association with the film industry, bungalow courts were, and are still, appealing to Los Angeles residents because they offer a condensed—and generally cheaper—version of a single-family home.

“Everyone wants a nice place to live that has dignity,” says Fine. “And that’s really what bungalow courts were all about. You weren’t just put in a nameless apartment building; you

had your own front door, you had your own back door.”

That’s the experience Marietta Torriente had when she moved into a small Los Feliz bungalow court in the early 1990s.

“It was perfect for one person, or a couple,” she recalls. “Super cozy, and there were so many windows. It was standalone, so it just felt like your own little house.”

With just a few feet between the bungalows—and windows that looked into one another’s apartments—it was easy to get to know her neighbors. They had conversations in the common courtyard space and piled into each other’s homes to watch television together.

“It was about the friendship and the extended family for me,” she says. “It was about knowing that if anything happened to me, if I didn’t come home for whatever reason ... someone would notice.”

“There’s something about it that encourages community building and socializing in a special way.”

Architect and urbanist Stefanos Polyzoides argues in *[The Bungalow, the Street, and the Court](#)* that the courtyard design of bungalow courts symbolically blends public and private spaces, fostering “mutual dependence” and friendly interaction between residents.

“That configuration, there’s something about it that encourages community building and socializing in a special way,” says Jess Ritz, a journalist who has written historic landmark applications for two Los Angeles bungalow courts.

Torriente lived in the court for a decade and a half, but in 2004 she had to move out after a new owner told her his mother would be moving into her unit. She’s not sure if that ever happened; today the bungalows are offered as short-term rentals to out-of-towners.

It’s not an entirely inappropriate use of the complex. In 1925, brothers Arthur and Alfred Heineman, early pioneers of the bungalow court, built a collection of bungalows in San Luis Obispo now recognized as the [world’s first motel](#).

But the sense of community that Torriente and her neighbors built is gone.

That’s not a unique problem, and it’s certainly not one that only residents of bungalow courts can relate with.

A [shortage of affordable housing](#) combined with [rising rents](#) and increasing numbers of tenants being [evicted from rent-controlled apartments](#) has dramatically transformed many apartment complexes, blocks, and entire Los Angeles neighborhoods in recent years.

The same economic forces driving the destruction of bungalow courts are also splintering many of LA’s majority-renter communities.



Los Angeles City Councilmember Mitch O’Farrell, who represents much of Silver Lake, Echo Park, and Hollywood—areas where both bungalow courts and small lot homes are common—says changes to the 2005 Small Lot Subdivision Ordinance are needed to “discourage” developers from displacing residents of bungalow courts and other rent-controlled properties.

The rules in place today have contributed to the rise of “[small lot homes](#),” tall, boxy structures that often rise up to three stories. They’re built that way because developers have to adhere to parking requirements, and they often do so by building the homes atop two-car garages.

In many ways, small lot homes are the bungalow courts of present-day LA, providing a bit of residential density in lower-slung neighborhoods. But they're also a real threat to older bungalow courts; with more square footage and the allure of new construction, they can sell for significantly more than a snug bungalow—even one that has been updated.

Small lot homes have also proven unpopular with neighbors, who complain about their height and contemporary design style. Developers apply to build between 30 and 50 small lot developments in a given year. In the past three years, the city's planning department has received more than 50 appeals to such projects.

In email to constituents earlier this year, O'Farrell said the Small Lot Subdivision Ordinance has achieved "mixed results" since its adoption in 2004.

The councilmember said that, while the ordinance has spurred new development, it has also made older housing—especially bungalow courts—more vulnerable to demolition.

Last year, when a developer proposed to demolish the Wurfl Court and replace the complex with 12 small lot homes, O'Farrell released a statement saying the "proposal to demolish this piece of Echo Park history flies in the face of our preservation efforts, as well as my work to revise the city's Small Lot Subdivision ordinance."

O'Farrell is trying to revise that ordinance to remove much of the red tape preventing more developers from taking on projects like the one Civic Enterprise undertook when converting the Maltman bungalows. His changes were approved by the Planning and Land Use Management Committee earlier this month, and now await final approval from the City Council.

"The bungalow court was really based on the idea that you were sharing green space with your neighbors."

Will it be enough to preserve the courts we have left?

It's possible. The revisions would allow bungalows in bungalow courts to be sold individually without making developers bring them up to current parking codes. It would also allow them to keep their unique yards and passageways. If approved, the changes could offer new opportunities to preserve existing courts and encourage developers to take on more projects like the Maltman Bungalows.

It would also make building new small lot homes more difficult, preventing their construction in certain low-slung areas and giving developers a stricter set of design principles to adhere to.

Vallianatos says that's the wrong approach if the city wants to address a housing shortage that's contributing to rising rents and keeping homeownership out of reach for many residents. He says a better fix might simply be allowing developers to build new bungalow courts just as they were constructed 100 years ago.

"If we value that form, then why can't you do brand new ones with less parking?" he asks. "It's kind of a missed opportunity."

Fine says developers today could learn a lot from the architecture of bungalow courts.

“The bungalow court was really based on the idea that you were sharing green space with your neighbors,” he says. “It was about communal behavior... and that was reinforced in the design.”

Courts were also cheap to build—and to occupy. “What we’re seeing today,” Fine says, “is not accessible affordable housing for the masses.”

Sylvanus Marston’s first bungalow court was neither affordable nor accessible; it was rented out to seasonal visitors complete with Persian rugs and servants’ quarters.

But design kits and easily reproducible court configurations eventually allowed developers to mass-produce complexes at a very low cost. Bungalow courts became the residences of an upwardly mobile working class.

In fiction, they’re now the dwelling places of lovable slackers and struggling actresses; in reality, they’re home to thousands of Angelenos—most of whom are not here on vacation and don’t own the units they live in.

To really save bungalow courts, Los Angeles leaders may have to do more than protect the buildings themselves. They’ll also have to preserve what the complexes have come to represent: pleasant places to live, with “dignity,” as Fine says, and a space to build community—one that doesn’t take a six-figure salary to afford.

Correction: An earlier version of this story incorrectly spelled the name Marietta Torriente.

Editor: Jenna Chandler

SAN PEDRO

Six-story apartment building pitched for San Pedro’s waterfront

STUDIO CITY

Work on Sportsmen’s Lodge redevelopment to get underway in August

ARTS DISTRICT

Eight-story office, residential project planned for the southern Arts District

[View all stories in Los Angeles Development](#)

Elisa L. Paster

May 23, 2019

Direct Dial
310.556.7855

Direct Fax
310.843.2655

Email
epaster@glaserweil.com

VIA MESSENGER & EMAIL

Etta Armstrong
Department of Planning
City of Los Angeles
Commission Executive Assistant I
200 N. Spring Street
Los Angeles, California 90012
apccentral@lacity.org

Re: Appeal of 750-756 1/2 N. Edinburgh Avenue (VTT-74201, ENV-2016-1367 - EIR)

Dear Ms. Armstrong,

We are writing on behalf of our client BLDG Edinburgh LLC (the "Applicant") regarding the property located at 750-756 1/2 N. Edinburgh Avenue (the "Property"). On January 16, 2019, the Deputy Advisory Agency held a public hearing regarding the Applicant's proposed Vesting Tentative Tract Map in connection with an eight-unit Small Lot Subdivision (the "Project"). On April 17, 2019, the City issued a Letter of Determination (LOD) denying the Project, resulting in an unconstitutional taking of the Property. In addition, the LOD is unsupported by substantial evidence and is an abuse of discretion, in violation of City law, the Housing Accountability Act, the U.S. and California Constitutions, and the California Environmental Quality Act. On April 26, 2019, Applicant timely appealed the LOD.

The LOD must be overturned because:

- The City's actions constitute a taking of private property without just compensation. The City has admitted in the EIR that there is no feasible preservation alternative to the Project. Yet, the City will not allow demolition of the existing structures for the sole reason that Property is a designated historic cultural monument. This leaves Applicant with a totally useless Property - it can't be renovated without substantial financial loss and it can't be torn down for a new project. The value is now zero.
- The LOD is not supported by substantial evidence. The sole reason for denying the Project is the City's allegation that it is inconsistent with the Conservation Element of the General Plan. However, General Plan consistency requires a balancing of all of the relevant goals and objectives. This Project is consistent with a majority of plans and policies, such as those encouraging new development near transit, to create pedestrian oriented developments, and to provide a range of ownership options to residents.

- What's worse, is that denial of the Project would not result in preservation. As discussed in great detail in the City's own EIR, preservation is not financially feasible. Thus, denial of the Project would leave the vacant and blighted property as is – a stain on the neighborhood.
- The City failed to comply with the Housing Accountability Act, which requires the City to make specific findings when denying a housing project. The City made no such findings. Moreover, the City failed to comply with certain timelines set forth in the Act. Therefore, by law, the Project is deemed to comply with all objective standards. This law was specifically designed to prevent cities from acting in flagrant violation of the law with regards to housing during this severe housing crisis.
- The City violated Applicant's substantive and procedural due process rights by failing to follow the law.

The only seeming rationale for the denial is that the City doesn't want to be seen as "giving up" on the fact that it nominated the property for historic status. But that's not a reason to deny the project where no reasonable person could find that the Project should be denied. If the City wishes to stand on principle, then it has to pay the Applicant for its actions.

We urge the Central Los Angeles Area Planning Commission (APC) to grant Applicant's appeal. Should the APC fail to do so, Applicant will promptly exercise all available legal rights and remedies, including filing a lawsuit against for damages in excess of six million dollars.

1. History of the Property.

Applicant has been trying to make reasonable use of the Property since 2014, and the City has illegally interfered throughout. Applicant conducted extensive due diligence in 2013 prior to purchasing the Property. However, unbeknownst to Applicant, the Property was listed on the yet to be published SurveyLA – a windshield survey – which claimed that the Property was potentially historic. No notice of the Property's inclusion on SurveyLA was given to Applicant or any other property owner.

Given these complications, Applicant decided to pursue a non-discretionary project at the Property. Applicant complied with all applicable requirements, including public notice for demolition of a building older than 45 years. The City issued a demolition permit to Applicant on September 9, 2015, acknowledging that all open clearances had been addressed, that no discretionary approval was pending, and that there was no legal basis to deny the permit based on historic status. Applicant then expended significant time and money to prepare the site for demolition, and on September 11, 2015, Applicant commenced demolition. However, the approved demolition work was interrupted by the City's issuance of a Stop Work Order and Order to Comply, which were based on false accusations that Applicant had failed to comply with the conditions of the demolition permit.

At 6:26 p.m. on September 11, 2015, City staff (the Planning Director was out of town) nominated the Property as a historic cultural monument (HCM) pursuant to Los Angeles Administrative Code (LAAC) Section 22.171.10(a) in a manner that gave Applicant no opportunity to protect its interests. On March 2, 2016, the City Council designated the Property as an HCM despite overwhelming evidence in the record indicating that the Property is ineligible. After this designation was approved, City staff explained to Applicant that demolition

is still permitted under the LAAC so long as Applicant followed all applicable procedures, including preparation of an Environmental Impact Report (EIR). (See Los Angeles Administrative Code Sec. 22.171.12.) Applicant then filed a lawsuit against the City, which resulted in a settlement where the City agreed to process the Project and prepare an EIR. Applicant reserved its rights to future litigation.

Now, despite the City's assurances, Applicant finds itself, again, forced to threaten litigation for the City's failure to act in accordance with the law.

2. Experts Agree that the Property Is Uninhabitable and Structurally Unsound.

The City only seems to be interested in "preservation at any cost." Evidence shows that the Property is uninhabitable and cannot feasibly be renovated due to significant structural problems and soil issues. Various Property inspections show that the level of deterioration caused by decades of neglect and structural issues create a public safety hazard. Qualified experts (Exhibits C-M of the letter to Mindy Nguyen dated February 4, 2019), have concluded that: a) the buildings are uninhabitable and likely to collapse in a future seismic event due to settlement caused by insufficient compacting of fill during construction; b) the existing foundations must be completely replaced, which would cause irreparable damage to the buildings; and c) the buildings are infested with termites, wood rot, and fungus, all of which further compromise the buildings' integrity. Even the experts hired by the Project opponent and the LA Conservancy agree that the buildings on the Property are structurally unsound and that significant work would be required to rehabilitate the buildings.

The error in denying the Project's demolition permit based solely on the demolition of the HCM is even more clear with context from LAAC Section 22.171.14(b), which states that the Cultural Heritage Commission shall base its determination to allow demolition on:

"1. A report regarding the structural soundness of the building or structure and its suitability for continued use, renovation, restoration or rehabilitation from a licensed engineer or architect who meets the Secretary of the Interior's Profession Qualification Standards as established by the Code of Federal Regulations, 36 CFR Part 61. This report shall be based on the Secretary of the Interior's Standards for Architectural and Engineering Documentation with Guidelines; and

2. Compliance with the California Environmental Quality Act, Public Resources Code Section 21000, et seq."

Applicant has provided sufficient information under the first prong to show that demolition is proper. A Draft EIR, which provides substantial evidence that renovation is infeasible, has been prepared in compliance with the second prong. However, the City refuses to certify the Draft EIR and adopt a statement of overriding considerations (SOC) and a mitigation monitoring and reporting program (MMRP) thus preventing satisfaction of the second prong.

Indeed, Mr. Ken Bernstein repeatedly told Applicant during the HCM process that structural soundness was a not an HCM eligibility issue, but rather something to be considered when demolition was requested. Now when presented by its own expert reports, the City is purposely ignoring the evidence regarding structural soundness and feasibility. That is neither right, nor legal.

3. The City has Admitted that the Cost to Rehabilitate the Property Exceeds the Value of the Property.

The Project's Draft EIR and LOD provide substantial evidence of that renovation is infeasible. (See pages 33, 35, 36, 37, 38, 39 of LOD, and Appendix H of the Draft EIR.) The Draft EIR considers over 15 alternatives to mitigate the impact of demolition of the existing buildings, none of which show that renovation is financially feasible. (Exhibit A.) City staff has acquiesced that the Draft EIR analyzes a reasonable range of alternatives. After meeting with Applicant's representatives, Mr. Lambert Giessinger stated, "They have a number of alternatives to show that they have explored a range. Defining one specific presentation alternative in their minds cannot happen because none of them are financially feasible. Chattel will be preparing an addendum to the technical report showing the additional massing studies they prepared. I'm not sure there's anything more they need to do to get through the EIR." (Exhibit B.) Thereafter, Ken Bernstein asked to "go over the alternatives again." (Exhibit B.) After reviewing Chattel's report, the City chose not to include any new alternatives in the EIR, nor did it request that further economic analysis be done, indicating that the report's analysis was acceptable and exhaustive.

4. The Substantial Evidence in the LOD Requires Approval of the Project.

The City's LOD cites only one reason to deny the Project – that demolition of an HCM is inconsistent with the Conservation Element of the General Plan. This, despite the overwhelming evidence in the findings that the Project is consistent with the General Plan, and the fact that the City originally drafted an LOD approving the Project that found that the Project was consistent with the General Plan.

The Project would in fact be consistent with policies contained in the Hollywood Community Plan. (See pages B-4-43 of the Initial Study, Appendix A of the Draft EIR.) In particular, the Project would be consistent with Objective 2 as it replaces eight one-bedroom apartments which cannot be occupied with eight three-bedroom single-family residences, which is consistent with the existing General Plan land use designation and zoning designation. Moreover, the Project helps meet the demand for new housing within a Transit Priority Area. The Project is also consistent with Objective 3 as it provides additional opportunities for home ownership that are more attainable than a traditional single-family house. The Project's design would also be compatible with the surrounding low density single-family and multi-family development and the variety of architectural styles and building heights in the area. Moreover, the Project would be consistent with Objective 6 as it would accommodate street widening if required by the City on the northern property boundary per Mobility Plan 2035.

The Project would also be consistent with policies contained in the General Plan Housing Element. It is consistent with Goal 1 of the Housing Element because it facilitates an adequate supply of ownership and rental housing for various needs by providing eight new units. The Project supports Policy 1.1.1 because these single family homes will be priced well below a standard single family home in the area. Currently, homeownership in the neighborhood is highly unattainable. Today, eleven homes are for sale in the area (between La Cienega Blvd and Fairfax Ave and between Beverly Blvd and Melrose Ave) that are listed between \$2,350,000 and \$5,000,000. The Project is consistent with Goal 2 of the Housing Element because, despite the Applicant's almost daily efforts to keep the site secured, there have been a number of trespassers that have vandalized the Property.

Moreover, the Project is consistent with SCAG's 2016 RTP/SCS regional mobility goals encouraging land use and growth patterns that facilitate transit use, thereby meeting the housing needs of the region while reducing overall vehicle trips, congestion, and energy demand. Melrose Avenue is located two blocks south of the Property, and Fairfax Avenue is located three blocks to the east. Both avenues are active street corridors that contain a variety of one- and two-story restaurants, retail stores, boutique hotels, services, and mixed-use residential development. The Property is served by a network of regional transportation facilities. Various public transit lines operated by the Los Angeles County Metropolitan Transportation Authority ("Metro") along Melrose/Fairfax Avenues, Crescent Heights Boulevard/Melrose Avenue, and Santa Monica Boulevard/Fairfax Avenue, including Rapid Bus Line 704, serve stops located less than one-half mile from the Property. Additionally, the nearest Metro Red Line station is the Hollywood Boulevard/Vine Street Station, located approximately 1.9 miles northeast of the Property. Denial of the Project would prevent the City from realizing the benefits of locating eight new residences in a transit-concentrated area.

What's worse, is the denial would not result in the preservation of a HCM or consistency with the Conservation Element of the General Plan. Instead, denial of the Project equates to preservation of the status quo (i.e., vacant, dilapidated buildings). The relevant General Plan objective states, "Objective: protect important cultural and historical sites and resources for historical, cultural, research, and community educational purposes." If the Project is denied, the buildings would not be renovated or used unless a third party purchases the Property for the fair market value, which is unlikely given the HCM designation and the fact that renovation is infeasible. Thus, if the Project is denied, the current blight on the neighborhood would continue and the buildings would serve no greater purpose as contemplated by the General Plan. Thus, the City's action can hardly constitute consistency with the letter or spirit of the General Plan.

5. The City Failed to Comply with the Housing Accountability Act.

The City's denial of the Project violates the Housing Accountability Act ("HAA") (Government Code § 65589.5). The City may not disapprove a project unless it finds, by a preponderance of the evidence, that the project would have an unavoidable impact on the public health or safety that cannot be mitigated in any way other than rejecting the project. The City failed to make the findings required by the Housing Accountability Act for the Project, in violation of the law.

Moreover, the City failed to inform the applicant that the Project does not comply with the City's objective standards within the statutory timeline. Based on the City's failure to act in accordance with the HAA, the Project is deemed to be "consistent, compliant and in conformity with an applicable plan, program, policy, ordinance, standard, requirement or other similar provision if there is substantial evidence that would allow a reasonable person to conclude that the housing development project is consistent, compliant or in conformity." As discussed above, the City's own findings admit that the Project is consistent with the vast majority of the General Plan, and case law clearly states that perfect consistency is not required. (See *Sequoyah Hills Homeowners Assn. v. City of Oakland* (1993) 23 Cal.App.4th 704, 717). Therefore, the Project is deemed to comply with all objective standards and relevant plans and policies, and the Project cannot legally be denied.

6. The Denial is a Taking of Private Property Without Just Compensation.

Denial of the Project is a *prima facie* case of the City taking Applicant's private property without just compensation. The City has admitted that there is no economically viable use due to the existing soil erosion, structural unsoundness of the buildings, degraded foundations, and decades of neglect, yet it has denied the Project. It appears the City wants to save face after designating an inappropriate building as an HCM (under a cloud of suspicious behavior), and it makes no effort to mask its bias to save a decrepit building at any cost.

The staff report issued for the Advisory Agency hearing recommended certification of the EIR and approval of the Project, and called for no commitment to renovate the buildings. The City had every opportunity during the years-long EIR process to raise issues of General Plan consistency, to discuss the importance of its historic nomination, to question the information of financial feasibility, and to include any information in the Draft EIR regarding the feasibility of renovation. The City did none of this. Instead, the City issued the EIR and then, at the last minute, manufactured a reason for denial.

The City has even admitted that any other attempts to demolish the Property would be futile, because there is no project that could feasibly be built without demolition. Not only is this a violation of Applicant's federal and state constitutional rights, but it is also contrary to the City's own laws which allow demolition of HCMs.

7. The City Violated the California Environmental Quality Act (CEQA).

The City has abused its discretion by failing to proceed in the manner required by law because its decision on the EIR and the Project does not substantially comply with the requirements of CEQA. For example, the City purports to certify the EIR, yet it failed to adopt a MMRP and a SOC, despite overwhelming evidence to support the SOC in the Draft EIR. The City's decision that a SOC cannot be made is not supported by substantial evidence. The City's denial would not "preserve" the structurally unsound, uninhabitable bungalow court, but instead would endorse blight in the neighborhood and deprive the community of eight three-bedroom housing units.

Balancing the benefits between saving blighted buildings that cannot feasibly be restored with the approval of eight new three-bedroom single-family homes, the benefits clearly outweigh the losses. Therefore, the City should adopt a SOC of the significant unavoidable impacts for all of the reasons stated in our appeal application.

8. The City Violated Applicant's Procedural and Substantive Due Process Rights and Equal Protection Rights.

The City's failure to follow its own law and the laws of the state of California, including a failure to process Applicant's application in a full and fair manner, as fully discussed herein, deprived Applicant of substantive and procedural due process. Similarly, the City's purposeful actions to preserve the HCM at any cost, leaving Applicant with an undevelopable, unusable property, are also violations of Applicant's fundamental due process rights.

The City also deprived Applicant of its equal protection rights by allowing development of similarly situated properties, yet stopping the Project. This targeting of Applicant is constitutionally prohibited.

Etta Armstrong
May 23, 2019
Page 7

In sum, the City's action in this case are unsupported by evidence, contrary to the law and must be overturned. We respectfully request that you certify the EIR and approve the Project.

Sincerely yours,

A handwritten signature in blue ink, appearing to read 'ELISA L. PASTER'.

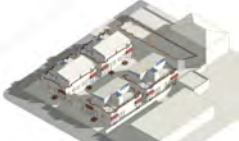
ELISA L. PASTER

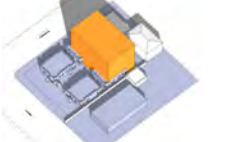
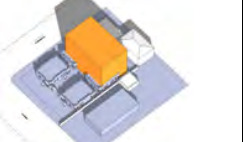
of GLASER WEIL FINK HOWARD AVCHEN & SHAPIRO LLP

ELP:elp
Enclosures

CC: Joan Pelico (joan.pelico@lacity.org)
Jeff Ebenstein (jeff.ebenstein@lacity.org)
Aviv Kleinman (aviv.kleinman@lacity.org)
Heather Bleemers (heather.bleemers@lacity.org)
Adam Villani (Adam.Villani@lacity.org)

BLDG Edinburgh - Summary of Project Financial Returns for EIR Alternatives

PROJECT RETURNS FOR PRESERVATION OPTIONS ANALYZED IN EIR			
EIR 1A	EIR 1B	EIR 2A	EIR 2B
8 Unit Preservation	4 Unit Preservation	2nd Floor Addition Preservation	New Eastern Addition Preservation
			
Rental (\$4,054,030) Loss	Rental (\$4,047,571) Loss	Rental (\$3,995,968) Loss	Rental (\$6,067,246) Loss
For Sale (\$3,164,769) Loss	For Sale (\$3,272,870) Loss	For Sale (\$2,823,477) Loss	For Sale (\$5,361,865) Loss

PROJECT RETURNS FOR PRESERVATION OPTIONS CONSIDERED BUT NOT PURSUED IN EIR						
PT1	PT2	PT3	PT4	PT5	PT6	PT7
New 30' Southeast Back Building	New 30' East Building	New 30'-0" Tall SE Bldg w Site Parking	New 50' East Building	Façade Wrap 55' East Building	Façade Wrap 115' East Building	New 42' East Bldg w Transit Incentives
						
Rental (\$3,500,597) Loss	Rental (\$2,642,826) Loss	Rental (\$2,826,544) Loss	Rental (\$6,364,712) Loss	Rental (\$7,382,235) Loss	Rental (\$12,344,545) Loss	Rental (\$5,271,674) Loss
For Sale (\$2,998,909) Loss	For Sale (\$1,698,092) Loss	For Sale (\$2,238,842) Loss	For Sale (\$6,156,261) Loss	For Sale (\$7,087,798) Loss	For Sale (\$11,135,331) Loss	For Sale (\$5,097,978) Loss

PROJECT RETURNS FOR FURTHER OPTIONS CONSIDERED IN PEER REVIEW			
RC1	RC2	RC3	RC4
New 30' East Building; Eliminate Garage	New 42' East Bldg; Reduce Setback; Eliminate Garage	New 30' East Bldg; Keep Garage Facade	Additional Floor, Subterranean Garage
			
Rental (\$3,729,155) Loss	Rental (\$2,726,716) Loss	Rental (\$4,392,158) Loss	Rental (\$4,658,210) Loss
For Sale (\$3,000,084) Loss	For Sale (\$1,547,274) Loss	For Sale (\$3,802,886) Loss	For Sale (\$3,055,793) Loss

Lambert Giessinger <lambert.giessinger@lacity.org>

Wed, Feb 28, 2018 at 6:09 PM

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

Cc: Ken Bernstein <ken.bernstein@lacity.org>, Srimal Hewawitharana <srimal.hewawitharana@lacity.org>, Milena Zasadzien <milena.zasadzien@lacity.org>, Adam Villani <adam.villani@lacity.org>

I had the meeting with the team. It was part of a series of meetings scheduled with Chattel, so I wasn't aware they were one of the applicants that day. They have a number of alternatives to show that they have explored a range. Defining one specific preservation alternative in their minds cannot happen because none of them are financially feasible. Chattel will be preparing an addendum to the technical report showing the additional massing studies they prepared. I'm not sure there's anything more they need to do to get through the EIR.

[Quoted text hidden]



Lambert Giessinger, Architect
Department of City Planning
T: (213) 978-1183 | preservation.lacity.org
200 N. Spring St., Room 559
Los Angeles, CA 90012

Ken Bernstein <ken.bernstein@lacity.org>

Wed, Feb 28, 2018 at 6:38 PM

To: Lambert Giessinger <lambert.giessinger@lacity.org>

Cc: Luciralia Ibarra <luciralia.ibarra@lacity.org>, Srimal hewawitharana <srimal.hewawitharana@lacity.org>, Milena Zasadzien <milena.zasadzien@lacity.org>, Adam Villani <adam.villani@lacity.org>

Lambert, I'd like to go over the alternatives again in light of what you heard at the meeting.

[Quoted text hidden]

Lambert Giessinger <lambert.giessinger@lacity.org>

Thu, Mar 1, 2018 at 8:34 AM

To: Ken Bernstein <ken.bernstein@lacity.org>, Srimal hewawitharana <srimal.hewawitharana@lacity.org>

Cc: Luciralia Ibarra <luciralia.ibarra@lacity.org>, Milena Zasadzien <milena.zasadzien@lacity.org>, Adam Villani <adam.villani@lacity.org>

It's probably a good idea. Srimal- have they submitted everything to you?

[Quoted text hidden]

Adam Villani <adam.villani@lacity.org>

Thu, Mar 1, 2018 at 9:10 AM

To: Lambert Giessinger <lambert.giessinger@lacity.org>

Cc: Ken Bernstein <ken.bernstein@lacity.org>, Srimal hewawitharana <srimal.hewawitharana@lacity.org>, Luciralia Ibarra <luciralia.ibarra@lacity.org>, Milena Zasadzien <milena.zasadzien@lacity.org>

<https://mail.google.com/mail/u/0/?ik=a762094e8d&view=pt&search=all&permthid=thread-f%3A1593685883383456218&siml=msg-f%3A1593685883383456218&...> 2/4

5/6/2019

City of Los Angeles Mail - Re: Edinburgh Project

Srimal is out for another week (plans to return by next Thursday), but I'm her new supervisor. Her notes that she left for me indicate that the 1st screencheck was reviewed but that she was awaiting comments from OHR. I could meet with you before Srimal comes back, or we could wait for Srimal and meet then.

[Quoted text hidden]



Adam Villani, City Planner
Department of City Planning
Major Projects Section
T: (213) 978-1331
200 N. Spring St., Room 750
Los Angeles, CA 90012

Luciralia Ibarra <luciralia.ibarra@lacity.org>

Thu, Mar 1, 2018 at 10:18 AM

To: Adam Villani <adam.villani@lacity.org>

just tried reaching you at your desk. It still has Karen's voicemail that you need to update, btw. Do you know if we shared the alternatives section with OHR?

[Quoted text hidden]

Adam Villani <adam.villani@lacity.org>

Thu, Mar 1, 2018 at 11:45 AM

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

It looks from the discussion like they did, but I left a message with Lambert to try to confirm that. So far I've made two attempts to get my voice mail reset and have been unsuccessful. I'm going to pursue that some more because it's now been three days since the last time I asked them to reset it. I don't know what the problem is there.

[Quoted text hidden]

Luciralia Ibarra <luciralia.ibarra@lacity.org>

Thu, Mar 1, 2018 at 11:46 AM

To: Adam Villani <adam.villani@lacity.org>

Are you in the office?

Luciralia Ibarra <luciralia.ibarra@lacity.org>
To: Adam Villani <adam.villani@lacity.org>

Thu, Mar 1, 2018 at 11:46 AM

Are you in the office?

[Quoted text hidden]

[Quoted text hidden]

Adam Villani <adam.villani@lacity.org>
To: Luciralia Ibarra <luciralia.ibarra@lacity.org>

Thu, Mar 1, 2018 at 11:48 AM

yes

[Quoted text hidden]

Adam Villani <adam.villani@lacity.org>
To: Luciralia Ibarra <luciralia.ibarra@lacity.org>

Thu, Mar 1, 2018 at 12:44 PM

OK, I got my voicemail reset. It turns out ITA had fixed the problem but never bothered to send me any emails telling me they had fixed it.

[Quoted text hidden]

Srimal Hewawitharana <srimal.hewawitharana@lacity.org>
To: Adam Villani <adam.villani@lacity.org>
Cc: Lambert Giessinger <lambert.giessinger@lacity.org>, Ken Bernstein <ken.bernstein@lacity.org>, Luciralia Ibarra <luciralia.ibarra@lacity.org>, Milena Zasadzien <milena.zasadzien@lacity.org>

Thu, Mar 8, 2018 at 11:09 AM

Good morning,

5/6/2019

City of Los Angeles Mail - Re: Edinburgh Project

I have not received anything new from the EIR consultants; just an email enquiry, dated March 6, if I have received additional comments from OHR subsequent to the meeting with Mr. Chattel.

Sincerely,

Srimal

[Quoted text hidden]

Lambert Giessinger <lambert.giessinger@lacity.org>
To: Srimal Hewawitharana <srimal.hewawitharana@lacity.org>, Ken Bernstein <ken.bernstein@lacity.org>
Cc: Adam Villani <adam.villani@lacity.org>, Luciralia Ibarra <luciralia.ibarra@lacity.org>, Milena Zasadzien <milena.zasadzien@lacity.org>

Thu, Mar 8, 2018 at 11:52 AM

Thanks Srimal. Ken, why don't you request the Chattel addendum report from Elisa. We can then decide if any of those alternatives should be in the EIR, rather than the addendum.

[Quoted text hidden]

Keith Nakata
811 N. Croft Ave.
Los Angeles, CA 90069

Central Area Planning Commission
200 N. Spring Street
Los Angeles, CA 90012

May 22, 2019

RE: VTT-74201-SL-1A
ENV 2016-1367-EIR
750-756 N. Edinburgh Ave.

Honorable Commissioners,

The appeal for the Vesting Tract Map VTT74201-SL-1A should be denied and the Advisory Agency's determination should be upheld for the following reasons:

The proposed project violates the General Plan because the construction of a small lot subdivision, instead of the presently permitted apartment building would eliminate 8 Rent Stabilized Ordinance "RSO" residential rental apartments affordable to moderate, low-income and very-low income persons. The 8 units in the two demolished structures were all subject to the Rent Stabilization Ordinance (RSO). The Ellis Act provides that the presently permitted apartment building is still subject to the RSO.

Because it removes affordable rental housing from the Hollywood community, the project is incompatible with the adopted Hollywood Community Plan, which provides:

Objective 3. To make provision for the housing required to satisfy the varying needs and desires of all economic segments of the Community, maximizing the opportunity for individual choice.

Because it removes affordable rental housing from the Hollywood community, the project is incompatible with the Housing Element of the General Plan Framework of the City of Los Angeles, which contains the following Goals, Objectives and Policies:

Goal 1: A City where housing production and preservation result in an adequate supply of ownership and **rental housing that is safe, healthy and affordable to people of all income levels**, races, ages, and suitable for their various needs.

Objective 1.2 **Preserve quality rental and ownership housing for households of all income levels and special needs.**

Policies:

1.2.2- -Encourage and incentivize the preservation of affordable units, to ensure that demolitions and conversions do not result in the net loss of the City's stock of decent, safe, healthy or affordable housing

1.2.8 -Preserve the existing stock of affordable housing near transit stations and transit corridors. Encourage one-to-one replacement if demolished units.

Objective 1.3 Forecast and plan for changing housing needs over time in relation to production and preservation needs.

For purposes of consistency with CEQA, the Housing Element of the General Plan Framework and the required Subdivision Map Act findings, the cumulative impacts of the project must be taken into account.

The Appellant incorrectly claim in their Justification of Appeal that City abused its discretion because:

6. The City's denial of the Project violates the Housing Accountability Act Code 65589.5

But the code clearly states in (5)(e) "Neither shall anything in this section be construed to relieve the local agency from making one or more of the findings required pursuant to Section 21081 of the Public Resources Code or **otherwise complying with the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code.**

Additionally, because of the reasons stated above the proposed Tract Map violates the General Plan, so therefore does not comply with the requirement that it meets the City's General Plan.

The code also states in (5)(j)(1) "**When a proposed housing development complies with applicable, objective general plan, zoning and subdivision standards and criteria, including design review standards, in effect at the time that the housing development project's application is determined to be complete, ...**".

Please Deny the Appeal for the Vesting Tract Map and sustain the Advisory Agency Determination.

Sincerely,

Keith Nakata

February 26, 2016

Michael Mekeel
Offenhauser/Mekeel Architects
9872 Holloway Drive
West Hollywood, CA 90069

Councilman Koretz
Council District 5
200 North Spring Street, Suite 440
Los Angeles, CA 90012

Re: UPDATE LETTER: Proposed Designation of 750 N. Edinburgh Avenue (CHC-2015-3386-HCM)

Dear Councilman Koretz:

This is an update to my previous letter to you dated February 1, 2016. As you may recall, I attended a meeting with you on February 2 to discuss my findings that the buildings could be restored to rental use for a total of \$125,000 for all four buildings (or \$15,625 per unit). I am now updating the February 1 letter to reflect three typical methods for mitigating foundations in expansive soil identified by a civil engineer, Dr. Daniel Pradel, P.E., G.E of Shannon & Wilson, Inc.

My conclusion is that even if Dr. Pradel's recommendations are employed to their fullest extent, the cost of restoring the buildings to their original use is no more than \$244,640 or \$30,580/unit.

Qualifications.

Offenhauser Mekeel Architects are historic preservation architects as well as real estate developers. We have designed, preserved, restored, owned and maintained numerous historic buildings in the City of Los Angeles. We also currently own and maintain The Toberman House which is Los Angeles Cultural Historic Monument #769; it was the home of the second mayor of Los Angeles. We are experts in restoring historic buildings.

February 26 letter from Dr. Pradel

The most recent information relevant to this designation is a letter dated February 26, 2016, from Dr. Pradel. At the end of his letter, Dr. Pradel describes three typical methods used to mitigate foundations in expansive soils, and explains that these three methods are ranked in the order in which they are typically employed, with "3" being the most expensive.

The recommendations made by Dr. Pradel correspond generally to my original recommendations and estimates of likely cost for the project, which already assumed that the first method (improving surface drainage) would be employed. Although neither Dr. Pradel nor I have identified evidence that the second and/or third methods will be necessary, for purposes of establishing a "worst-case" scenario I have prepared estimates which assume that these two

methods are employed to their fullest conceivable extent. My conclusion is that the original estimate of \$125,000 would increase as follows:

Method 1: No increase: Total budget \$125,000 or \$15,625/unit.

Methods 1 and 2: + \$9,640: Total budget \$134,640 or \$16,830/unit.

WORST-CASE SCENARIO:

Methods 1,2 and 3: + \$119,640: Total budget \$244,640 or \$30,580/unit.

Discussion of three methods proposed by Dr. Pradel.

Dr. Pradel's three methods for mitigating foundations in expansive soils are described below, along with my estimates for each and the effect on the total budget.

1. **Method 1: Improve surface drainage:** My original estimate included a budget of \$5,000 to "Correct the roof and site drainage, repair the plumbing and patch the roofs to be certain that water does not flow into the crawl space in the future." Thus, Dr. Pradel's recommendation to improve surface drainage does not change the total budget.

In sum, the improvement of surface drainage (Method #1) does not change the budget of \$125,000 or \$15,625/unit.

2. **Method 2: Install French drains:** My original estimate did not include French drains, which Dr. Pradel identifies as a second method to mitigate expansive soils. French drains are installed adjacent to the footings in order to keep water away from the footings. I consulted with Fernando Lavanche of Ambiente Landscaping of La Crescenta, California, a licensed landscape contractor (License #730001) whom I know and trust and whom I have hired in the past to install French drains. Mr. Lavanche provided me with the following estimate of the cost of installing French drains around the entire perimeter of all four buildings:

540 linear feet of French drain at \$16/linear ft	\$ 8,640
Dry well	<u>\$ 1,000</u>
Total	\$ 9,640

In sum, the installation of French drains (Method #2) and improvement of site drainage (Method #1) would increase the total budget by \$9,640, i.e., to a total of \$134,640 or \$16,830 per unit.

3. **Method 3: Install strap beam and deepen footings:** Dr. Pradel's third method is the most comprehensive and expensive of the three methods. He says that if any of the footings are "locally cracked," a typical solution is to place a concrete strap (also known as a "strap beam") along the affected area and then connect this strap beam to the existing footing. This effectively deepens the footing 24 inches below the existing 12-inch footing. In his letter, Dr. Pradel provides a graphic detail for this strap-beam method. My February 1 letter acknowledged there was evidence that some of the existing 12-inch footings were rotated (which indicates cracking), and on that basis I

recommended removing and replacing about 100 feet (or about 20%) of these rotated footings with a code-conforming 24" deep footing, at a total cost of \$25,000. (My visit to the site indicated that most of the walls were in good condition, indicating that rotation and cracking exists on only some, but not all, of the footings.) In any event, Dr. Pradel's strap-beam method is more comprehensive than simply replacing footings, and wherever it is implemented, it would effectively preclude the need to remove and replace the existing footing, because the rotated footing would be returned to the proper position and then the strap beam would resupport the original footing. Under a "worst case" scenario (which is highly unlikely considering my observation of the condition of the walls), all 540 linear feet of footings in the combined four buildings would be cracked and require strap beams and deepened footings. I contacted John A. Schroyer of J.A. Schroyer Construction in Sunland California, a licensed building and concrete contractor (License #955716) whom I know and trust and whose business is primarily in the excavation and construction of concrete foundations for apartment buildings. Mr. Schroyer provided me with the following estimated cost for installing strap beams and deepened footings along the entire 540 linear feet of the four structures:

540 lf @ \$250/lf

\$135,000

Since my original estimate assumed \$25,000 for replacing rotated footings, and since that expenditure would no longer be necessary if this third method is employed along the entire 540 linear feet of footings, the use of Dr. Pradel's third method would add \$110,000 to the total budget.

In sum, the installation of strap-beams and deepened footings on the entire perimeter of the structures (Method #3), along with French drains (Method #2) and improvement of site drainage (Method #1) would increase my original budget by \$119,640, to a total of \$244,640, or \$30,580 per unit.

Original February 1 letter

The balance of my original letter follows for your information:

February 1, 2016

The Spanish Colonial Revival bungalow court located at 750 North Edinburgh Avenue is in remarkably good condition for a 95 year old historic building and can be restored to its former use as rental units without excessive difficulty or cost.

We have reviewed the letter from Armbruster Goldsmith & Delvac dated November 11, 2015 which includes letters and reports from PCR Services Corporation, John Labib & Associates and Termite Pest Solutions. We also visited the site. Based on our extensive experience and in consultation with our geotechnical and structural consultants, we find that these reports dramatically overstate the difficulty and cost of rehabilitating these structures and restoring

them as rental properties. In fact, the deferred maintenance can be corrected and structural remedial work, though not required by the building code, can be performed cost-effectively.

1. Architectural/Historic Character Defining Features Are Remarkably Intact:

- The overall appearance of the property is essentially unchanged from 1923. There is no question that an original resident of the building would recognize it today. The four buildings and the garage structure are in their original location defining the central courtyard, and the simple rectangular massing with rough textured exterior plaster, crenellated parapets with barrel tile coping are intact.
- Significant architectural details are intact. The plaster arched front door porticos and the lean to shade structures over the main windows and the plaster arches with detail are intact.
- Doors and windows are highly significant character defining features and are substantially intact. The replacement of some windows and doors can be easily reversed by installing salvage matching windows and doors or having new ones made to match.
- The interiors are original. The interiors still have the original wood floors, the original casing at doors and windows, the original casework in the living rooms and the original cabinets and tile in the kitchens, including in at least on case the original ice box!

2. Structural upgrades are not required by law and even if voluntarily undertaken they would be relatively inexpensive.

- There is no building code requirement to upgrade the structures.
- The existing buildings provide substantial protection even without any upgrades. One story older buildings of this type tend to perform well in earthquakes. The structural loads in a one story building are very low. Thus, in a one-story building the difference between straight and diagonal sheathing is irrelevant for purposes of safety. In addition, the plaster on both sides of a stud wall provides a certain amount of structural shear.
- Relatively inexpensive voluntary upgrades can significantly increase the structural performance. Foundation bolting, adding connectors to beams and posts and roof framing, and perhaps installing a few shear walls are all simple and cost effective upgrades that will improve the structural performance of the building significantly. The cost of these upgrades is likely to be less than \$40,000 total for all four structures combined.
- Termite damage can be inexpensively repaired. Termite damage is common in all buildings and is not justification for demolishing the buildings. The exposed wood girders look in remarkably good condition, so it would be reasonable to assume that the termite damage is localized and due to maintenance issues. It can likely be repaired for less than \$10,000 for all structures combined.

3. The expansive soil does not need to be removed and re-compacted.

- A 4 foot blanket of expansive soil is common in this part of the Los Angeles basin. This building is no exception. Yet this and many thousands of older buildings are performing well structurally.
- There is no building code requirement that the soil under an existing building be removed and re-compacted.
- Even for a new building, the building code requires only that foundations in expansive soil be 24" deep. Although a new foundation is not required by the code, even for a new one-story building the code allows foundations to be 24" deep, which is above the 4-foot level of expansive soil.

4. Any foundation distress is likely caused by deferred maintenance, is localized, and can be easily repaired.

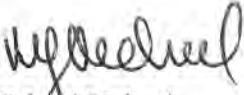
- Cracks in the crawlspace are likely the result of maintenance issues. Surface water customarily flows away from the building and should not cause foundation movement. Thus, identified cracks in the crawlspace soil are probably the result of maintenance issues, e.g., a leak or flooding in the building either before or after the building was vacated; water penetration from the crawl space vents where soil has been allowed to accumulate above the level of the vents; and/or ponding around down spouts where the water does not have a path to the street.
- Excessive rotation of the footings is localized. The entire foundation is not in distress. The identified footing rotation is occurring in a only a few areas of the foundation, for instance where water has been allowed to pond at the base of downspouts.
- The foundation can be inexpensively repaired. In order to correct the rotating footings it is not necessary to relocate all the houses, remove and replace all the soil 5 feet deep on the entire site, construct new footings and replace the houses. The customary solution is considerably less intrusive and far less expensive:
 - Stop the foundation movement: Correct the roof and site drainage, repair the plumbing and patch the roofs to be certain that water does not flow into the crawl space in the future. The total budget for this is likely to be less than \$5,000.
 - Replace sections of footing which have rotated: Temporarily shore that section of the building and remove and replace the footing with a code-conforming 24" deep footing. The total budget for this is likely to be less than \$25,000.
 - Replace under floor piers: The piers in the crawl space can be easily replaced and are structurally sufficient so long as no water penetrates the crawl space. The total budget for this is likely to be less than \$5,000.

5. Budget for structural repairs.

- Altogether a budget of \$85,000 should be sufficient to accomplish the voluntary repair of some footings, repair of termite damage and structural upgrades

described above. These repairs can be done without substantial harm to the interiors or exteriors of the structures. Nonetheless, an additional \$40,000, or \$10 per square foot, is a reasonable budget to restore the interiors and exteriors to a condition suitable to return the buildings to their use as rental apartments.

Sincerely,

A handwritten signature in dark ink, appearing to read "Michael Mekeel". The signature is fluid and cursive, with the first name "Michael" and last name "Mekeel" clearly distinguishable.

Michael Mekeel
Offenhauser/Mekeel Architects

DEPARTMENT OF
CITY PLANNING

OFFICE OF HISTORIC RESOURCES
200 N. SPRING STREET, ROOM 559
LOS ANGELES, CA 90012-4801
C

CULTURAL HERITAGE COMMISSION

RICHARD BARRON
PRESIDENT

GAIL M. KENNARD
VICE PRESIDENT

JEREMY IRVINE
BARRY A. MILOFSKY
ELISSA SCRAFANO
C

FELY C. PINGOL
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1294

INFORMATION
preservation.lacity.org

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

MICHAEL J. LOGRANDE
DIRECTOR
(213) 978-1271

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

VACANT
DEPUTY DIRECTOR
(213) 978-1272

FAX: (213) 978-1275

INFORMATION
cityplanning.lacity.org

September 11, 2015

Bldg. Edinburgh LLC
Guy Penini
755 N. Laurel Ave.
Los Angeles, CA 90046

Re: 750-756 N. Edinburgh Dr.

Per Los Angeles Administrative Code Section 22.171.10 (a), I, as Director of Planning, hereby initiate consideration of the above referenced property as a proposed Historic-Cultural Monument worthy of preservation. The property appears to be an excellent example of a bungalow court in the Hollywood area, and appears worthy of further consideration for Monument status by the Cultural Heritage Commission and the City Council.

Attached is a copy of Section 22.171 through Section 22.171.18 of the Los Angeles Administrative Code so that you may be apprised of the procedures followed by the Cultural Heritage Commission in considering and declaring properties as Historic-Cultural Monuments. Please note that Section 22.171.12 provides for a temporary stay of demolition permits when the matter is under consideration by the City for designation as an historical or cultural monument and that no site, building or structure on the property shall be demolished, substantially altered or removed, regardless of whether a permit exists, pending final determination of potential Monument status. Also, the owner of any site, building or structure under consideration is required to notify this Commission in writing whenever application is made for a permit to demolish, substantially alter or remove such site, building or structure.

A subcommittee of the Cultural Heritage Commission will conduct an inspection tour of the above-referenced property in the coming weeks. Please contact Lambert Giessinger at (213) 978-1183 to further discuss the specifics of the inspection tour and the designation process. After the inspection tour, the matter will be placed on the agenda of a regular meeting for final review by the Commission and, if declared, will be heard by the City Council's Planning and Land Use Management Committee, which will make a recommendation to the City Council to confirm or deny the Commission's action.

for 
MICHAEL J. LOGRANDE
Director of Planning

Attachment: Cultural Heritage Ordinance

cc: Councilmember Paul Koretz, Fifth District
Department of Building and Safety
GIS

LUNA & GLUSHON

A Professional Corporation

DENNIS R. LUNA
(1946-2016)

16255 VENTURA BOULEVARD, SUITE 950
ENCINO, CALIFORNIA 91436
TEL: (818) 907-8755
FAX: (818) 907-8760

May 21, 2019

VIA EMAIL and PERSONAL DELIVERY

Central Los Angeles Area Planning Commission
200 N. Spring Street, Room 272
Los Angeles, CA 90012

Re: 750-756 ½ North Edinburgh Avenue, Los Angeles, CA 90046
VTT-74201-SL-1A/ENV-2016-1367-EIR

Honorable Commissioners:

Our office represents Edinburgh Neighbors ("Neighbors"), an association of surrounding neighbors who are strongly opposed to the proposed Tract Map for the **demolition of a City-protected historic resource** and the subdivision of one lot into eight (8) small lots for the construction of eight small lot homes at 750-756 ½ North Edinburgh Avenue in its stead ("Project").

Preliminarily, the Commission should be aware that the Neighbors did not receive notice of this hearing until May 20, 2019, the same day that written responses to this Commission were due. As members of the public who appeared before the Advisory Agency and who specifically signed in to receive notice, the Neighbors were therefore prejudiced by the City's actions in failing to provide adequate timely notice for members of the public to submit comments.¹

¹ The fact that the APC has adopted rules for the timely submission of materials cannot supersede the due process right of the public as a matter of law. Here, there was no practical way for us to timely submit our letter since we only received the Notice of Hearing yesterday afternoon!

I. The Unavoidable Impacts of the Project Outweigh Any Project Benefits

The Neighbors are opposed to the Project because it requires demolition of the Bungalow Court and Garage which is designated as *Los Angeles Historic Cultural Monument No. 110* and considered a protected historical resource under the California Environmental Quality Act ("CEQA"). Because demolition of the Bungalow Court and Garage is irreversible, it is considered an **unmitigatable** CEQA impact. Under the circumstances, the only way for the City to approve the Project is to adopt a Statement of Overriding Considerations and find that the "benefits" of the Project outweigh the permanent loss of the historic structure.

However, as correctly determined by the Advisory Agency, the unavoidable impacts of the Project (**the loss of a protected, historic structure**) do not outweigh the Project benefits particularly where the primary Project benefit is a huge economic profit for the Applicant!

It is important for this Commission to understand that the Applicant does not need to demolish the structure. As pointed out at the Advisory Agency hearing, the historic structure could be rehabilitated and preserved. But that is an option the Applicant does not want because the costs of such preservation would not yield the larger economic profit from a new, market rate, development. In fact, the Applicant has repeatedly argued, and manufactured numbers in support of its claim that preservation is not economically feasible.

The Applicant wants the City to disregard the unmitigatable CEQA impact and adopt a Statement of Overriding Considerations. The Advisory Agency was correct to reject this position and instead find that the public benefits of the Project do not outweigh the loss of a City-protected historic resource.

II. The Advisory Agency Properly Could Not Make the Findings to Approve the Project

A City may deny a land use permit as long as any of the necessary elements enumerated in the enabling ordinance is lacking. In other words, if even one of the findings for the proposed Tract Map cannot be made with substantial evidence, the City must deny the Project. *Saad v. City of Berkeley* (1994) 24 Cal.App.4th 1206, 1214.

Here, the Advisory Agency correctly found that multiple findings for the Project cannot be made with supporting substantial evidence: the proposed Project is not consistent with the City's General Plan, that the site is not

physically suitable for the proposed Project development, and the Project is likely to cause substantial environmental damage.

Most importantly, the Project is not consistent with the City's General Plan because it requires the demolition of a historic structure. The General Plan's Conservation Element requires the City to "protect important cultural and historical sites and resources for historical, cultural, research, and community educational purposes" and to "continue to protect historic and cultural sites and/or resources potentially affected by proposed land development, demolition or property modification activities." As proposed, the Project is inimical to these General Plan requirements.

For the same reason, the Project site is not physically suitable for the proposed type of development. Projects which are suitable for development do not pose unsurmountable conflicts with the City's General Plan.

Finally, the Project would result in a significant and unavoidable environmental impact to Los Angeles Historic Cultural Monument No. 110. This fact is specifically established by the Environmental Impact Report for the Project and is indisputable. As historic cultural resources are a protected environmental category under CEQA, it cannot be disputed that the Project will cause substantial environmental damage, as the Advisory Agency found, and therefore this finding simply cannot be made in the affirmative.

III. Conclusion

For all of the reasons set forth herein, this Commission should deny the Applicant's appeal, affirm the denial of adopting a Statement of Overriding Considerations; and deny the Project based thereon.

Very truly yours,

LUNA & GLUSHON
A Professional Corporation

A handwritten signature in dark ink, appearing to read "Rob Glushon", written in a cursive style.

ROBERT L. GLUSHON

cc: Joan Pelico, Chief of Staff to Councilmember Paul Koretz
Aviv Kleinman, Planning Deputy to Councilmember Paul Koretz

June 30, 2015

Sean Chandra, Esq.

515 SOUTH FLOWER STREET
FLOOR 36
LOS ANGELES, CA 90071

TEL. 323.454.3321

FAX. 213.281.9666

SEAN.CHANDRA@GMAIL.COM

Mr. Shawn Kuk
City of Los Angeles
Dept. of City Planning
200 N Spring Street
Los Angeles, CA 90012
shawn.kuk@lacity.org

City of Los Angeles
Housing Department
3550 Wilshire Blvd
Suite 1500
Los Angeles, CA 90010

Ms. Roshanak Varjavand
City of Los Angeles
Department of Building & Safety
201 N Figueroa Street
Los Angeles, CA 90012
roshanak.varjavand@lacity.org

City of Los Angeles
Community Redevelopment Agency
448 South Hill Street
Suite 1200
Los Angeles, CA 90013

CC:

Mayor Eric Garcetti
200 N Spring Street
Los Angeles, CA 90012
mayor.garcetti@lacity.org

CC:

Mr. Rosario Perry
Rosario Perry, APC
312 Pico Blvd.
Santa Monica, CA 90405
rosario@oceanlaw.com

**BY FIRST CLASS MAIL
AND BY E-MAIL IF RECIPIENT LISTED ABOVE**

Re: 750-756 N Edinburgh Ave, Los Angeles, CA 90046
Objection To Demolition And Small Lot Subdivision Project
Applicable Known Case Numbers:

Case # VTT-73442-SL (Dept. of City Planning)

Case # ENV-2015-1246-EAF (Dept. of City Planning)

App. No. 15019-10000-01379 (LADBS)

App. No. 15019-10000-01380 (LADBS)

App. No. 15019-10000-01381 (LADBS)

App. No. 15019-10000-01382 (LADBS)

App. No. 15019-10000-01383 (LADBS)

Ladies and Gentlemen:

This office represents Steven Shein, resident of 752 N Edinburgh Ave., an architecturally and historically significant building in Hollywood ("the Edinburgh Property"). For the reasons set forth herein, Mr. Shein hereby objects to the demolition and redevelopment of the Edinburgh Property planned in the above-referenced cases and applications.

Although no permit has yet been issued, Mr. Shein submits this letter in support of his view that demolition and redevelopment of the Edinburgh Property should not occur; if it does occur, CEQA requires an Environmental Impact Report to determine how best to mitigate substantial losses to be incurred by Mr. Shein and other tenants, as well as by Angelenos collectively, should this project be approved and completed as planned.

I. FACTUAL BACKGROUND

Steven Shein's story takes place in front of the backdrop of a long-term, multifaceted housing crisis threatening to overwhelm the people of Los Angeles. The City, to its immense credit, generally recognizes the state of affairs¹ and is currently looking for new approaches to solve or mitigate the crisis. Stopping this project from moving forward is one small step toward that goal.

A. The Eviction of Steven Shein and Seven Others

In April of 2015, Mr. Shein was notified that his landlord, BLDG EDINBURGH LLC ("BELL"), intends to take his home off the rental market. BELL demanded that Mr. Shein vacate the property effective August 2015. He asked his property manager why he was being evicted, and was told that the new owner intended to raze the property.

Mr. Shein makes a modest living as a fine art sculptor and jewelry designer. He has lived in the Los Angeles area for nearly 15 years after moving here to attend art school. His community, which includes numerous friends and artistic collaborators, mostly live within walking distance to him in the dense heart of Hollywood.

Mr. Shein's current rent is \$1,236 per month. He is a responsible tenant who keeps his apartment clean and pays his rent on time. After learning that BELL intends to evict him, Mr. Shein began searching for new housing, confident that he would be able to find something quickly and not have to suffer a great deal of turmoil to move. What he found stunned him. He was unable to find a nearby one-bedroom apartment anywhere close to his ability to pay.²

Mr. Shein can scarcely afford to pay a security deposit in the current rental market with the \$3,850 in relocation money promised to him by BELL, less than the statutory minimum under the RSO. Therefore, as a direct result of this project, Mr. Shein and the other tenants of the Edinburgh Property will be the latest Angelenos to succumb to a serious and growing epidemic: housing insecurity.

¹ See generally *Housing Element 2013-2021*; Los Angeles Department of City Planning. This comprehensive report of the housing challenges facing the City, adopted December 3, 2013, details the extent of the crisis and the goals of the City in abating it.

² According to the *Housing Element* report (p. 1-54), in 2013 the average market rent for a one-bedroom apartment in Los Angeles was \$1,605. To afford this amount using HUD standards, a prospective resident must make \$64,000 per year, well above the area median income for a one-person household. Since 2013, rents in L.A. have increased. Wages overall have stagnated due to a downward trend in wages for renters (p. 1-10).

B. Matthew Jacobs, The Developer Behind This Project

The prolific developer who controls BELLC, Matthew Jacobs, stands to earn millions when he redevelops and flips the Property. This fact may seem uniformly positive in a vacuum—few among us are uninspired by American success stories—but the Edinburgh Project does not exist in a vacuum. This project is only one of several spearheaded by Mr. Jacobs. Mr. Jacobs's companies³ specialize in purchasing old properties occupied by long term renters and building homes and condominiums for the affluent in their place.

After demolishing Mr. Shein's home, Jacobs intends to subdivide the property and build eight tall, narrow loft-style single family homes. Mr. Jacobs expects to ride a cresting real estate market and an influx of technology workers⁴ to a tidy profit on these homes, which—assuming history repeats itself—he will use to convert more historic rental units into homes for the affluent.

The proliferation of small-lot subdivisions has proven to be a cash cow for developers. Some of these projects, however, have led to an increasingly catastrophic shortage of affordable housing for low-income Angelenos. Demolition of the Edinburgh Property will add to the cumulative effect of this trend, which is now snowballing into an avalanche.

Mr. Jacobs has earned controversy for gobbling up multi-unit complexes that were home to low-income Angelenos. His planned demolition of 11 rental units in the Beverly Grove neighborhood is stirring picket lines. The Beverly Grove project on North Flores Street, together with the demolition of the Edinburgh property, will likely earn his companies enough to buy up even more of Los Angeles to subdivide and conquer.

C. The Metro-wide Impact of This Project

The Edinburgh Project does not take place in a vacuum.

There are over 600,000 rent-stabilized housing units in the City of Los Angeles. This represents approximately one-half of the city's rental housing stock. Ellis Act evictions, however, are once again increasingly

³ In addition to controlling BELLC, Jacobs controls Bulldog Partners, LLC, which is petitioning to tear down and redevelop a rent-controlled complex on N. Flores Street in Beverly Grove into a four-story condominium without any mitigation to the eleven limited-income tenants who live there. He also controls Bento Box 5 LLC, which subdivided a property in West Hollywood; the five new homes are each listed for approximately \$1.5 million each. He also controls a company called "Innocuous Name LLC," which actually does not sound very innocuous after all.

⁴ Los Angeles's politically powerful real estate industry is currently engaged in an ambitious campaign to implant a tech hub rivalling Silicon Valley on the Westside of the metro area. This initiative, known as "Silicon Beach," is designed to attract an influx of new affluent residents similar to that which began developing over twenty years ago in Northern California. The booms and busts caused by tech bubbles in the Bay Area resulted in large scale displacement of economically vulnerable communities and blue-collar industries. The City is urged to learn from the well-intentioned mistakes of its neighbors to the north.

common.⁵ State law grants owners of rent-stabilized properties the option to remove properties from the rental market. Ellis Act evictions are on the rise in Los Angeles. Last year, 725 units were “Ellised,” more than doubling the prior year. This is consistent with a steady upward trend since 2009.

Additionally, there are approximately 120,000 subsidized housing units in the area. These are typically made available only to extremely low-income households. As of October 2012, there were 37,386 families on a waiting list to receive subsidized housing.⁶ This figure does not come close, however, to the number of families who are actually in need of subsidized housing. Incredibly, the waiting lists have been closed to new families *for over a decade*, even as the population of families in need of help grows unabated. Further, nearly 20,000 privately-owned subsidized units will term out of Section 8 from 2013-2023.⁷

Meanwhile, the City admits that it will fall far short of its modest goals for new affordable housing in the foreseeable future. The vast majority (over 80%) of new construction planned in Los Angeles, including the houses proposed to be built by Mr. Jacobs, will be occupied by affluent families.⁸

These problems are interrelated and link directly to this proposed project. When an apartment building like the Edinburgh Property gets Ellised, many of its tenants are cast into a rental market they’ve long been priced out of. Because the Section 8 safety net is unavailable, those tenants’ options are limited. If they stay in Los Angeles, they become part of the growing population of persons facing housing insecurity.

Should the city fail to block this project and fail to order mitigation, the trend of conversion of stable rental housing into mansions-in-a-box will grow exponentially. Developers like Mr. Jacobs will continue to build resources to buy up ever more dense residential property and kick out even more tenants. The tenants’ statutory relocation fees will be a drop in the bucket, but the damage to the fabric of this city will be irrevocable.

With that in mind, Mr. Shein provides the City with the following outline of the CEQA implications of this project. We urge Matthew Jacobs, BELLC, the City, its CEQA lead agency⁹, and all other stakeholders to take a hard look at this project from the perspective of prudent urban planning policy and CEQA compliance. We urge all public and private stakeholders to work together to mitigate the project’s harm and to soberly consider whether approval of this project is at all consistent with prudent urban planning and the goals of the City.

⁵ Ellis Act evictions in L.A. last peaked during the housing boom but the trend was interrupted by the subprime crash. In 2005, over 5,000 rent-stabilized units—nearly one percent of the total—were lost to the Ellis Act. Another housing boom now threatens to restart that trend.

⁶ See *Housing Element*, 1-55.

⁷ *Id.* at 1-70. Raw material and labor cost alone to replace all 20,000 lost units (@ an estimated \$210,722 per unit) would exceed \$4 billion.

⁸ Department of City Planning, *Housing Element 2013-2021*, p. c-xxi.

⁹ From our understanding, the City believes that the CEQA lead agency is LADBS. The City is requested to inform this office of any inaccuracy in this regard.

II. CEQA REQUIRES AN EIR

A. Overview

The California Environmental Quality Act (“CEQA,” Cal. Pub. Res. Code § 21000 et seq.) regulates municipal approvals of development proposals like the Edinburgh Project. CEQA sets forth a straightforward set of determinations that cities must make before approval of a project complies with CEQA. Among other requirements, the City’s lead agency must determine (1) whether the project is exempt from CEQA, (2) whether CEQA requires an Environmental Impact Report (EIR) to be prepared, (3) whether CEQA requires the lead agency to condition approval of a proposed development upon mitigation of its impacts and, finally, (4) whether the project should move forward at all.

For CEQA purposes, the cumulative metro-wide effect of this project is at least threefold: (1) a permanent loss of an architecturally and culturally historic monument, to be replaced with an inappropriately-designed development, diminishing the architectural character of the community; (2) urban decay caused by increased housing insecurity for low-income tenants, causing deleterious effects on public health, and (3) environmental justice concerns raised by applying city policy in favor of small-lot subdivisions, attracting an affluent population and enriching developers while displacing long-term residents with modest incomes.

Should the city approve a project without compliance with CEQA’s mandates, a party with standing may petition the Superior Court for a writ of mandate and block the project from proceeding.

B. No Categorical Exemption Can Apply

BELLC is expected to argue that one or more categorical exemptions set forth in the CEQA Guidelines (14 CCR 15300, et seq.) allow BELLC to complete this project without further compliance with CEQA. Mr. Shein posits that no exemptions listed there are relevant to this project. Even if any of the classes of exemptions can be argued to apply, they cannot be used to push this project forward because of the Guidelines’ exceptions where a historical resource is implicated or where cumulative impact of multiple projects must be considered.

The CEQA Guidelines specifically prohibit the use of categorical exemptions “for a project which may cause a substantial adverse change in the significance of a historical resource.” 14 CCR 15300.2(f). This project is known by Mr. Shein to be a historically and architecturally significant building and intends to petition SurveyLA and the LA Conservancy to designate this fact in the City records.

Further, the CEQA Guidelines specifically prohibit the use of categorical exemptions “when the cumulative impact of successive projects of the same type in the same place, over time is significant.” As explored in depth throughout this letter, the cumulative impact of the relentless spawning of small-lot subdivisions, meant to help attract an influx of affluent new residents, is balanced on the backs of limited-income tenants, triggering CEQA compliance on issues such as urban decay and environmental justice.

C. When Does CEQA Require An Environmental Impact Report or Mitigation Measures?

The CEQA Guidelines set forth four circumstances mandating an EIR, all of which are applicable to the Edinburgh Project.

First, CEQA mandates an EIR where the project has the potential to eliminate important examples of the major periods of California history or prehistory. 14 CCR 15065(a)(1). This circumstance exists in the present case due to the Edinburgh Property's historical significance, discussed further below in Section III(B).

Second, CEQA mandates an EIR where the project has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals. 14 CCR 15065(a)(2). This circumstance also exists in the present case. Although the policy in favor of developing small-lot subdivisions in the City of Los Angeles, overall, is a noble attempt to encourage dense development and affordable housing in the short term, in the present case the proposed development threatens to exacerbate a long-term shortage of affordable housing for low-income residents of Los Angeles. The rapidly-developing trend of landlords removing multi-unit properties from the rental market and replacing them with homes for the affluent is leading to urban decay by way of increased homelessness and implicating issues of environmental justice.

Third, CEQA mandates an EIR where, even if the environmental effects of a project are individually limited, the cumulative effects are considerable when analyzed in connection with past projects, other current projects, and probable future projects. 14 CCR 15065(a)(3). This circumstance also exists in the present case, because the substantial profits pulled in by companies related to BELLC have allowed BELLC to obtain capital and attract investors for other similar projects, and the demolition and redevelopment of the Edinburgh Property will cause the developer—who admittedly specializes in these projects specifically—to reinvest his profits into similar projects in the future.

Fourth, CEQA mandates an EIR where the environmental effects of a project will cause substantial adverse effects on human beings, either directly or indirectly. 14 CCR 15065(a)(4). As demonstrated below and throughout this letter, the tenants of the Edinburgh Property—Mr. Shein in particular—will be substantially and adversely affected by the loss of their residences and inability to find replacement housing, resulting in housing insecurity for them and their families.

For all of the above reasons, an EIR is required under CEQA.

III. WHAT AN EIR MUST COVER

A. An EIR is required to assess the project's impact on urban decay caused by homelessness and housing insecurity.

The CEQA lead agency is required to perform an EIR and/or order mitigation where there is an indication that a proposed project may cause urban decay. Notable cases establishing this requirement include communities' fights to prevent big-box retail discount stores (i.e., Wal-Mart) from moving in. *See Bakersfield Citizens for Local Control v. City of Bakersfield* (2004) 124 Cal. App. 4th 1184, 1215; *American Canyon*

Community United for Responsible Growth v. City of Am. Canyon (2006) 145 Cal. App. 4th 1062.

These cases are analogous to the present case. In *American Canyon*, community stakeholders argued that a big box store could lead to smaller competitors closing their doors, which in turn might lead to permanent vacancies in nearby retail storefronts. The City of American Canyon analyzed the project's impact on the lot where the project was proposed to take place, but failed to analyze urban decay in surrounding areas. The appellate court hearing the subsequent lawsuit ruled the city failed compliance with CEQA because of that lapse.

Projects like the Edinburgh Project have contributed and will continue to contribute to urban decay. Urban decay as a direct result of housing insecurity has already manifested in a vastly increased incidence of homeless encampments in Los Angeles¹⁰ and their demonstrable effects on crime and poverty rates. The City now seeks to “crack down”¹¹ further on its expanding homeless population—as though homelessness itself is a crime—but the renewed focus on homelessness seems to have been driven by budgetary, not human concerns: the City recently recognized that it spends \$100 million per year on its homeless population.¹² The high tide of homelessness and housing insecurity now overwhelming the City can be directly linked to an exponential rise in Ellis Act evictions..

Homeless encampments are the visible evidence of the blight overtaking Los Angeles, but there is an even more insidious threat to the city's environment in the form of housing insecurity. Even where low-income families have not succumbed to homelessness, they have been subjected to housing insecurity as a result of a steady reduction in the rent-stabilized housing stock. This project will contribute to housing insecurity by removing eight stabilized rental units from the rental market. This promises to contribute to an increasingly disastrous trend of increased housing insecurity in Los Angeles.

The profound effect that housing insecurity has on public health, even among the non-homeless, has been well-documented. A large longitudinal study¹³ centered in Los Angeles and six other US cities found that housing insecurity—defined in the study as residents experiencing crowding¹⁴ and multiple moves¹⁵—is correlated with low birth weight, risk of developmental delays, and food insecurity.

¹⁰ Homeless encampments in the City increased by a whopping 85 percent over the past two years. See Romero, Dennis, “L.A. Plans To Knock Down Homeless Encampments With Greater Speed,” *L.A. Weekly*, June 23, 2015.

¹¹ See Holland, Gale, “L.A. City Council OKs crackdowns on homeless encampments,” *Los Angeles Times*, June 23, 2015.

¹² See Santana, Miguel, “Homelessness And The City Of Los Angeles,” A memo from the City Administrative Officer to the City Council, April 16, 2015.

¹³ D.B. Cutts, MD, et al., “US Housing Insecurity and the Health of Very Young Children,” *Am J Public Health*, 2011 August; 101(8): 1508-1514.

¹⁴ Crowding in the study is defined using guidelines from the U.S. Department of Housing and Urban Development and means bedrooms with more than 2 people or families temporarily “doubling up” because of economic difficulties.

¹⁵ The term “multiple moves” in the study means families that moved 2 or more times in the preceding year.

The City is required to assess the impact of this project on public health and urban decay. *Sierra Club v. County of Fresno* (2014) 226 Cal. App. 4th 704. It must order an EIR and, if it approves this project, the City must provide mitigation to ensure it will not contribute to the housing crisis enveloping Los Angeles.

B. An EIR is required to assess the impact on the historical resources and of the city and the architectural character of the neighborhood.

As referenced above, Mr. Shein's preliminary research indicates that the Edinburgh Property is eligible for inclusion on the list of historical resources of the City of Los Angeles. The city is requested to contact SurveyLA and the LA Conservancy to determine whether the historical significance of this property requires an EIR.

Further, the character of the proposed replacement property represents a one-size-fits-all approach to new housing in Los Angeles that is not appropriate for the neighborhood at issue in this case.

Architecturally, the buildings that result from small-lot subdivisions are controversial. Though they have been executed well in a few cases, they tend to be unpopular with neighbors in other areas because of privacy concerns, setback issues, and objections to the necessarily-increased height of this style of building.¹⁶ In neighborhoods where these developments are beginning to predominate, a snowball effect is being observed: neighbors who wish not to live next door to a looming box want to sell, and the most aggressive buyers are often developers with a ready supply of cash and plans to build yet another one.

C. An EIR is required to assess the impact on environmental justice.

The big picture behind projects like this raises significant issues surrounding an important policy consideration: environmental justice. The idea of environmental justice forms the foundation of CEQA itself.

Under state law, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies." Cal. Gov't. Code § 65040.12(e). Attorney General Kamala Harris advises cities and CEQA lead agencies that "fairness in this context means that the *benefits* of a healthy environment should be available to everyone, and the *burdens* of pollution should not be focused on sensitive populations or on communities that already are experiencing its adverse effects."¹⁷

The purposes of the Legislature in enacting CEQA include the goal to "identify any critical thresholds for the health and safety of the people of the state and take all coordinated actions necessary to prevent such

¹⁶ Scheinbaum, Chase, "L.A.'s Small Lot Homes: Destroying Low-Rent Housing, Restoring The American Dream, Or Both?", <http://www.kcet.org/news/agenda/planning/los-angeles-small-lot-homes.html> February 9, 2015.

¹⁷ Harris, Kamala D., "Environmental Justice at the Local and Regional Level, Legal Background," Fact Sheet, Office of the California Attorney General, July 10, 2012.

thresholds from being reached.” Cal. Pub. Res. Code § 21000(d). Public agencies are directed to ensure that “major consideration is given to preventing environmental damage, while providing a decent home and satisfying living environment for every Californian.” *Id.* at subd. (g).

The noble origins of the small-lot subdivision ordinance¹⁸ passed in 2005 are well-documented.¹⁹ Among other goals, the policy aims to address L.A.’s critical need for housing by increasing residential density. While this project may increase the raw number of housing units available in the City, it *reduces* housing for low-income residents and adds housing for the affluent. As discussed above, Los Angeles has no problem creating more housing for the affluent. The need is on the lower end.²⁰ This project does nothing to add to the housing stock where additions are needed. Whatever benefit the project provides by increasing raw density is more than offset by the fact that several low-income tenants will lose their housing. This project is balanced on the backs of low-income tenants. Approval of the project, therefore, is inconsistent with the state’s environmental justice goals and policies.

IV. CONCLUSION

Demolishing this historic property to make way for sleek modern luxury homes would make millions for a real estate developer, allowing him to complete more projects just like this one; it would also, in theory, supply new housing for the affluent residents that developers hope to attract to Los Angeles.

What this proposal does not do is make any progress toward addressing Los Angeles’s housing crisis. In fact, it makes things worse. It removes housing from the rental market and casts its current residents to the winds; it therefore adds to a public health emergency caused by an epidemic of housing insecurity and homelessness. The City should order developers to bear the costs of these outcomes or prevent them altogether.

Building homes for the wealthy will not magically make Angelenos wealthy. An urban planning motto of “if you build it, they will come” is too shortsighted for a metropolis as huge, diverse, and poor as Los Angeles. It ignores the people who have to leave.

Sincerely,

Sean Chandra, Esq.
Attorney for Steven Shein

¹⁸ LAMC 12.22-C,27.

¹⁹ Los Angeles Department of City Planning, “2014 Advisory Agency Small Lot Design Guidelines,”

²⁰ See *Housing Element 2013-2021*, at c-xxi. To illustrate the gaping disparity in housing starts, the city projects that from 2013-2021, 1,122 homes will be built for moderate-income households (defined as families earning 81-120% of the area median income). Meanwhile, 48,000 homes will be built for households earning more than 120% of AMI.

There Are 2 Vacant Investor-Owned Homes for Every Homeless Person in America

By: [Carl Gibson](#) [Economy](#) | January 10, 2018

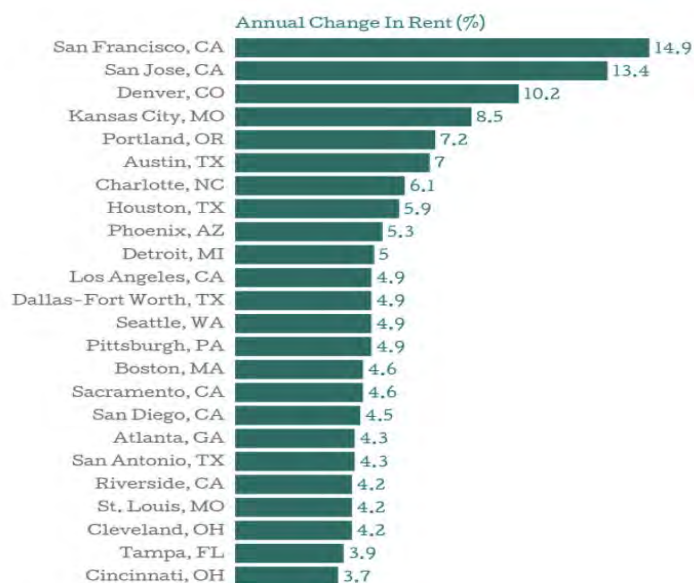
The difference between the greed of the wealthy and the precariousness of American workers is painfully stark when looking at vacant homes.

2016 figures from ATTOM Data Solutions — which publishes comprehensive housing data — show that wealthy investors are buying up more and more real estate as a moneymaking venture while housing prices and homelessness continue to skyrocket across America.

According to ATTOM, [76 percent of all vacant homes](#) in America are owned by investors — amounting to approximately 1.1 million vacant residential investment properties. Many of these vacant homes are in economically distressed Rust Belt cities with high poverty rates, like Detroit, Michigan, neighboring Flint, and Youngstown, Ohio. The states with the highest investment property vacancy rate also have high poverty rates. Michigan leads the pack with 10.3 percent vacancy, Indiana at 9.8 percent, Alabama at 6.9 percent, and Mississippi at 6.6 percent.

Meanwhile, in December of 2017, the Associated Press reported that homelessness increased in America [for the first time since 2010](#) — the height of the Great Recession. 2017 data from the U.S. Department of Housing and Urban Development showed that local counts of homeless Americans reached approximately 554,000 nationwide, which is a 1 percent increase from 2016 (and roughly half of the number of [vacant residential investment properties](#) in America today). Approximately one-third of those counted as homeless had no access to nightly shelters and were sleeping on streets, and in vehicles and tents.

2017 was also [a record-high year for rent prices](#), according to housing figures from Zillow. Tenants across America paid landlords an estimated \$485.6 billion, with more than \$100 billion of that coming from just the New York/New Jersey market, the Los Angeles/Long Beach/Anaheim market, and the Chicago market. Approximately 97,000 of America's homeless persons are in New York City ([63,169 homeless](#)) and Los Angeles ([34,000 homeless](#)). Cities like San Jose, California and Denver, Colorado are seeing [double-digit rent increases](#) on average each year, according to Forbes.



The most drastic rent increases year to year in 24 major U.S. cities (Data by Zillow)

If current trends continue, affordable housing is expected to become even more scarce. CNBC reported in 2016 that [25 percent of ultra-wealthy Americans](#) surveyed are planning on buying more real estate over the next several years. More scarcity in housing markets will drive up home prices, which will increase rent prices as a result. This could lead to future increases in the number of homeless Americans between now and 2020.

DAY OF HEARING SUBMISSIONS

The following submissions by the public are in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3c. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. The Commission’s ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

All submissions distributed to the Commission during the Commission Meeting are included in this file.

Material which does not comply with the submission rules is not distributed to the Commission.

ENABLE BOOKMARKS ONLINE:

**If you are using Explorer, you need will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.

Conditional Use Permit (CUP/ABC) recommendations for:

1518 N. Cahuenga Blvd,

"Grand Master Records"

ZA-2018-4958-ZC-CUB

1. Within six months of the date of this determination and within six months of hire, all personnel acting in the capacity of a manager of the premise and all personnel who serve alcoholic beverages shall attend Standardized Training for Alcohol Retailers (STAR) session sponsored by the Los Angeles Police Department. All employees who serve alcoholic beverages shall attend follow-up STAR classes every 24 months. Upon completion of the training, the applicant shall provide evidence to the Zoning Administrator that such training was provided.
2. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
3. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Zoning Administrator and the Department of Building and Safety for purposes of having a building permit issued.
6. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
7. Electronic age verifications device(s) which can be used to determine the age of any individual attempting to purchase alcoholic beverages or tobacco products shall be installed on the premise at each point-of-sale location. This device(s) shall be maintained in an operational condition and all employees shall be instructed in their use prior to the sale of any alcoholic beverage or tobacco product.
8. The premises shall be maintained as a bona fide restaurant with an operational kitchen and shall provide a menu containing an assortment of foods normally offered in restaurants.
9. A kitchen shall be maintained in the restaurant premises in accordance with the definition of such in the Los Angeles Municipal Code. Food service shall be made available at all times the premises are open for business.
10. Approved herein is the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a new 9,745 square foot restaurant, with a 4,887 square-foot dining area and bar with 113 seats, along with a 911 square-foot music room with 59 seats, located on the first floor; a 1,687 square-foot mezzanine level, consisting of storage areas; and a 3,035 square-foot dining area and bar with 201 seats located on the rooftop of the restaurant premises. The approved hours of interior restaurant operation have been proposed to begin at 9:00 a.m. and end at 2:00 a.m., daily. The approved hours of outdoor rooftop operation have been proposed to begin at 9:00 a.m. and end at 1:00 a.m., daily.

FILED
Non-Complying Submission

RECEIVED
CITY OF LOS ANGELES

MAY 28 2019

CITY PLANNING DEPT.
AREA PLANNING COMMISSION

The maximum number of seats permitted in the restaurant structure is to be determined by the Department of Building and Safety and the Los Angeles City Fire Department. If a lower number of seats are approved,

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the applicant shall submit a revised floor plan to the Department Services Center to be included as part of the Exhibit "A".

11. Any future request for seating above the total permitted 373 seats, whether indoors or outdoors, shall be filed pursuant to an Approval of Plans application in compliance with provisions of the Municipal Code.
12. The applicant shall not sublet the premises to outside "promoters" for nightclub activity. The premises shall not be used exclusively for private parties in which the general public is excluded.
13. There shall be no Dance Floor arrangement permitted in the subject premises. Patron dancing is not permitted nor shall the Petitioner(s) accommodate or endorse dancing features in any fashion.
14. No amplified music with the exception of ambient music is permitted on the rooftop portion of the premises. Employment of any live entertainment features on the rooftop portion of the premises are not permitted.
15. Background ambient music is permitted in the outdoor portions of the subject property that are under the petitioner's control, provided it is not audible beyond the subject of the premises and shall not exceed the levels prohibited by the City's noise regulations (Section 116.01 of the Los Angeles Municipal Code). Background ambient music circulated on or projected out to the outdoor portions of the subject premises that are under the petitioner's control, shall only be permitted between the hours of 9:00 a.m. and 12:00 a.m., daily.

For the purposes of this operating condition and all conditions herein, which involve limitations or restrictions pertaining to entertainment and/or the dissemination of live or recorded music, background ambient music will be defined as low-volume music that is conducive and complementary to dining experiences. Recorded music or live musical performances will no longer be considered ambient when the volumes of the disseminated music interfere with activities such as dining and/or low volume conversation.

16. In order to limit any loud music/sound/noise emanating from the subject premises, the applicant(s)/operator(s) shall keep all the facility windows and all of the building entryways closed. Ingress and egress activities accomplished via the building entryways will be permitted but the applicant(s)/operator(s) shall be required to monitor the entryways to ensure that the points of ingress/egress only remain opened during those occasions wherein patrons or employees are entering or exiting the interior portions of the premises. The doorways of the commercial building shall not be propped open or left standing open for an unreasonable duration during all hours of operation.

All entrances/exits of the commercial building shall be outfitted with closable doorways. The building doorways shall not consist solely of a screen or ventilated security door. Only the front door or entryway, which abuts the east sidewalk of Cahuenga Blvd, shall be used for patron access. The rear/side door(s) of the subject premises shall be equipped on the inside with automatic locking devices and shall be kept closed at all times. Temporary use of the rear/side doorways of the premises for delivery of supplies does not constitute a violation. Said door(s) are not to consist solely of a screen or ventilated security door.

17. Live entertainment with the exception of musicians/bands and the employment of a disc-jockey or disc-jockeys who arrange and circulate only low-volume, ambient, recorded music, is prohibited. Any disc-jockey or live entertainment performances may only be featured within the indoor and fully enclosed portions of the restaurant facility. The entryways of the premises and the doorway access to

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the rooftop portion of the premises must be kept closed during any disc-jockey or live entertainment musical performances. The windows of the establishment must also be kept closed during any live entertainment or disc-jockey performances.

18. Any ambient or amplified music, sound, noise or vibration emitted that is under the control or influence of the applicant(s) shall not be audible or physically discernable beyond the structure that is under the control of the applicant(s). No music, sound or noise shall be emitted from the subject businesses at a level prohibited by the noise regulations of the Los Angeles Municipal Code. Any sound, noise, or vibration emitted, that is under the control of the applicant(s) that is audible or physically discernable beyond the confines of the subject property, shall constitute a violation of Section 116.01 of the LAMC, including any loud, unnecessary or unusual noise that disturbs the peace or quiet of any neighborhood or that causes discomfort. The property owner(s) and business operator(s) shall make an effort to control any unnecessary noise made by restaurant staff or any employees contracted by the restaurant, or any noise associated with the operation of the establishment, or equipment of the restaurant.
19. Any live entertainment features shall be subject to any required permits to be reviewed and approved by the Los Angeles Police Commission, as applicable. Live entertainment is limited to live bands and DJ performances. No amplified music or amplified live entertainment is permitted in any outdoor areas.
20. Partitions separating booth/dining areas shall not exceed 54 inches in height. No obstructions shall be attached, fastened or connected to the booth/dining areas within the interior space for the facility that restrict, limit, or obstruct the clear observations of the occupants.
21. No booth or group seating shall be installed which completely prohibits observation of the occupants.
22. The exterior windows and glass doors of the restaurant shall be maintained substantially free of signs and other materials from the ground to at least 6 feet in height above the ground so as to permit surveillance into the store by Police and private security.
23. Prior to the effectuation of this grant, the applicant(s)/operator(s) shall be required to install additional lighting features on the exterior of 1518 N Cahuenga Blvd premises to the satisfaction of the Los Angeles Police Department. The applicant(s)/operator(s) shall be required to submit a diagram, which depicts the preexisting along with the proposed exterior lighting arrangements. The applicant(s)/operator(s) shall be required to install the lighting features delineated on the diagram and demonstrate the function of the new and preexisting light features to the satisfaction of the Police Department prior to the effectuation of this grant. Following review and approval of the exterior lighting system of the venue, the evaluating Police Department representative shall include his or her written approval of the lighting features on a copy of the exterior lighting diagram which the Police Department representative will provide to the Department of City Planning for inclusion in the case file.
24. There shall be no pool table or billiards table, electronic games, coin-operated games, dart games, or video machines maintained upon the premises at any time.
25. There shall be no admission or cover charge at any time. There shall not be a requirement to purchase a minimum number of drinks at any time on the premises.
26. As it relates to operation and use of the restaurant property there shall be no live entertainment features such as burlesque dancers, topless entertainment, patron dancing arrangements, male or female performers or fashion shows.

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27. There shall be no Adult Entertainment of any type pursuant to L.A.M.C. Section 12.70.
28. No employee or agent shall be permitted to accept money or any other thing of value from a customer for the purpose of sitting or otherwise spending time with customers while in the premises, nor shall the licensee provide, permit, or make available, either gratuitously or for compensation, male or female patrons who act as escorts, companions, or guests of and for the customer.
29. The owner/restaurant operator shall at all times maintain the abutting public access ways free of obstruction.
30. The Petitioner(s) shall be responsible for maintaining free of litter, the area and adjacent to the premises over which they have control. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the Petitioner(s) shall be removed or painted over within 24 hours of being applied.
31. The approved conditions shall be retained on the premises at all times and produced upon request of the Police Department, the Department of Building and Safety or City Planning. All licenses, permits and conditions shall be posted in a conspicuous location at the facility. Additionally, copies of the ABC operating conditions and conditional use permit conditions shall be provided to all employees working in the restaurant. Restaurant employees are required to be knowledgeable of the establishment operating conditions and shall sign a document acknowledging that they have read and understood all of the ABC and conditional use permit conditions. Said acknowledgment form(s) shall be maintained at the location by the operator and/or manager who shall present the document(s) to Police Department personnel, ABC Investigators or any other City agency upon request.
32. Parking shall be provided in accordance with the requirements of the Los Angeles Municipal Code, to the satisfaction of the Department of Building and Safety. No variance from said requirements is requested or grant herein.
33. If valet service is used a copy of the contract with the valet company shall be submitted to the Office of Zoning Administration demonstrating that valet service is made available to customers of the petitioner(s) between the hours of 7:00 p.m. and one-half hour after closing. If valet service is implemented the petitioner(s) will additionally be required to provide the Office of Zoning Administration with information pertaining to the valet rates or cost of valet service as it relates to customers utilizing said service. The availability of valet parking/service shall be made known to the public via the restaurant menu, a posting of the information on readily visible locations in the restaurant and on any restaurant website.
34. A copy of the business permit, insurance information, and a valid emergency contact phone number for the valet and security company service(s) used by the business operator shall be maintained on the premises and presented upon request to any law enforcement officer.
35. Prior to the effectuation of this grant, the applicant(s)/operator(s) shall be required to submit a diagram, which depicts the appointed, or scheduled to be appointed, security camera arrangements. The applicant(s)/operator(s) shall be required to install the security camera features delineated on the diagram and demonstrate the function of the new and preexisting security camera features to the satisfaction of the Police Department prior to the effectuation of this grant.

The security camera diagram shall include a delineation of the video surveillance arrangements for both the 1518 N Cahuenga Blvd premises and the adjoining public sidewalks and alleyways fronting the subject premises. Following review and approval of the security camera installations at and on the 1518 N Cahuenga Blvd premises, the evaluating Police Department representative shall include his or her written

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approval of the security camera features on a copy of the security camera diagram, which the Police Department representative will provide to the Department of City Planning for inclusion in the case file.

36. A) Between the hours of 8:00 PM and until thirty minutes after the closing hours, the Petitioner(s) shall provide a minimum of three (3) security guards on the premises, Sunday through Wednesday. Between the hours of 8:00 PM and until thirty minutes after the closing hours, the Petitioner(s) shall provide a minimum of seven (7) security guards on the premises, Thursday through Saturday. The establishment security guards fulfilling this requirement shall not have any other activities other than those that are security related. Security personnel shall be licensed in accordance with State Law and Police Commission standards and maintain valid Bureau of Security and Investigative Services Guard Credentials along with active American Red Cross first-aid credentials. Establishment security personnel shall be dressed in such a manner as to be readily identifiable as facility security guards to patrons and law enforcement personnel.
- B.) A list of the security personnel on duty shall be kept on-site at all times and made available to law enforcement personnel upon request.
- C.) The applicant shall be required to provide the Police Department with a security plan that satisfactorily conforms to Police Department and City Planning standards. The security plan shall include a delineation of the video surveillance arrangements for both the licensed premises and the adjoining areas (Outdoor dining areas) developed or otherwise used by the applicant. The security plan shall also include a delineation of the security personnel scheme including specifications pertaining to staffing, structure and arrangement of security guards for both the licensed premises and the adjoining areas developed or used by the applicant. The applicant's security plan will be included in the ZA Case File following Police Department and City Planning approval.
- D.) If the membership of the Hollywood Vice Office becomes aware that the concerned security plan is ineffective or that the agreed upon plan has otherwise been proven to be inadequate as it pertains to the enhancement of safety for both the patrons, residents and/or the employees of the establishment, the Hollywood Vice Office reserves the capability to revise the existing security plan and modify the parameters of it to maximize safety while reducing nuisance and criminal activity.
37. No portion of the restaurant shall be deemed to be “private”, for the purpose of dispensing alcoholic beverages to selected patrons. At no time shall any form of membership card or compensation be a prerequisite for admission to the restaurant at large, or to any sub-portion of the restaurant.
38. Loitering shall be prohibited on or around these premises as well as the properties adjacent to the subject premises. The applicant shall be responsible for ensuring that persons are dissuaded from loitering on or immediately around the subject premises. “No Loitering” signs shall be posted containing the predominant language of the establishment's clientele. Any areas which are adjacent to the subject site shall be routinely patrolled by employees of the restaurant facility, or establishment security personnel for the purpose of monitoring loitering. Any problems associated with any portion of the subject premises shall immediately be reported to the facility manager(s) who shall correct/remedy the problems.
39. Signs shall be prominently posted in English and the predominant language of the facility's clientele, if different and a notice shall be placed therein stating that California State Law prohibits the sale of alcoholic beverages to persons under the age of twenty-one years or to intoxicated persons and that no such sales will be made.

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40. The petitioner(s) shall place legible signs on the exterior walls of the subject property alerting patrons to keep noise to a minimum, and to be respectful of the properties surrounding neighbors.
41. A "Free Designated Driver Program" shall be implemented in which "FREE Non-Alcoholic Beverages" will be offered to the designated drivers: such as coffee, tea, or sodas approved by the Zoning Administrator. An explanation of the program shall be print on the restaurant menus.
42. Smoking tobacco or any non-tobacco substance, including from electronic smoking devices, is prohibited in or within 10 feet of the outdoor dining areas in accordance with Los Angeles Municipal Code Section 41.50 B 2 C. This prohibition applies to all outdoor areas of the establishment if the outdoor area is used in conjunction with food service and/or the consumption, dispensing or sale of alcoholic or non-alcoholic beverages.
43. The business operator and/or the operator's agents shall comply with California Labor Code Section 6401.5(b) which prohibits the smoking of tobacco or any non-tobacco substance, including from electronic smoking devices, within any place of employment.
44. At any time during the period of validity of this grant, should documented evidence be submitted showing continued violation of any condition of this grant and/or the ABC license of the location, resulting in an unreasonable level of disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator (Upon his/her initiative, or upon written request by LAPD or Department of ABC) reserves the right to call for a public hearing requiring the applicant to file for a plan approval application together with associated fees pursuant to LAMC Section 19-01-1 (Miscellaneous Plan Approval), the purpose of which will be to review the applicant's compliance with and the effectiveness of these conditions. The applicant shall prepare a radius map and cause notification to be mailed to all owners and occupants of properties within a 500-foot radius of the property, the Council Office and the Los Angeles Police Department's corresponding division. The applicant shall also submit a summary and any supporting documentation of how compliance with each condition of this grant has been attained. Upon this review, the Zoning Administrator may modify, add or delete conditions, and reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.
45. At least one on-duty manager with authority over the activities within the facility shall be on the premises at all times that the facility is open for business.
46. The on-duty manager's responsibilities shall include the monitoring of the interior of the premises to ensure compliance with all State laws, municipal codes and conditions imposed by the Department of Alcoholic Beverage Control and the Department of City Planning.
47. The number of special events permitted on the subject property shall be limited to a maximum of 24 events per year. A special event is any event which is held weekly, monthly or annually or that includes outside advertisement demonstrating a change in the mode and character of the normal restaurant operation or any significant live entertainment features that would stipulate an ABC one-day permit application or some other special endorsement. Operational occurrences or arrangements wherein the applicant(s) demands or requests an admission fee from restaurant patrons will be considered special events as will any events that involve the exclusion of the general public from gaining admission to the restaurant premises. The applicant shall seek approval from the Hollywood Vice Unit for all special events 14 days in advance of the date of each special event, in writing. LAPD shall respond to requests for special events in writing. Outside advertisement as it pertains to this provision shall include any promotional material or notification commissioned by any entity that is not directly associated with the operation or under the direct employ of the applicant(s).

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48. Any future operator(s) or changes in ownership of the subject site will require the filing of a new Plan Approval Application.

49. **Plan Approval.** The applicant shall file an Approval of Plans application within (1) year, but not earlier than (10) months from the issuance of the Certificate of Occupancy to assess compliance with the conditions of the instant grant. The purpose of the plan approval will be to review the effectiveness of and the applicant's compliance with the conditions of this grant. Upon review of the effectiveness of and compliance with the conditions, the Zoning Administrator may modify such conditions, delete or add new ones as appropriate and require a subsequent plan approval, as necessary. At any time during the period of validity of this grant, should documented evidence be submitted showing a violation of any condition(s) of this grant resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator reserves the right to require the applicant to file for a plan approval application together with associated fees, the purpose of which will be to hold a public hearing to review the applicant's compliance with and the effectiveness of these conditions. The applicant/petitioner(s) shall provide a summary and supporting documentation of how compliance with each condition of the grant has been attained. Upon this review the Zoning Administrator may modify, add or delete conditions, and reserves the right to conduct the public hearing for nuisance abatement/revocation purposes.

50. The applicant/restaurant operator shall identify a contact person and provide a 24-hour "hot line" telephone number for any inquiries or complaints from the community regarding the subject facility. Prior to the utilization of this grant, the phone number shall be posted on the site so that is readily visible to any interested party. The hot line shall be:

- posted at the entry, and the cashier or customer service desk,
- responded to within 24-hours of any complaints/inquiries received on this hot line, and
- The applicant shall document and maintain a log of complaints received, the date and time received and the disposition of the response. The log shall be made available for review by the Los Angeles Police Department and the Zoning Administrator upon request.

CONDITIONS FOR CONSIDERATION BY THE STATE DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL RELATIVE TO THE SALE AND DISTRIBUTION OF ALCOHOLIC BEVERAGES

51. There shall be no service, sales or possession of an alcoholic beverage on any sidewalk area with the exception of the approved patio area. There shall not be off-site sales of Alcohol beverages.

52. The quarterly gross sales of food shall not exceed the gross sales of alcohol. The business operator shall maintain records which reflect these numbers and make them available to the Police Department upon request.

53. Bottle and/or Table service involving the distribution of distilled spirits shall be prohibited. "Buckets" of beer and portable bars are prohibited. There shall be no "Minimum drink" required of patrons. In addition, there shall be NO sales of table(s) and/or seating where alcoholic beverages are in any way included in the sale cost of the seating.

54. "Happy Hour" is permitted between the hours of 4:00 pm and 9:00 pm, daily. There may be no more than a fifty percent discount on alcoholic beverages.

55. A "Free Designated Driver Program" shall be implemented in which free non-alcoholic beverages such as water, coffee, tea and soft drinks will be offered to the designated driver of a group.

Conditional Use Permit (CUP/ABC) recommendations for:
1518 N. Cahuenga Blvd, "Grand Master Recorders" ZA-2018-4958-ZC-CUB

56. No signs are permitted on the outside of the building or patio enclosure or directed from inside to the outside which display or advertise the availability of alcoholic beverages.

The City of Los Angeles Planning Department is tasked with preparing, maintaining, and implementing a General Plan for the development of the City of Los Angeles. In order to ensure development is done so with respect to the community, Conditional Use Permits and Zone Variances are used to condition any development that is deemed to have potential impacts and intensifications beyond the guide of the Community Plan. Public hearings are held to ensure that community voices are heard when these Conditional Uses and Variances are considered.

The LAPD Hollywood Division has taken an active role in recommending conditions to ensure public safety and maintain quality of life for the visitors and stakeholders within the Hollywood community. With the increasing vertical development of high rise hotels, commercial businesses, and residential buildings, the division is more frequently involved with developing condition recommendations related to rooftop entertainment venues. It is imperative that these recommendations reflect a consistency that balances encouragement of business development with community welfare and quality of life.

The attached list of proposed conditions represents a baseline for rooftop operational regulations with respect to the mitigation of associated noise issues. This baseline list of recommendations has proven to be an effective tool in safeguarding the surrounding residents from any unnecessary noise impacts. However, with these baseline recommendations ever present in our minds, the members of the LAPD Hollywood Division are also well aware that any development project has the potential to require customized deviations on a case-by-case basis. To afford a level of flexibility, the baseline rooftop condition recommendations can be altered or even removed in the instance that an applicant/developer effectively designs a sound mitigation plan that sufficiently eases concerns.

While the onus falls on the applicant/developer to present a comprehensive sound mitigation plan, this opportunity affords the applicant/developer an ability to utilize any available technology and design features to achieve a project vision. The standard by which any sound mitigation plan is judged would at minimum attain an equivalency to the proposed condition recommendations. With this proposal, the LAPD Hollywood Division succeeds in the mission of effectively promoting business development while maintaining public safety and quality of life standards for the residents of the community.

Unenclosed/Open Rooftop Conditions

- Use of any unenclosed outdoor rooftop area shall be limited to the hours of 7:00 a.m. to 12:00 a.m. (Midnight), daily. After-hours use of these areas, other than routine clean-up and maintenance, is not permitted.
- Live entertainment and/or amplified music or sound is prohibited in any unenclosed outdoor rooftop area, during all hours of operation.
- Low volume, ambient, background music that is utilized in any unenclosed outdoor rooftop area shall not be audible or otherwise perceivable beyond the subject premises.

Unenclosed/Open Elevated Outdoor Patio Conditions

- Use of any unenclosed outdoor patio area elevated beyond the ground floor shall be limited to the hours of 7:00 a.m. to 12:00 a.m.(Midnight), daily. After-hours use of these areas, other than routine clean-up and maintenance, is not permitted.
- Live entertainment and/or amplified music or sound is prohibited in any unenclosed outdoor patio area elevated beyond the ground floor, during all hours of operation.
- Low volume, ambient, background music that is utilized in any unenclosed outdoor patio area elevated beyond the ground floor shall not be audible or otherwise perceivable beyond the subject premises.

Rooftop Enclosed Structure Conditions

- Any doors, windows, and/or openings to a rooftop enclosed structure shall be kept closed from 10:00 p.m. through 7:00 a.m., or any time in which live entertainment and/or amplified music or sound is featured inside the enclosed structure. Patron ingress and egress shall be limited to a single door that is designated for such purpose. All other doors shall be equipped on the inside with an automatic locking device and shall be kept closed at all times other than to permit temporary access for delivery of supplies, trash removal, and emergencies. These doors shall be solid; no screen or ventilated materials permitted.
- Any live entertainment and/or amplified music or sound featured within the enclosed structure shall not be audible or otherwise perceivable beyond the subject premises.

*** The condition recommendations are presented as a standard but can be modified or withdrawn if an applicant/developer is able to effectively design a sound mitigation plan that sufficiently eases concerns of noise.***

FILE COPY
Non-Complying Submission

SUBMITTED BY:

Dana Scyles



RECEIVED
CITY OF LOS ANGELES

MAY 28 2019

CITY PLANNING DEPT.
AREA PLANNING COMMISSION

May 28, 2019

To Whom it May Concern:

This letter serves as a referral for Botanical Hospitality Group who owns and operates EP & LP in West Hollywood. From the moment they were interested in locating in the city, executive director, David Combes and his partners delivered every promise to our community, and more!

This business revitalized the area of the city that was surrounded by buildings in need of development and vacancies. Establishing this vibrant business helped to spur more business to move in to the area and economic development in specific areas of La Cienega and Melrose.

EP & LP have programmed their restaurant with content that draws from the arts and entertainment and guarantees a dynamic draw for tourists and locals alike.

Encouraging a Botanical Hospitality Group business in your city is a winning decision for all involved – the city, the immediate area of location, the residents, the visitors and the business community.

Sincerely,

A handwritten signature in black ink, appearing to read "Genevieve", with a long, horizontal flourish extending to the right.

Genevieve Morrill
President and CEO

8272 Santa Monica Blvd.
West Hollywood, CA 90046
Tel: 323-650-2688 / Fax: 323-650-2689
www.wehochamber.com

34



OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HALL OF JUSTICE

ALEX VILLANUEVA, SHERIFF



May 24, 2019

David Combes
Botanical Group
543 N. La Cienega Blvd., Suite 201
West Hollywood, CA 90069

Dear Mr. Combes,

You reached out to West Hollywood Sheriff's Station to provide a review of your former business and the impact it had on law enforcement resources in the city of West Hollywood.

"EP & LP," which was located at 603 N. La Cienega Boulevard in the city of West Hollywood, was in business from May 2015 until May 2019. This business had very few issues or calls for service.

Should you have any questions, do not hesitate to contact me directly at (310) 855-8850.

Sincerely,

ALEX VILLANUEVA, SHERIFF

Edward C. Ramirez, Captain
West Hollywood Sheriff's Station

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

A Tradition of Service
— Since 1850 —

LETTER OF SUPPORT

APCC-2018-7474-SPE-SPP / ENV-2018-7475-CE
1864 N. Vermont Avenue
Healthy Spot

Mr. Jason Hernandez:

I am / we are the owner(s) / operators(s) of the business located at:

Brü coffeebar 1866 N. Vermont Ave LA, CA
90027

I/we support the proposal to allow the onsite grooming of dogs in conjunction with the currently operating 2,448 square-foot pet supply retailer, Healthy Spot, at 1864 Vermont Avenue. The project is in an optimal location to provide new neighborhood-oriented uses that will activate the street frontage of an existing commercial building while providing a unique and high-quality use to the business mix of the area.

The Applicant has committed considerable time to engaging with the existing businesses of the Los Feliz community to introduce the project and Healthy Spot as a brand. The result of these interactions is a project that respects the neighborhood character while asking only for the ability to extend their retail and service offerings to include onsite grooming.

Healthy Spot is a reputable business that has multiple locations in the City and County of Los Angeles and has demonstrated high quality and responsible operations at all of their locations. The store's concept as a holistic and healthy alternative to traditional pet stores is reflective of the Los Feliz neighborhood at large and contributes to the community character without adding nuisance or an incompatible use to the area.

I/we especially appreciate the Applicant's commitment to working with the neighborhood by initiating dialogue with local businesses, providing an opportunity for comments and feedback. We look forward to continuing this relationship as they continue to operate their business in our neighborhood.

Sincerely,

Shir
Shirleen Moshirzadeh Signature
1866 N. Vermont Ave - LA, CA 90027 Name
Address

LETTER OF SUPPORT

APCC-2018-7474-SPE-SPP / ENV-2018-7475-CE

1864 N. Vermont Avenue

Healthy Spot

Mr. Jason Hernandez:

I am / we are the owner(s) / operators(s) of the business located at:

CrossFit Mindset 1870 N. Vermont Ave. Los Angeles, 90027

I/we support the proposal to allow the onsite grooming of dogs in conjunction with the currently operating 2,448 square-foot pet supply retailer, Healthy Spot, at 1864 Vermont Avenue. The project is in an optimal location to provide new neighborhood-oriented uses that will activate the street frontage of an existing commercial building while providing a unique and high-quality use to the business mix of the area.

The Applicant has committed considerable time to engaging with the existing businesses of the Los Feliz community to introduce the project and Healthy Spot as a brand. The result of these interactions is a project that respects the neighborhood character while asking only for the ability to extend their retail and service offerings to include onsite grooming.

Healthy Spot is a reputable business that has multiple locations in the City and County of Los Angeles and has demonstrated high quality and responsible operations at all of their locations. The store's concept as a holistic and healthy alternative to traditional pet stores is reflective of the Los Feliz neighborhood at large and contributes to the community character without adding nuisance or an incompatible use to the area.

I/we especially appreciate the Applicant's commitment to working with the neighborhood by initiating dialogue with local businesses, providing an opportunity for comments and feedback. We look forward to continuing this relationship as they continue to operate their business in our neighborhood.

Sincerely,



Signature

Alan Sereboff

Name

1870 N. Vermont Avenue, Los Angeles 90027

Address

LETTER OF SUPPORT

APCC-2018-7474-SPE-SPP / ENV-2018-7475-CE
1864 N. Vermont Avenue
Healthy Spot

Mr. Jason Hernandez:

I am / we are the owner(s) / operators(s) of the business located at:

1864 1/2 N. Vermont Ave, Urmah Bar Los Feliz

I/we support the proposal to allow the onsite grooming of dogs in conjunction with the currently operating 2,448 square-foot pet supply retailer, Healthy Spot, at 1864 Vermont Avenue. The project is in an optimal location to provide new neighborhood-oriented uses that will activate the street frontage of an existing commercial building while providing a unique and high-quality use to the business mix of the area.

The Applicant has committed considerable time to engaging with the existing businesses of the Los Feliz community to introduce the project and Healthy Spot as a brand. The result of these interactions is a project that respects the neighborhood character while asking only for the ability to extend their retail and service offerings to include onsite grooming.

Healthy Spot is a reputable business that has multiple locations in the City and County of Los Angeles and has demonstrated high quality and responsible operations at all of their locations. The store's concept as a holistic and healthy alternative to traditional pet stores is reflective of the Los Feliz neighborhood at large and contributes to the community character without adding nuisance or an incompatible use to the area.

I/we especially appreciate the Applicant's commitment to working with the neighborhood by initiating dialogue with local businesses, providing an opportunity for comments and feedback. We look forward to continuing this relationship as they continue to operate their business in our neighborhood.

Sincerely,



Bridgette Ochoa Signature

Name

Address

LETTER OF SUPPORT

APCC-2018-7474-SPE-SPP / ENV-2018-7475-CE

1864 N. Vermont Avenue

Healthy Spot

Mr. Jason Hernandez:

I am / we are the owner(s) / operators(s) of the business located at:

1825 N Vermont Ave, Los Angeles CA 90027 (Helen Lee Foundation, Los Feliz Village Farmer's Market)

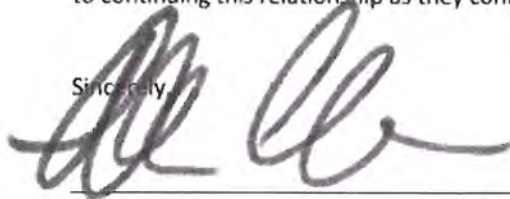
I/we support the proposal to allow the onsite grooming of dogs in conjunction with the currently operating 2,448 square-foot pet supply retailer, Healthy Spot, at 1864 Vermont Avenue. The project is in an optimal location to provide new neighborhood-oriented uses that will activate the street frontage of an existing commercial building while providing a unique and high-quality use to the business mix of the area.

The Applicant has committed considerable time to engaging with the existing businesses of the Los Feliz community to introduce the project and Healthy Spot as a brand. The result of these interactions is a project that respects the neighborhood character while asking only for the ability to extend their retail and service offerings to include onsite grooming.

Healthy Spot is a reputable business that has multiple locations in the City and County of Los Angeles and has demonstrated high quality and responsible operations at all of their locations. The store's concept as a holistic and healthy alternative to traditional pet stores is reflective of the Los Feliz neighborhood at large and contributes to the community character without adding nuisance or an incompatible use to the area.

I/we especially appreciate the Applicant's commitment to working with the neighborhood by initiating dialogue with local businesses, providing an opportunity for comments and feedback. We look forward to continuing this relationship as they continue to operate their business in our neighborhood.

Sincerely,



Helen Lee

Signature

590 27th. St. Manhattan Beach CA 90266

Name

Address



**MARKETING
DIRECTIONS**

Erin M. Jellum-Hall
1941 N New Hampshire Ave
Los Angeles, CA 90027
(323) 304-8749

LETTER OF SUPPORT

APCC-2018-7474-SPE-SPP / ENV-2018-7475-CE

1864 N. Vermont Avenue

Healthy Spot

March 19, 2019

Dear Mr. Jason Hernandez:

I own a business working out of my home about a block from Health Spot – Los Feliz.

We are so happy to have them in the neighborhood.

They have been a great neighbor. They engaged us at the Farmers Market across the street before opening. The sidewalk is always clean. The window displays are cheerful. The staff are friendly. And from what I see the pets like it too.

Add grooming makes total sense. It is aligned with their other activities. It supports the idea we have in Los Feliz of encouraging businesses to flourish. I encourage you to hasten the approval of this addition to their offerings.

I have interfaced with Healthy Spot both in Silver Lake and Los Feliz through the local chamber and have always found them to be responsive, professional and caring.

Sincerely,

Erin M. Jellum-Hall

LETTER OF SUPPORT

APCC-2018-7474-SPE-SPP / ENV-2018-7475-CE

1864 N. Vermont Avenue

Healthy Spot

Mr. Jason Hernandez:

I'm writing to you as a representative of the Silver Lake Reservoirs Conservancy, a community-based, all-volunteer organization dedicated to the beautification and preservation of the public areas in and around the reservoirs.

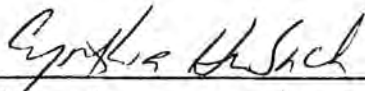
We would like to extend our support for the pet-supply retailer, Healthy Spot. One of the many duties we fulfill around the reservoirs is maintaining and supplying several dog-waste bag dispensers along the walking path. Reservoir dog owners go through hundreds of bags per month, picking up waste that might otherwise be left to mar the walks of other users on the path. Healthy Spot supplies us with *all* of the bags we need, at no cost to us or the community. This is a true public service.

While the particulars of the proposed grooming facility on Vermont Avenue are somewhat outside our purview, we can absolutely vouch for the conscientiousness of the Healthy Spot organization, and their commitment to making the neighborhoods in which they do business a better place for everyone.

In our experience, Healthy Spot has proven itself a reputable business with multiple locations in the City and County of Los Angeles and has demonstrated high quality and responsible operations. The store's concept as a holistic and healthy alternative to traditional pet stores is reflective of the Silver Lake and Los Feliz neighborhoods at large and contributes to the community character without adding nuisance or an incompatible use to the area.

We especially appreciate the Healthy Spot's commitment to working with the neighborhood by initiating dialogues with local businesses, providing an opportunity for comments and feedback. We look forward to continuing this relationship as they continue to operate their business in our neighborhoods.

Sincerely,



Cynthia Hubach, VP, Silver Lake Reservoirs Conservancy

2301 Kenilworth Ave. LA 90039

Address

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CITY OF LOS ANGELES

MAY 28 2019

CITY PLANNING DEPT.
AREA PLANNING COMMISSION



86
SUBMITTED BY:

Dana Styles

FILE COPY
Non-Complying Submission

GENERAL BOARD MEETING MINUTES, Monday, September 24, 2018
Hollywood City Hall, Small Conf. Rm., 6501 Fountain Ave. (at Wilcox), L.A., CA 90028

CHNC (and all other) Meeting Minutes are a summary; Minutes were not, are not and are never meant to be an exact, verbatim, word-for-word transcript or comprehensive record of what was said at a Meeting. Exceptions: Motions/Resolutions (as stated at the Meeting, which take precedence over versions written on the Agenda, if different); quotes (words that have quotation marks ("") at the beginning and ending of a word or words); and other wording from the Agenda such as the first paragraph(s) of some Items. Items are listed in and match the same order as on the Agenda.

A. CALL TO ORDER

President Elvina Beck called the Meeting to order at 6:02 p.m.

B. ROLL CALL

Roll Call was taken by Ms. Beck. Eight of the nine Board Members were present at the beginning of the Meeting: Eman Al-Hassan, Wil Anabel, Elvina Beck (President), Duffy Culligan, Roger Davis (Secretary), Steve Ducey, Gayl Murphy and Ferris Wehbe (Vice-President). Board Member Charles Taylor was absent. The CHNC quorum (the minimum number of Board Members needing to be present to take binding votes on Agendized Items) is five (see <https://lacity.quickbase.com/db/bj3apxsp3?a=q&qid=32&qskip=0&qrppg=1000&dlt=su46~>), so the Board could take such votes. Nine Board Seats were filled (by election or appointment). No Board Seats were vacant. Also attending: 21 Stakeholders and Guests.

C. REPORT / COMMENTS from Government representatives in attendance.

Josh Kurpies, District Director for State 50th District Assemblymember Richard Bloom, (310-450-0041; Josh.Kurpies@asm.ca.gov; <http://assembly.ca.gov/Bloom>), reported that the Governor was considering Senate Bill 905, whether to allow alcohol service until 4:00 a.m.

Josue Marcus, Project Coordinator Assistant, City Clerk's Office, Election Division, Neighborhood Council Election Unit (213-978-0444; Josue.Marcus@LACity.org; <http://CityClerk.LACity.org/election/index.htm>), reminded that the CHNC election will be Sunday, March 31, 2019. Candidate filing starts December 16th.

Melanie Quintero, Victim Service Coordinator for the L.A. City Victim Assistance Program of the City Attorney's Office [213-972-2909; Melanie.Quintero@LACity.org;

www.LACityAttorney.org], explained that they “provide victims of crime services including counseling.”

Rachel Fox, Field Deputy for L.A. City District Four Councilman David Ryu (213-473-7004; Rachel.Fox@LACity.org; <http://CD4.LACity.org>), reported on the October 9th Homeless Connect Day.

D. ADMINISTRATIVE Items:

1. Approval of Minutes from 8/27/18

[This Agenda Item was addressed after Item #F. B.]

MOTION (by Mr. Wehbe, seconded by Ms. Murphy): The Central Hollywood Neighborhood Council approves the Minutes of its August 27, 2018 General Board Meeting as written.

MOTION PASSED unanimously; zero opposed; zero abstained.

E. GENERAL PUBLIC Comment on NON-Agenda items:

New resident Louis Sandoval wanted to volunteer with the CHNC. Sheila Irani, Hollywood United Neighborhood Council Public Safety Committee Chair, said they are sponsoring a homeless services program and want to partner with the CHNC, and will apply for a Neighborhood Purposes Grant.

F. MOTIONS & RESOLUTIONS:

- A. Discussion and possible action to [see the below Motion].

FUNDING MOTION (by Mr. Wehbe, seconded by Mr. Culligan): The Central Hollywood Neighborhood Council approves up to \$1,500 for the purchase of CHNC branded reusable Metal Water Bottles to discourage the use of plastic water bottles at all CHNC board and committee meetings.

DISCUSSION: Mr. Ducey described research about this.

FUNDING MOTION PASSED unanimously by a roll call vote of the eight eligible voters present with all eight in favor (“Yes” or “Aye”) (Al-Hassan, Anabel, Beck, Culligan, Davis, Ducey, Murphy and Wehbe); zero opposed; zero abstained.

- B. Discussion and possible action of a NPG request from the Yucca Community Center for \$1000.00 to provide a Halloween event for the community of Hollywood. The Yucca Community Center event is a family focused event offered to the Hollywood community at no cost. The donation from CHNC pays for candy, decorations, and snacks.

[This Agenda Item was addressed after Item #F. C.] The free event would be Saturday, October 27th. They would show the CHNC logo on event materials. The Hollywood United Neighborhood Council allocated \$1,000 for “jumpers” and more.

FUNDING MOTION (by Mr. Ducey, seconded by Ms. Murphy): The Central Hollywood Neighborhood Council approves a Neighborhood Purposes Grant request from the Yucca Community Center for \$1,000.00 to provide a Halloween event for the community of Hollywood.

DISCUSSION: Copies were distributed of completed NPG copies. An event representative said they are outreaching to schools and that City Councilman Mitch O'Farrell is co-sponsoring the event.

FUNDING MOTION PASSED unanimously by a roll call vote of the eight eligible voters present with all eight in favor ("Yes" or "Aye") (Al-Hassan, Anabel, Beck, Culligan, Davis, Ducey, Murphy and Wehbe); zero opposed; zero abstained.

- C. Discussion and possible action of a NPG request from People Organized for Westside Renewal for \$1,200.00 to support the Sunstock Solar Festival, a not-for-profit music and arts festival. This is a free event and is open to the public. The program promotes clean energy and civic engagement for a better future. The grant from CHNC will allow the organizers to rent additional solar generators to provide additional solar power for the festival.

A Neighborhood Purposes Grant application was submitted. Skylar Funk-Boorman explained the third annual Festival scheduled for Saturday, October 20th, 3:00 – 11:00 p.m. on Gramercy Pl. between Hollywood Blvd. and Franklin Ave. that uses solar power. He said "we are 100% non-profit" and free; all are invited and "the Permit is in process." He described signed contracts and planned outreach. They also will work with other Neighborhood Councils. Board Members requested a budget and non-profit status verification, and were concerned that there was little time to prepare for the event, a lack of documents and that the event was outside the CHNC area. They suggested rescheduling the event. No Motion was made or vote taken.

G. BOARD REPORTS, including Discussion and possible action items, if listed.

1. President, Elvina Beck
Ms. Beck indicated that there was no report.
2. Vice-President, Ferris Wehbe
Mr. Wehbe indicated that there was no report.
3. Secretary, Roger Davis
Mr. Davis indicated that there was no report.
4. Treasurer, Charles Taylor (Second Signer: Elvina Beck)
 1. Discussion and possible action to approve the Monthly Expenditure Report (MER) for July 2018. The July 2018 MER is attached for the your and the Board's review.

FUNDING MOTION (by Mr. Wehbe, seconded by Ms. Beck): The Central Hollywood Neighborhood Council approves its July 2018 Monthly Expenditure Report.

FUNDING MOTION PASSED unanimously by a roll call vote of the eight eligible voters present with all eight in favor ("Yes" or "Aye") (Al-Hassan, Anabel, Beck, Culligan, Davis, Ducey, Murphy and Wehbe); zero opposed; zero abstained.

2. Discussion and possible action to approve the Monthly Expenditure Report for August 2018.

FUNDING MOTION (by Mr. Wehbe, seconded by Ms. Beck): The Central Hollywood Neighborhood Council approves its August 2018 Monthly Expenditure Report.

FUNDING MOTION PASSED unanimously by a roll call vote of the eight eligible voters present with all eight in favor ("Yes" or "Aye") (Al-Hassan, Anabel, Beck, Culligan, Davis, Ducey, Murphy and Wehbe); zero opposed; zero abstained.

3. Discussion and possible action to [see the below Motion].

FUNDING MOTION (by Mr. Wehbe, seconded by Ms. Beck): The Central Hollywood Neighborhood Council ratifies the appointment of Ferris Wehbe as the new 2nd Signer for the CHNC.

FUNDING MOTION PASSED unanimously by a roll call vote of the eight eligible voters present with all eight in favor ("Yes" or "Aye") (Al-Hassan, Anabel, Beck, Culligan, Davis, Ducey, Murphy and Wehbe); zero opposed; zero abstained.

4. Discussion and possible action to [see the below Motion]. This action ratifies a previous Board vote of the Central Hollywood Neighborhood Council held in the previous fiscal year.

FUNDING MOTION (by Ms. Beck, seconded by Mr. Davis): The Central Hollywood Neighborhood Council ratifies a payment in the amount of \$2,000.00 to Pink's Hot Dogs for CHNC outreach efforts at Assemblymember Bloom's 4th Annual Hollywood Family Resource Fair on Saturday, August 25, 2018.

FUNDING MOTION PASSED unanimously by a roll call vote of the eight eligible voters present with all eight in favor ("Yes" or "Aye") (Al-Hassan, Anabel, Beck, Culligan, Davis, Ducey, Murphy and Wehbe); zero opposed; zero abstained.

H. COMMITTEE REPORTS, including Discussion and possible action items, if listed.

1. Safety Committee; Duffy Culligan, Roger Davis

a. Report on "Coffee w/a Cop"

Mr. Ducey reported that it was "a good event" and that they are open to all.

2. Outreach Committee; Duffy Culligan, Gayl Murphy

a. CHNC will partner with LAUSD and the L.A. County Registrar's office for a "Get Out The Vote" addition to our participation at CiciLAVia on Sept. 30th at our location in Hollywood. We will determine the time schedule for those manning our booth.

Ms. Murphy described the voter registration effort. She, Mr. Culligan, Mr. Ducey and Ms. Al-Hassan volunteered to staff the booth at Hollywood and Vine. Ms. Murphy said the recent Neighborhood Councils Congress "was great." She encouraged comments about the proposed Hollywood Millennium Towers project.

3. Budget and Finance Committee: Charles Taylor, Elvina Beck

Ms. Beck indicated that there was no report.

4. Election Committee

a. Presentation from Josue Marcus of DONE about the upcoming 2019 Board elections

Mr. Davis reported that the Committee is trying to get a single answer from DONE [the L.A. Department of Neighborhood Empowerment; 213-978-1551; NCSupport@LACity.org; www.EmpowerLA.org] about who is up for re-election. He will Agendize this for the next Committee meeting.

5. Beautification Committee: Steve Ducey

Copies were distributed of a "CHNC Utility Box Paint Project" list. Mr. Ducey reported that the Committee identified seven "top candidates" and that Stakeholder Daniel Perez is leading the effort.

6. Legislative Action Committee: Charles Taylor, Steve Ducey

a. Discussion and possible action to [see the below Motion].

MOTION (by Mr. Ducey, seconded by Ms. Beck): The Central Hollywood Neighborhood Council appoints Steve Ducey as Chair and Eman Al-Hassan as Vice-Chair of the CHNC Legislative Committee.

MOTION PASSED unanimously; zero opposed; zero abstained.

b. Discussion and Possible Action to write a CIS in CONDITIONAL SUPPORT/OPPOSITION of Council File: 18-0467, Neighborhood Council System Reforms, with recommendations as determined by the committee and as approved by the Board.

MOTION (by Mr. Ducey, seconded by Ms. Beck): The Central Hollywood Neighborhood Council will write a CIS in support of Council File 18-0467, Neighborhood Council System Reforms, with recommendations as approved by the Board.

DISCUSSION: Mr. Ducey explained the proposed Ordinance [http://clkrep.lacity.org/online/docs/2018/18-0467_mot_05-25-2018.pdf] and Committee-supported items:

- change the name of the Department of Neighborhood Empowerment (DONE) to the Neighborhood Councils Department (NCD), the Board of Neighborhood Commissioners (BONC) to the Neighborhood Councils Commission (NCC), and phasing out the use of the term/branding 'EmpowerLA';
- developing and adopting a planning and land use training required for all Chairs and Vice-Chairs of Neighborhood Council planning and land use committees;
- a process for Neighborhood Councils to be able to roll-over a non-cumulative maximum of \$10,000 in any given fiscal year;
- develop a process, with the assistance of GSD and the City Clerk, to assist Neighborhood Councils with accessing shared space in City facilities;
- develop an ongoing compendium of best practices; and
- develop point of contact lists for key city departments and agencies.

There was extensive discussion about Community Interest Stakeholder qualifications. It was agreed that there is a need to clarify wording regarding Board Member selections, vacancies and Committees. It was agreed that the Board Seats Evaluation Committee is not relevant to the CHNC. The minimum voting age should be according to the CHNC Bylaws. There was extensive discussion regarding and the Board opposed allowing NCs to received donations; the Committee was concerned about possible corruption.

MOTION PASSED unanimously; zero opposed; zero abstained.

7. Entertainment Industry Committee: Roger Davis

- a. Discussion and possible action to approve CHNC endorsement to support the "Caribbean Basin Heritage Film Festival" for June, 2019. Presentation by director, Marva Herman.

[This Agenda Item was addressed after Item #H. 8. C.] Ms. Herman explained the fifth annual Festival. They would show CHNC support.

MOTION (by Mr. Davis, seconded by Ms. Murphy): The Central Hollywood Neighborhood Council endorses the "Caribbean Basin Heritage Film Festival" for June 2019.

MOTION PASSED unanimously by a voice vote; zero opposed; zero abstained.

8. PLUM Committee: Ferris Wehbe

A. Case No. CPC-2018-3906-ZC-CUB-CUX. Project Description: 960 N. La Brea Ave. 90038, a Conditional Use Permit for on-site sales and consumption of a full-line of alcohol beverages in conjunction with a restaurant with live entertainment and dancing incidental to a health club/gym, and a zone change from (Q)M1-1 to M1-1. Applicant: 960 N La Brea, LLC, Sebastian Schoepe. Representative: Elizabeth Opholt, Project Mgr., Elizabeth Peterson Group. Permanent Link: <https://planning.lacity.org/pdiscaseinfo/Caseld/MjlyMzUx0>. Possible Motion: The Central Hollywood Neighborhood Council Planning and Land Use Management Committee recommends to the CHNC Board to [support or oppose] a Conditional Use Permit for on-site sales and consumption of a full-line of alcoholic beverages in conjunction with a restaurant with live entertainment and dancing incidental to a health club/gym, and a zone change from (Q)M1-1 to M1-1, for the project at 960 N. La Brea Ave., Case No. CPC-2018-3906-ZC-CUB-CUX, as presented.

[This Agenda Item was addressed after Item #H. 8. B.] Ms. Opholt presented and showed slides about the 35,852 square-foot project at the corner of La Brea Ave. and Romaine St. It would be 83 feet high and have 143 parking spaces, exceeding the parking requirements Code. The 1933 warehouse building has been empty for nine years. The food would be an on-site amenity for club members and guests. She said the LADOT determined that “the project will not have a significant impact on traffic in the area.” She said that the applicant, a European company with more than 300 health clubs in Europe, “is carefully renovating” the building. They met with CD4 and are working with LAPD Vice.

MOTION (by Mr. Wehbe, seconded by Ms. Beck): The Central Hollywood Neighborhood Council supports a Conditional Use Permit for on-site sales and consumption of a full-line of alcoholic beverages in conjunction with a restaurant with live entertainment and dancing incidental to a health club/gym, and a zone change from (Q)M1-1 to M1-1 at 960 N. La Brea Ave., Case No. CPC-2018-3906-ZC-CUB-CUX, as presented.

DISCUSSION: Ms. Opholt clarified that there would be no residential units in the building. The gym would be open 5:00 a.m. – 12:00 a.m. midnight. Alcohol sales would be 6:00 a.m. – 12:00 a.m. midnight. She indicated that LAPD Vice is okay with the same hours for the patio. Owner Sebastian Schoepe [1Up Fitness Group; 424-387-5709; Schoepe@1UpFitness.com; www.1UpFitness.com] described the cleaning and renovation of the building. They have a 20-year lease, plan to open in the second quarter of 2019, and are “looking into partnering with the LGBT Center.” Ms. Opholt said they are “hoping to have our Hearing at the end of October or early November.”

MOTION PASSED by a voice vote with seven in favor ("Yes" or "Aye") (Al-Hassan, Anabel, Beck, Culligan, Davis, Ducey and Wehbe); one opposed ("No" or "Nay") (Murphy); zero abstained.

- B. Case No. ZA-2010-3455-CUB-PA2. Project Description: 7060 W. Hollywood Blvd. 90028, pursuant to 12.24 W1 – a CUB for an (E) 7240 restaurant to allow for continued sales and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the conversion of a bank to a restaurant with 276 total seats including indoor seating and a 370 sq. ft. covered patio with 44 seats with operating hours of 9 a.m. to 2 a.m. daily (Section 12.21 a10). Requested Entitlement: [blank]. Applicant: Emely Decker, Buffalo Wild Wings. Representative: Michael Ayaz, LiquorLicense.com. Permanent Link: <https://planning.lacity.org/pdiscaseinfo/Caseld/MjlyNDk00>.

Mr. Ayaz presented.

MOTION (by Mr. Wehbe, seconded by Mr. Ducey): The Central Hollywood Neighborhood Council supports a CUB for an (E) 7240 restaurant to allow for continued sales and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the conversion of a bank to a restaurant with 276 total seats including indoor seating and a 370 sq. ft. covered patio with 44 seats with operating hours of 9 a.m. to 2 a.m. daily (Section 12.21 a10) at 7060 W. Hollywood Blvd. 90028, Case No. ZA-2010-3455-CUB-PA2, pursuant to 12.24 W1.

MOTION PASSED unanimously by a voice vote; zero opposed; zero abstained.

- C. Case Nos. ENV-2018-4959-EAF (Environmental Assessment) and ZA-2018-958-CUB-ZV (CUB - Conditional Use Beverage-alcohol). Project Description: 1518 N. Cahuenga Blvd., L.A. 90028, proposed new restaurant in an existing building with live music on ground floor and rooftop outdoor dining area. Representative: Ms. Knarik Vizcarra, Urban Solutions. Permanent Link: <https://planning.lacity.org/pdiscaseinfo/Caseld/MjlzNDcw0>. Full application package hand-delivered to CHNC August 27th Meeting.

Ms. Vizcarra presented and showed photos and a site plan of the C-4-zoned project. She stated that "live music will be limited . . . to the first floor." First floor and rooftop seating will be for 400 people. Grant of Grandmaster Records said they are recruiting well-known chefs, will serve Italian food, and their recording spaces have hosted famous musicians; "we want to be very community-focused" and "we have no intension" to bring in outside promoters. Ms. Vizcarra said "we met with the [City] Council Office" and will talk with LAPD Vice. She said it would be open 12:00 p.m. – 2:00 a.m. but "it is not a club." They hope to open in September 2019. They will have restaurant music, mainly rock and roll.

MOTION (by Mr. Wehbe, seconded by Mr. Davis): The Central Hollywood Neighborhood Council supports a CUB (Conditional Use Beverage-alcohol) for a proposed new restaurant in an existing building with live music on ground floor and rooftop outdoor dining area at 1518 N. Cahuenga Blvd., L.A. 90028, Case Nos. ENV-2018-4959-EAF (Environmental Assessment) and ZA-2018-958-CUB-ZV.

DISCUSSION: The building will have an elevator.

MOTION PASSED unanimously by a voice vote; zero opposed; zero abstained.

D. Case No. ZA-2018-3601-ZAA-SPR Project Description: 1007 N. Orange Dr. 90038, a change of use from 33,180 sq. ft. of parking to 28,486 sq. ft. of media production and 4,694 sq. ft. of commercial uses. Requested Entitlement: Pursuant to 12.28.c, a Zoning Administrator adjustment to permit a Floor Area Ratio of approximately 1.6:1 in lieu of the required 1.5:1. Pursuant to 12.28.c, a Zoning Administrator adjustment to permit a zero-foot front yard setback in lieu of the required 15-foot setback per the MR1-1 zone. Pursuant to 16.05, site plan review for a project containing greater than 50,000 sq. ft. of non-residential floor area. Applicant: 7007 W. Romaine (LA) LLC: 1016 N. Sycamore Ave. (LA). Representative: Michael Gonzales, Gonzales Law Group APC. Permanent Link: <https://planning.lacity.org/pdiscaseinfo/Caseld/MjlyMDI40>.

It was determined that there was no need for the CHNC to consider this project at this time.

9. Budget Advocates update; Charles Taylor
Mr. Taylor was not present and there was no report.

I. **The board is seeking members of the public to participate on all CHNC committees.** Interested members may contact elvina@chnc.org or attend the meeting. Possible action by the Board includes appointments to the committees. A maximum of two members from CHNC board can be members of each committee.

There were no volunteers at this time.

J. **COMMENTS by Board Members**

There were no comments at this time.

K. **ADJOURNMENT**

Ms. Beck declared the Meeting **ADJOURNED** at 8:50 p.m.

Minutes written by DL, possibly edited by CHNC. *The first paragraph of some Items, Motions/Resolutions and other wording may have been directly copied from the Agenda.*

MAY 28 2019

healthy

CITY PLANNING DEPT.
PLANNING COMMISSION

SUBMITTED BY:

FILE COPY

Non-Complying Submission

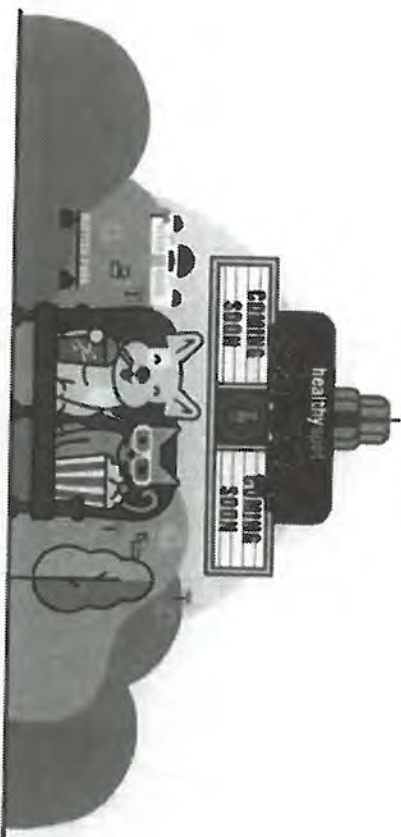
Deans
Scales
healthy spot

We are so excited to be joining the Los Feliz community this Winter! Like our other locations, we will be offering our curated collection of healthy pet food and product options, but need your support to bring our award-winning grooming services to this new location. Share your excitement for our Los Feliz dog grooming salon by signing here.

 Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1864 N. Vermont Avenue!

PRINT NAME	SIGNATURE	ADDRESS/ZIP CODE	EMAIL	YES, I would like to stay informed on the grooming salon
Alex Friedman		1805 N. New Hampshire Ave	90027	TL.Alex@tszimm.com
L. Bradd		3302 Bellota Way	90024	—

By signing above, you are agreeing to allow Healthy Spot to share this information with the City and County of Los Angeles. Updates on the Los Feliz grooming salon will be sent to the email provided.



healthyspot.

12/29

We are so excited to be joining the Los Feliz community this Winter! Like our other locations, we will be offering our curated collection of healthy pet food and product options, but need your support to bring our award-winning grooming services to this new location. Share your excitement for our Los Feliz dog grooming salon by signing here:

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PRINT NAME

SIGNATURE

ADDRESS/ZIP CODE

EMAIL

YES, I would like to stay informed on the grooming salon

Erin Wiese

[Signature]

500 Leavenworth 9109 Beverly Hills CA 90037

4024 Laurel St 90037 hlandurante@gmail.com

☒

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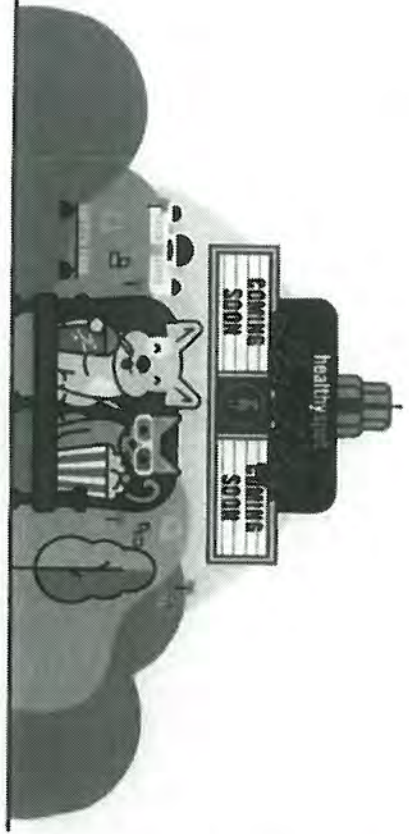
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12/29

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PRINT NAME

SIGNATURE

ADDRESS/ZIP CODE

EMAIL

YES, I would like to stay informed on the grooming salon

John Sexton

John Sexton

1717 Rodney 90027

heyjohnsextongmail.com

Alexandra Kounanides

Alexandra Kounanides

4105 Melbourne #12 90027

☐ ac

Davis Wasyngren

Davis Wasyngren

2833 J George 90027 dwasynwefan.com

Ashley H

Ashley H

☐ AH

MATT EOS

MATT EOS

janesthomasre@gmail.com

☒ #1

Brian Belliano

Brian Belliano

4447 Cromwell Ave 90027 chngagirl@aol.com

☐ #1

Adam Jensen

Adam Jensen

32125 Wilshire Ave 90027 adamjensen@gmail.com

☐ AH

ANNE WISDH

ANNE WISDH

2333 Loma Ave 90027 annewisdh@gmail.com

☐ B6

Mercedes Escobedo

Mercedes Escobedo

3648 Russell Ave 90027 sadie@216@gmail.com

☒ #1

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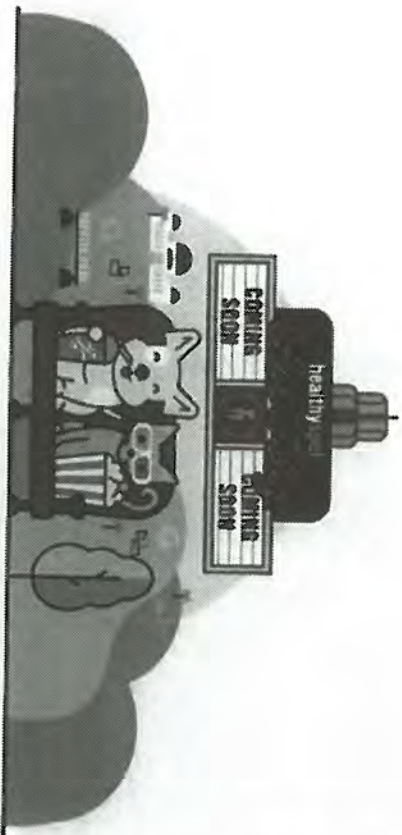
12/28

healthyspot.

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PRINT NAME

SIGNATURE

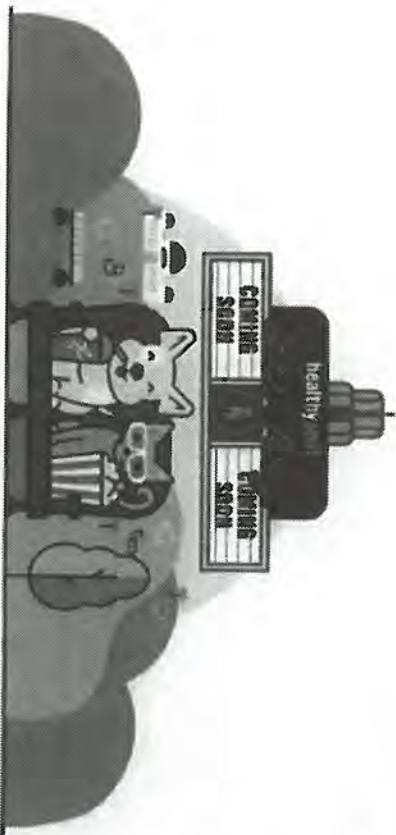
ADDRESS/ZIP CODE

EMAIL

YES, I would like to stay informed on the grooming salon

Min a Park	<i>Mei</i>	90039	Minapark1@gmail.com	☒	B6
Cogan Somers	<i>[Signature]</i>	90027	CoganSomers@gmail.com	☒	B6
Britt Alon	<i>Britt Alon</i>	90028	adon@outlook.com	☒	B6
Melicia Heroux	<i>Melicia</i>	100014		☐	al
Steph Parker	<i>[Signature]</i>	90150		☐	al
Aaron Neustrom	<i>[Signature]</i>	90017		☐	al
Anthony Hester	<i>[Signature]</i>	90027	AnthonyHester@gmail.com	☐	B6
Tracy Hester	<i>[Signature]</i>	90025	TracyHester@gmail.com	☐	B6
Sandra Nunez	<i>[Signature]</i>	90024	SandraNunez@gmail.com	☒	B6
Jon Rie	<i>[Signature]</i>	90027		☐	al

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12/27

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PRINT NAME

SIGNATURE

ADDRESS/ZIP CODE

EMAIL

YES, I would like to stay informed on the grooming salon

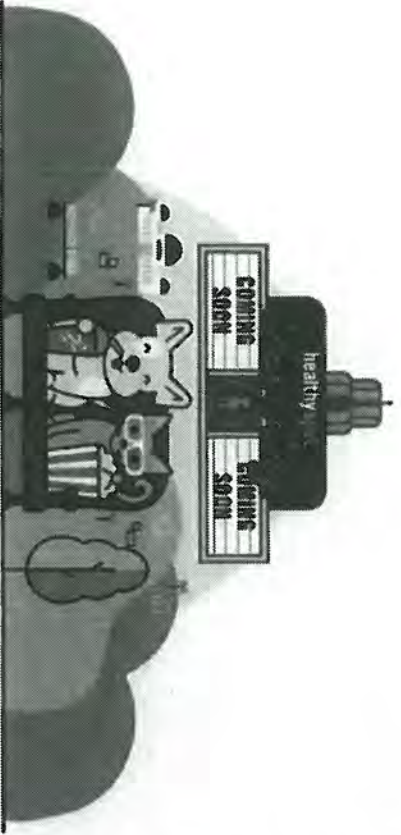
Sophia Kim	<i>[Signature]</i>	1617 Calle Vaqueria ^{APT 204} 90024	sophiakim108@gmail.com	☒ AL
Jeff Nelf	<i>[Signature]</i>	1276 N. Harvard Blvd 90024	jeffnelf@gmail.com	☒ AH
Debra Lee	<i>[Signature]</i>	2816 1/2 Rossmore St	DebraLee@gmail.com	☒ AH
Joan Diaz	<i>[Signature]</i>	1713 Scott Rd ^{8th floor} 90044	joandiaz88@gmail.com	☒ AL
Cesar Diaz	<i>[Signature]</i>	1713 Scott Rd ⁵⁰⁰²⁷ APT 4 orheccur 2003@gmail.com		☒ AL
Liz Lamur-Dwy	<i>[Signature]</i>	1900 Drumm Dr. #5	lammur@bloomberg.com	☒ AL
Hank Nong	<i>[Signature]</i>	4430 Price		☒ AH
Sejal Patel	<i>[Signature]</i>	1750 Arguay Ave. 90028	sejalpatel@gmail.com	☒ GO
Alex Zabelsky	<i>[Signature]</i>	15009 Gault St 91405	zabelskyalex@gmail.com	☒ AL
Frank Jones	<i>[Signature]</i>	4472 Franklin Ave	frankjones@gmail.com	☒ AL

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12/26/18

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PRINT NAME

SIGNATURE

ADDRESS/ZIP CODE

EMAIL

YES, I would like to stay informed on the grooming salon

Genelle Ibarra

Wardy Chuck

Mallory Seper-King

Sam Stokes

Nika Castillo

Phillis Castillo

Melissa Masters

Philip Latve

John Lim

Genelle Ibarra

Wardy Chuck

Mallory Seper-King

Sam Stokes

Nika Castillo

Phillis Castillo

41027 Russell Ave

1803 N. Berendst

1825 N. Normandie

4770 Frida Ave 9004

" " "

Aliso N. Edgewood 90024

2401 N. Broadway Dr Apt 2 90068

1030 N. Edgewood St. Ft 90027

genelleibarra19@yahoo.com

mseperking@gmail.com

nikacastillo@gmail.com

apachec3@gmail.com

mstasters@me.com

phil.latve@gmail.com

johnlim29@yahoo.com

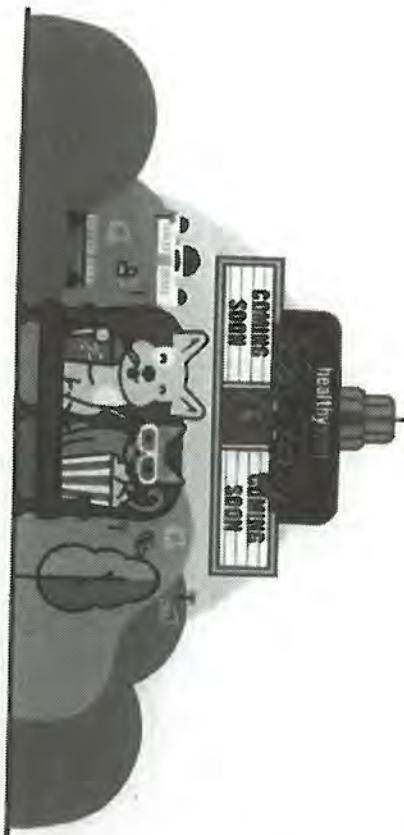
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12/20/2018

healthy spot.

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PRINT NAME

SIGNATURE

ADDRESS/ZIP CODE

EMAIL

YES, I would like to stay informed on the grooming salon

ED CHRISTIAN AGUILAR

Ed Christian Aguilar

1106 N VIN ST #206

330113061228@gmail.com

☒

B6 SHARON WILSON

Sharon Wilson

1800 N New Hampshire

sewdirect@gmail.com

☐

MARIA LUISA BENAVIDES

Maria Luisa Benavides

120 N Wilson Ave

lulubenedes@hotmail.com

☐

Carlos Arellano

Carlos Arellano

2037 Dorsey Dr

carlosarellano@gmail.com

☒

WILSON CAROL

Wilson Carol

597 Avenue Ave

90037

☐

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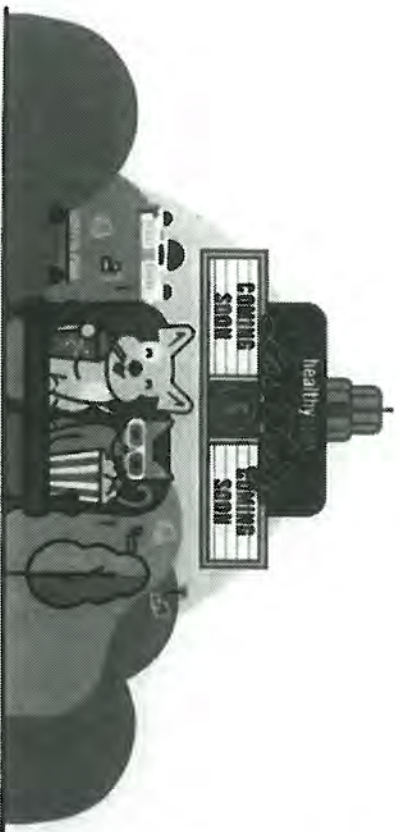
12/20/2018

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Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1864 N. Vermont Avenue!



PRINT NAME	SIGNATURE	ADDRESS/ZIP CODE	EMAIL	YES, I would like to stay informed on the grooming salon
Joseph DANETHA		2056 CRESTWINE	scraig	☒
Angela MacIntyre		5111 Franklin Ave		☐
KATE LEE		4623 Clariss Ave		☒
JILL EUPINE		1943 Ramo		☒
JANA GLOWAT		4211 Cumberland Ave		☒
Kristyn Solis		1416 N Vermont #7	kissolie@gmail.com	☒
GO PHILIP SIGHT		668 S Santa Fe #112	svsashell@gmail.com	☐
GO LAURIE VINTEN		CB348 Palmdale Dr.	guyguydgyg@gmail.com	☒
GO SUNNY CANNON		1814 N Edgewood St	sunycannon@gmail.com	☒
GO CARIS SANDINO		1864 N Vermont #7206	carissandino@gmail.com	☒

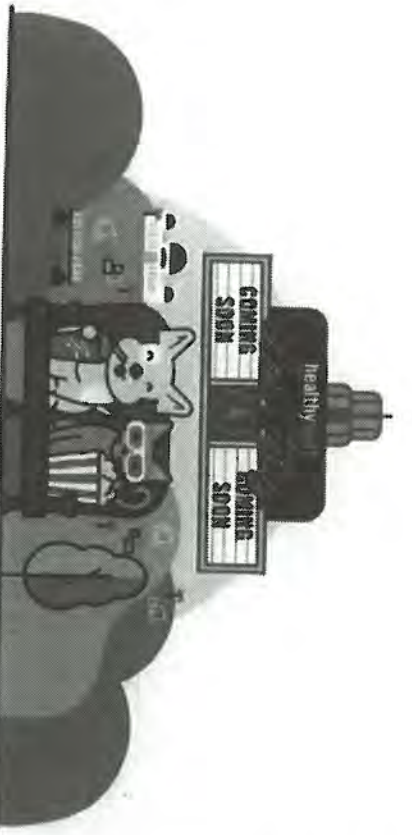
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12/20/2018

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PRINT NAME

SIGNATURE

ADDRESS/ZIP CODE

EMAIL

YES, I would like to stay informed on the grooming salon

CHRISTIAN AGUILAR

1864 N. VINE ST #206 32811 BAC1228@gmail.com

BE SHAW WINGARD

1800 N. NEW HAMPSHIRE 90077

MARIA LUISA BERNARDI

120 N. WILSON AVE 90077

CARLOS ARELLANO

2037 DODGE DR 90077

WILSON CASE

5477 ANHORE AVE 90077

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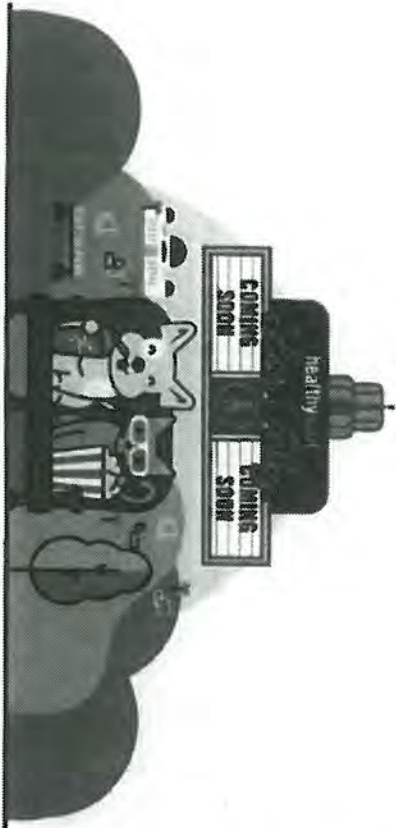
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12/20/2018

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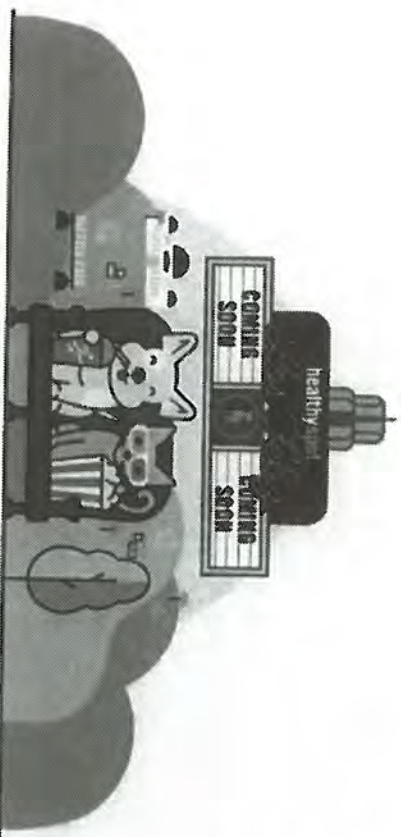
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PRINT NAME	SIGNATURE	ADDRESS/ZIP CODE	EMAIL	YES, I would like to stay informed on the grooming salon
Joseph PANEIRA	[Signature]	2056 CRESTMIDE	swaggy	☒
Angela MacIntyre	[Signature]	5111 Franklin Ave		☐
KATE LEE	[Signature]	4623 Clariss Ave		☒
JILL EADINE	[Signature]	1943 Quincy		☒
JANA ELOWICH	[Signature]	4011 Cumberland Ave		☒
Kristyn Solis	[Signature]	1416 N Vermont #7	kjsolis@gmail.com	☒
Philip Scott	[Signature]	668 S Santa Fe #112	scottscott@gmail.com	☒
Guilaine Vertin	[Signature]	4348 Palmer Dr.	guilainevertin@gmail.com	☒
Sunny Cannon	[Signature]	1814 N Edgewood St	sunycannon@gmail.com	☒
Caris Sandline	[Signature]	1864 N Vermont #1206	carissandline@gmail.com	☒

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PRINT NAME

SIGNATURE

ADDRESS/ZIP CODE

EMAIL

YES, I would like to stay informed on the grooming salon

Catherine Lau

Catherine Lau

19143 Rodney Dr.

the.cathy.lau@wm1.com

Brandon Dickert

Brandon Dickert

19443 Rodney Dr.

bdickert@gmail.com

Brendan Golden

Brendan Golden

456 E. Orange Grove Blvd

Nicki Klar

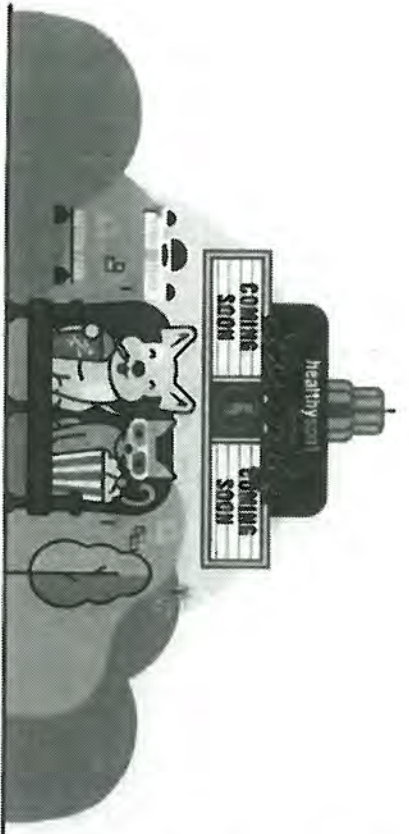
Nicki Klar

4864 Finley Ave 90034

nicki.klar@gmail.com

☐	☐
☐	☐
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☐	☐
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☐	☐
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☐	☐

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PRINT NAME

SIGNATURE

ADDRESS/ZIP CODE

EMAIL

YES, I would like to stay informed on the grooming salon

Danny Flynn

[Signature]

1435 Finley

d884flynn@yahoo.com ☒

Hank Andrian

[Signature]

4521 Knappell

hove2@yahoo.com ☒

Xochitl Oliva

[Signature]

4112 Camino

☒

Mavisabel

[Signature]

4112 Camino

☒

Ceres Cheevers

[Signature]

1759 Wilcox/90027

☒

Lil Abt

[Signature]

1759 Wilcox/90027

☒

KELVIN REEL

[Signature]

1925 N VERMONT AVE 90027

☒

ANNA WILSON

[Signature]

3314 Spaul Blvd 91208

☒

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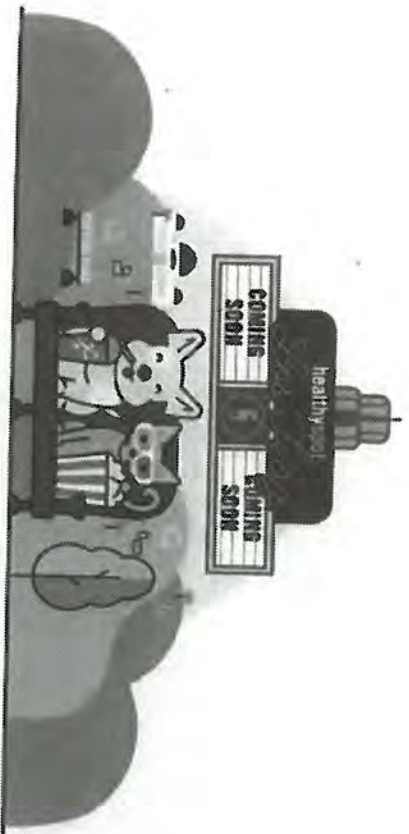
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YES, I would like to stay informed on the grooming salon

PRINT NAME

SIGNATURE

ADDRESS/ZIP CODE

EMAIL

Toni Shizuru		10637 Ashton Ave West	trshizuru@gmail.com	☒
Bridget Grant		2050 N Vermont Ave	abgrantfamily@gmail.com	☒
Amelia Larios		4203 Santa Rosalia Dr.	alav1053008@gmail.com	☒
Gerardo Ortiz		11322 Bronfield Ave	ortizgerardo196@gmail.com	☒
Carla Emory				☐
Jane Najera		3004 E 3rd St	chrisnajera51@gmail.com	☒
Andrea Knell				☐
Lisa Mancini				☐
Kate Ludwig		90027	kate.ludwig@gmail.com	☐
Jane Fara		1215 S. Redondo Blvd	janefara@gmail.com	☐

By signing above, you are agreeing to allow Healthy Spot to share this information with the City and County of Los Angeles. Updates on the Los Feliz grooming salon will be sent to the email provided.



We are so excited to be joining the Los Feliz community this Winter! Like our other locations, we will be offering our curated collection of healthy pet food and product options, but need your support to bring our award-winning grooming services to this new location. Share your excitement for our Los Feliz dog grooming salon by signing here.

 Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1864 N. Vermont Avenue!

YES, I would like to stay informed on the grooming salon

[illegible]

12/3/18

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 grooming salon



healthyspot.

We are so excited to be joining the Los Feliz community this Winter. Like our other locations, we will be offering our curated collection of healthy pet food and product options, but need your support to bring our award-winning grooming services to this new location. Share your excitement for our Los Feliz dog grooming salon by signing here.

☒ Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1854 N. Vermont Avenue!

YES, I would like to stay informed on the grooming salon

PRINT NAME	SIGNATURE	ADDRESS/ZIP CODE	EMAIL
Alli Hanelle Rodriguez		1809 N. Beach Drive 90027	name.rodriguez@gmail.com
St Nick Biddle		1737 N. Kanawha Ave. Biddleville, Ga 30111	
Christine Rappaport		Commonwealth, LA 90011	christine.rappaport@gmail.com
Cher Charon		1545 N. Alexander Ave. 91313	charon@gmail.com
Dr. V. Lee		1845 N. Alhambra Ave. 91801	
Dana Hsu		110 NE 51st St. Seattle	ashlynkaykay@gmail.com
Andrew Jones		114 N. Seneca Ave.	lillymude@gmail.com
Lilly Kind		110 NE 51st Seattle	Matt.C-Carsteguy@gmail.com
Matt Corville		923 1/2 N 1st Street Costa Mesa, CA 92626	
Costa Ocas			

By signing above, you are agreeing to allow Healthy Spot to share this information with the City and County of Los Angeles. Updates on the Los Feliz grooming salon will be sent to the email provided.

Charles F. Thompson
@gm.com

8102/22/21

healthy spot.



1913 N. New Hampshire	marginet. zu Buchman Riv. com
1930 N. F. R. M. M. T.	STAN. N. N. N. F. M. M. T. com

427 S. MARCOS AVE. MILLIKEN (202) 401-1111

7000	10000
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2214 1/2 Johnston St. Mary, Okla. 73055

2007 December 11, #05 Mathsylandequival

90038 11050100

900037 Ketha/dynu, .com

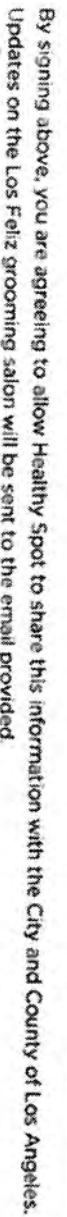
90627 K M WASH 28 APR 67

90027 Charles F. Thompson

www.elsevier.com/locate/jmb

healthy spot.

☒ Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1864 N. Vermont Avenue!

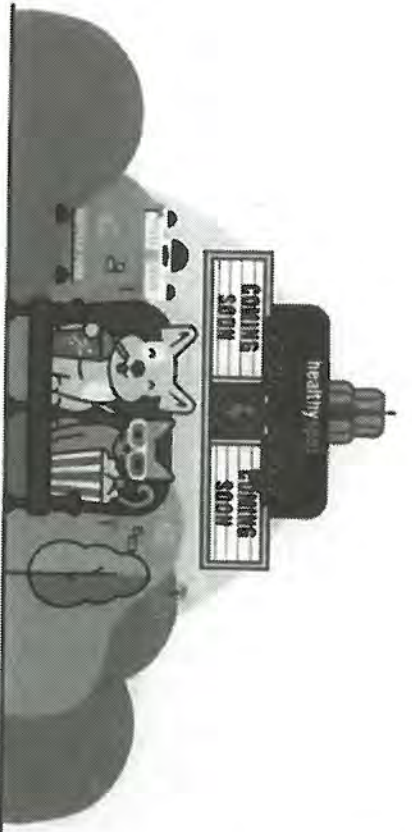


12/30

healthyspot.

We are so excited to be joining the Los Feliz community this Winter! Like our other locations, we will be offering our curated collection of healthy pet food and product options, but need your support to bring our award-winning grooming services to this new location. Share your excitement for our Los Feliz dog grooming salon by signing here.

☒ Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1864 N. Vermont Avenue!



PRINT NAME	SIGNATURE	ADDRESS/ZIP CODE	EMAIL	YES, I would like to stay informed on the grooming salon
Darren Simpson	[Signature]			☐ no
Becca Roester	[Signature]			☐ all
Rosa Lopez	[Signature]			☐ CN
Bernard Berto	[Signature]			☐ AH
Alexander	[Signature]			☐ AH
Rob Saldana	[Signature]			☐ AH
Sonic Flores	[Signature]			☐ AH
Leslie Flores	[Signature]			☐ AH
Olivia Lopez	[Signature]			☐ AH
Robert Ramos	[Signature]			☐ AH

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Maja & Beq



healthyspot.

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☒ Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1864 N. Vermont Avenue!

YES, I would like to stay informed on the grooming salon

PRINT NAME

SIGNATURE

ADDRESS/ZIP CODE

EMAIL

Jennifer Donahue

Grace Kallis

Ally Alexander

Jennifer Villalobos

Erica Walker

Amanda Tumulty

[Signature]

[Signature]

[Signature]

1864 N. Vermont Pl #2
Los Angeles CA 90028

1702 S. New Hampshire
Los Angeles CA 90005

1864 N. Alexander Ave
Los Angeles CA 90028

3100 Riverside Dr. #2
Los Angeles CA 90027

jenniferdonahue@hsd.com

gracekallis@gmail.com

alexanderally@gmail.com

amandatumulty@gmail.com

By signing above, you are agreeing to allow Healthy Spot to share this information with the City and County of Los Angeles. Updates on the Los Feliz grooming salon will be sent to the email provided.

healthyspot.

We are so excited to be joining the Los Feliz community this Winter! Like our other locations, we will be offering our curated collection of healthy pet food and product options, but need your support to bring our award-winning grooming services to this new location. Share your excitement for our Los Feliz dog grooming salon by signing here.



Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1864 N. Vermont Avenue!

YES, I would like to stay informed on the grooming salon

PRINT NAME

SIGNATURE

ADDRESS

EMAIL

Melissa Shirk

Melissa Shirk

1102 Stone St

willissashirk@gmail.com

Diana Byers

Diana Byers

2055 GRAFT AVE

unhappybyers@gmail.com

Katherine Ouellet

Katherine Ouellet

12740 Oxford St

katherine.ouellet@gmail.com

Christopher Lemus

Christopher Lemus

4149 Normal Ave

Kris.Lemus90@yahoo.com

Andrea Harver

Andrea Harver

4421 GLENBROOK AVE

ANDREA.HARVER@gmail.com

Angela Harvinyan

Angela Harvinyan

5111 Franklin Ave

angela.harvinyan@gmail.com

Wahneema Lubiano

Wahneema Lubiano

5420 WATKINS ST

wahneema32@hotmail.com

Erick Miranda

Erick Miranda

5910 N. LOS ROBLES

erick.miranda@yaho.com

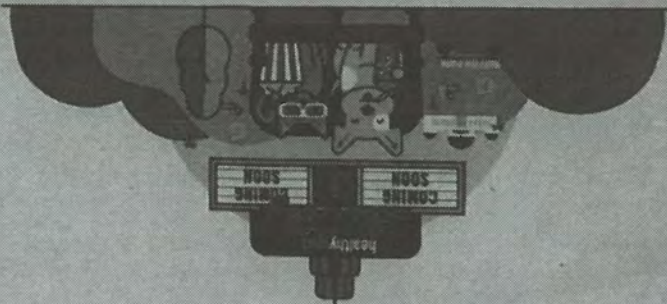
Karen Ramirez

Karen Ramirez

6554 Northside Dr

ramirez-kareyahoo@gmail.com

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healthyspot.

We are so excited to be joining the Los Feliz community this Winter! Like our other locations, we will be offering our curated collection of healthy pet food and product options, but need your support to bring our award-winning grooming services to this new location. Share your excitement for our Los Feliz dog grooming salon by signing here.

☒ Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1864 N. Vermont Avenue!

YES, I would like to stay informed on the grooming salon

ADDRESS EMAIL

1507 Apex Ave 580 N Los Portos Ave

4172 Palmdale Dr 581 Alhambra Ave

580 N Los Portos Ave 581 Alhambra Ave

580 N Los Portos Ave 581 Alhambra Ave

580 N Los Portos Ave 581 Alhambra Ave

580 N Los Portos Ave 581 Alhambra Ave

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580 N Los Portos Ave 581 Alhambra Ave



By signing above, you are agreeing to allow healthyspot to use your name and address for the City and County of Los Angeles. Updates on the Los Feliz grooming salon will be sent to you via email.

healthyspot.

We are so excited to be joining the Los Feliz community this Winter! Like our other locations, we will be offering our curated collection of healthy pet food and product options, but need your support to bring our award-winning grooming services to this new location. Share your excitement for our Los Feliz dog grooming salon by signing here.



Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1864 N. Vermont Avenue!

YES, I would like to

stay informed on the

grooming salon

EMAIL

Stephanie Padilla

@stephpadilla

4172 Palmdale Dr

580 N Los Robles Ave. teichm@aoi.com

580 N Los Robles Ave. teichm@aoi.com

PRINT NAME

Stephanie Padilla

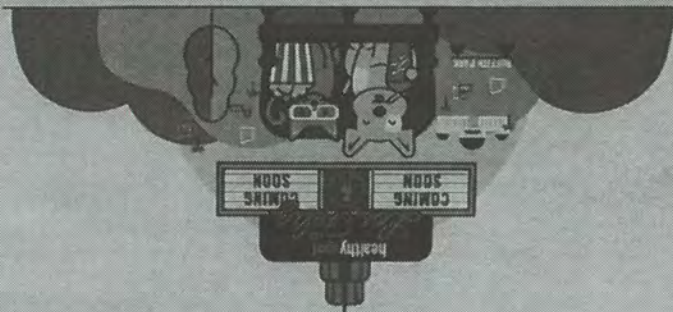
Heather Rios

Isiah Henry

SIGNATURE

[Signature]

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healthyspot

We are so excited to be joining the Los Feliz community this winter! Like our other locations, we will be offering our curated collection of healthy pet food and product options, but need your support to bring our award-winning grooming services to this new location. Share your excitement for our Los Feliz dog grooming salon by signing here.

☒ Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1864 N. Vermont Avenue!

YES, I would like to

be informed on the grooming salon

☒ 1841 Franklin St 91204 ☐ 1843 N. Normandie ☐ 1833 N. Normandie ☐ 4101 Lusk Ave 901

EMAIL

ADDRESS/ZIP CODE

SIGNATURE

PRINT NAME

Rafferty Ruiz

[Signature]

Ashley Ruiz

[Signature]

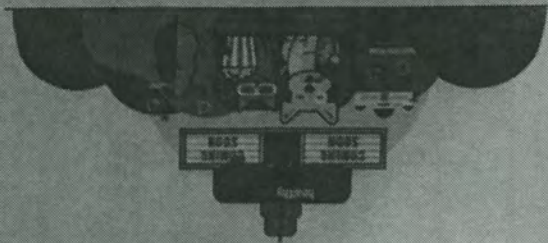
Kristen Lee

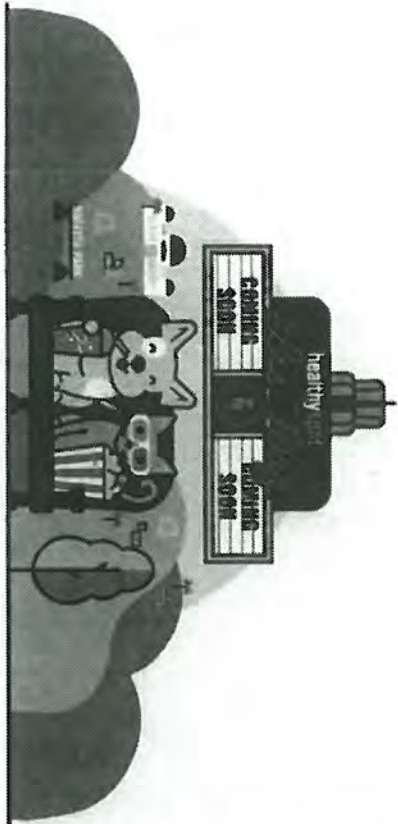
[Signature]

Rafferty Ruiz

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healthyspot.

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☒ Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1864 N. Vermont Avenue!

PRINT NAME SIGNATURE ADDRESS/ZIP CODE EMAIL YES, I would like to stay informed on the grooming salon

Lorna Daniel

[Signature]

4424 Prospect Ave 90027

lorneadaniel@gmail.com

☐

Renee Sater

[Signature]

5733 Bernersd 90042

rene.sater@gmail.com

☐

Jacob Nguyen

[Signature]

1777 N. Vermont St

jacob.nguyen@gmail.com

☐

Brent Reeves

[Signature]

222 S. Louise Bernersd 90027

brent.reeves@gmail.com

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☒ Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1664 N. Vermont Avenue!

YES, I would like to

stay informed on the grooming salon

EMAIL ☒ OFFICE@USC.EDU

☒ DORIS.MOORE@GMAIL.COM

☒ 1439 Rosalia Rd LA 90027

☒ 2044 Vermont Ave LA 90027

☒ 2226 N. Vermont Ave LA 90027

☒ 2726 N. Vermont Ave LA 90027

☒ 2726 N. Vermont Ave LA 90027

☒ 2726 N. Vermont Ave LA 90027

☒ 2726 N. Vermont Ave LA 90027

☒ 2726 N. Vermont Ave LA 90027

SIGNATURE

PRINT NAME

Tina McIntosh

Dorian Howard

Ruby Rios

Wade Dalton

Cynthia Brown

Neil O'Neil

ADDRESS/ZIP CODE

EMAIL

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healthyspot

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☒ Yes, I support Healthy Spot adding a dog grooming salon at 1864 N. Vermont Avenue!

YES, I would like to stay informed on the grooming salon

PRINT NAME

SIGNATURE

ADDRESS/ZIP CODE

EMAIL

Los Melchior

[Signature]

4677 Arcadia St

melchior2005@gmail.com

Sarah Lofaro

[Signature]

1931 N. Vermont Ave

sarah.lofaro@gmail.com

Kathy Fisher

[Signature]

1994 Palmdale Pl

kathyfisher@gmail.com

Sarah Melchior

[Signature]

1984 Palmdale Pl

sarahmelchior@gmail.com

Sarah Mente

[Signature]

1212 N. Vermont Ave

sarahmente@gmail.com

Tell Grossman

[Signature]

4470 W. Sunset

thelucyegmail.com

Julie Farnet

[Signature]

4030 Gaudin Ave

juliefarne@gmail.com

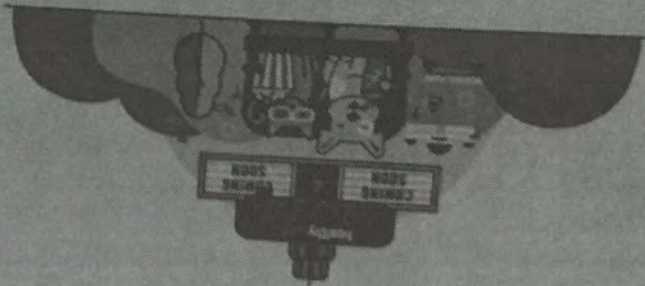
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PRINT NAME	SIGNATURE	ADDRESS/ZIP CODE	EMAIL	YES, I would like to stay informed on the grooming salon	YES, I would like to stay informed on the grooming salon
Whitney Frankel	[Signature]	1716 N Edmonia St 90027	Whitney Frankel@gmail.com		



healthyspot.

We are so excited to be joining the Los Feliz community this Winter! Like our other locations, we will be offering our curated collection of healthy pet food and product options, but need your support to bring excitement for our Los Feliz dog grooming salon by signing here. Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1864 N. Vermont Avenue!

healthyspot.

We are so excited to be joining the Los Feliz community this Winter. Like our other locations, we will be offering our curated collection of healthy pet food and product options, but need your support to bring our award-winning grooming services to this new location. Share your excitement for our Los Feliz dog grooming salon by signing here.

☒ Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1864 N. Vermont Avenue!

YES, I would like to stay informed on the grooming salon

EMAIL

ADDRESS/ZIP CODE

SIGNATURE

PRINT NAME

Teresa Chung

Teresa Chung

Michaela

2301 Humboldt St

St 90031

2301 Humboldt St

St 90031

632 S. Bridgeley St

1913 N. New Hampshire

Oliver Leau

Kahya Sabottha

Jessica Wang

Jessica Wang

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☒ Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1864 N. Vermont Avenue!

YES, I would like to stay informed on the grooming salon

PRINT NAME	SIGNATURE	ADDRESS/ZIP CODE	EMAIL
Stephane Gaca	<i>[Signature]</i>	456 E Orange Grove Blvd #204	Stephane61941@gmail.com
Imma Cruz	<i>[Signature]</i>	3004 E 3rd St	
Hank Leon	<i>[Signature]</i>	1115 N Central	hank.leon@gmail.com
Michelle Navor	<i>[Signature]</i>	3869 Baya	msvarene@yahoo.com
CHANEL CROSS	<i>[Signature]</i>	504 NEL MOUND AVE	chanelcross@gmail.com
Chad Williams	<i>[Signature]</i>	549 N. El Malibu Ave	hacali@yahoo.com
Cathy Bartholomew	<i>[Signature]</i>	1634 Westly Terrace	bartholomew@gmail.com
Therapy Foxes	<i>[Signature]</i>	5775 Navy St 90027	
Emily Madonna	<i>[Signature]</i>	1727 N. Rossmore	emmadonna1@gmail.com
Brianne Sullivan	<i>[Signature]</i>	1735 Wilona Blvd	BrianneTSullivan@gmail.com

By signing above, you are agreeing to allow Healthy Spot to share this information with the City and County of Los Angeles. Updates on the Los Feliz grooming salon will be sent to the email provided.



Yes, I support Healthy Start adding a new site to its Los Feliz store located at 1354 N. Vermont Ave.

excitement for the new site.

PARENT NAME

Anthony Garcia

SIGNATURE

Anthony Garcia

ADDRESS/ZIP CODE

1170 Mirasol St 9003

EMAIL

MARY BRADNE

Mary Bradne

1925 Alafordia

Los Angeles

Melissa Macedo

Melissa Macedo

1455 Rodney Dr, LA

Los Angeles

Carl Davis

Carl Davis

1717 N E Street

Los Angeles

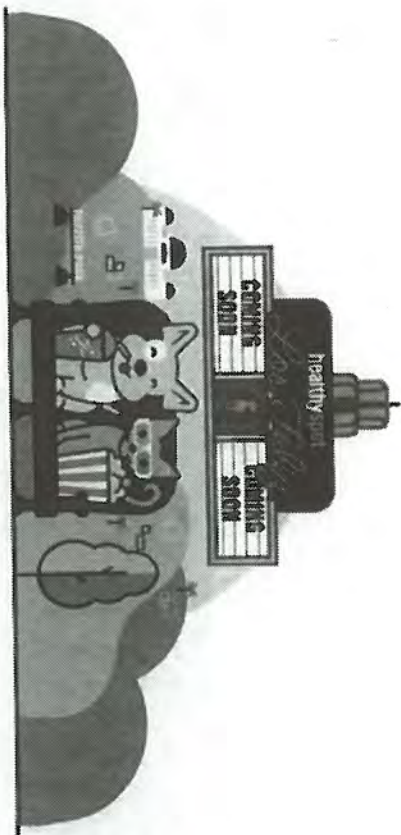
Terrell

Terrell

2308 W 4th

Los Angeles

☒ Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1664 N. Vermont Avenue!

[illegible]

By signing above, you are agreeing to allow Healthy Spot to share this information with the City and County of Los Angeles. Updates on the Los Feliz grooming salon will be sent to the email provided.

PRINT NAME

SIGNATURE

ADDRESS/ZIP CODE

EMAIL

YES, I would like to
stay informed on the
proceeding with
this project.

Julia Gomez

[Signature]

9027

Elizavinda@icloud.com

Michelle Gomez

[Signature]

9027

Michelle@icloud.com

Nina Diaz

[Signature]

9027

nina@icloud.com

Robert Martinez

[Signature]

9027

Robert@icloud.com

Robert Kimura

[Signature]

9027

Robert@icloud.com

Joe Hsieh

[Signature]

9027

Joe@icloud.com

Scott Kemper

[Signature]

9027

Scott@icloud.com

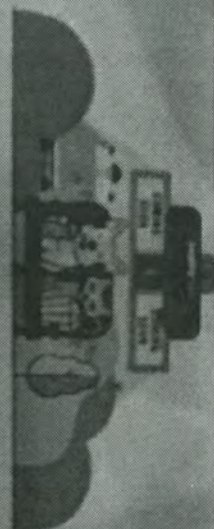
Brandon Kersch

[Signature]

9027

Brandon@icloud.com

By signing above, you are agreeing to allow reading level to share this information with the City and County of Los Angeles.
Under the Los Angeles Privacy Act and the state privacy act.



Yes, it's important to identify your selling & distribution strategy as early as possible. But don't forget to identify your buying strategy, too.

Research conducted by the University of California, San Diego, and the University of Michigan, Ann Arbor, has found that people who are more socially connected to others are more likely to live longer. The researchers found that people who are more socially connected to others are more likely to live longer, even after controlling for factors such as age, sex, and education. The researchers also found that people who are more socially connected to others are more likely to live longer, even after controlling for factors such as age, sex, and education.

1994

RESEARCH AND ANALYSIS

800.NA.11.000

ADDRESS/ZIP CODE

11

Ben Zucker
Shelby Petersen

91506
91806

By signing Notice, you are agreeing to allow Niagara Falls to open this information with the City and County of Las Vegas. Information on this last first question, select and the sent to the email address.



Like our other locations, we will be offering our customers healthy pet food and product options, but need your support to bring our award-winning grooming services to this new location. Share your excitement for our Los Feliz dog grooming salon by signing here.



Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1864 N. Vermont Avenue!

PRINT NAME

SIGNATURE

ADDRESS/ZIP CODE

EMAIL

YES, I would like to stay informed on the grooming salon

Stephane Garcia

Stephane Garcia

456 E Orange Grove Blvd #209

Stephane61991@gmail.com

Imma Kruz

Imma Kruz

3004 E 3rd St

hork.lee@gmail.com

Hank Leon

Hank Leon

1115 N Catedral

hork.lee@gmail.com

Michelle Navar

Michelle Navar

3869 Bega

msvavere@yahoo.com

CHANEL CROSS

CHANEL CROSS

5104 NEI MOUNDAVE

chanelcross@gmail.com

Chad Williams

Chad Williams

569 N. El Meliso Ave

hacal.@gmail.com

Cathy Barthoraz

Cathy Barthoraz

1636 Western Terrace

barthorazc4@gmail.com

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healthyspot.

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☒ Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1864 N. Vermont Avenue!

YES, I would like to stay informed on the grooming salon.

PRINT NAME

SIGNATURE

ADDRESS/ZIP CODE

EMAIL

Hank Madrozo	[Signature]	90077	hankmadrozo@gmail.com
Ashlee Jones	[Signature]	90024	ashleesara@icloud.com
Desiree Mata	[Signature]	90024	DSMATA21@icloud.com
Benjamin Mata	[Signature]	90024	Benmata@yahp.com
Kaylie Mata	[Signature]	90024	kayliemh@icloud.com
Nayan Ramirez	[Signature]	90027	nayanq@gmail.com
Brian Huff	[Signature]	90027	BHuff86@gmail.com
Nahel Araiza	[Signature]	90004	Nahel.0007@gmail.com
Melend Santana	[Signature]	90006	Melend.Santana@gmail.com
Karen Schick	[Signature]	90028	

By signing above, you are agreeing to allow Healthy Spot to share this information with the City and County of Los Angeles. Updates on the Los Feliz grooming salon will be sent to the email provided.

5% discount on
Program

Food price
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Renew
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7 will
by di

Objective: In order to improve the program
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healthyspot.

We are so excited to be joining the Los Feliz community this winter!
 Like our other locations, we will be offering our curated collection of
 healthy pet food and product options, but need your support to bring
 excitement for our Los Feliz dog grooming salon by signing here.
 Yes, I support Healthyspot adding a dog grooming salon at
 the Los Feliz store located at 1864 N. Vermont Avenue!

YES, I would like to
 stay informed on the
 grooming salon

PRINT NAME	SIGNATURE	ADDRESS/ZIP CODE	EMAIL
Lin of 182	[Signature]	2011 HILLYMONT AVE	slaper@kyleglobe.net
James Flores	[Signature]	2655 1/2 N. VERMONT AVE	james.flores@protonmail.com
Jimmy Bosch	[Signature]	10235 Latham Ct apt 2	rosel123@yahoo.com
Emmanuel	[Signature]	2005 Lexington 71321	emmanuel@andco.net
Wilson King	[Signature]	4841 Hollywood #	
Edgar	[Signature]	3300 LINDA LINDA WAY	edgar@linda.com
John F. Pardo	[Signature]	9051 PATRICK DRIVE	johnf.pardo@gmail.com
Hyla Genua	[Signature]	2511 PATRICK DRIVE	hyla.genua@gmail.com

By signing above, you are agreeing to allow Healthyspot to share this information with the City and County of Los Angeles
 Updates on the Los Feliz grooming salon will be sent to the email provided



...a fully community this winter

We are so excited to be joining The Los Feliz dog grooming salon at our award-winning grooming services to this new location. Share your excitement for our Los Feliz dog grooming salon by signing here.

☒ Yes, I support financing for the new store at 1104 N. Vermont Avenue, its Los Feliz store located at 1104 N. Vermont Avenue.

YES, I would like to stay informed on the grooming salon

PRINT NAME _____

11m Sma. brown

SIGNATURE

Markenka Kanada / 10/1/20

ADDRESS/ZIP CODE

90027
90027

EMail:

Jimmy Smacon & Associates
P.O. Box 241211 Phoenix AZ 85024

to share this information with the City and County of Los Angeles.

By signing below, you are agreeing to allow Healthy Spot to share this information with the City and County of Los Angeles. Location on the Los Feliz growing label will be used to the extent provided.

☐	
☐	
☐	
☐	
☐	
☐	
☐	
☐	

PRINT NAME: Kyle E. Frazier
SIGNATURE: [Signature]
ADDRESS/ZIP CODE: 90027
EMAIL: kyle.frazier@cityofla.org

YES, I would like to
stay informed on the
growing label.
[] Yes, I support Healthy Spot adding a dog growing label at
its Los Feliz store located at 1814 N. Vermont Avenue.
[] We are excited to be joining the Los Feliz community this Winter.
[] Like our other locations, we will be offering our curated selection of
healthy pet food and product options, but need your support to bring
our award winning growing services to this new location. Thank you
for supporting the Los Feliz dog growing label by signing here.

healthyspot.

01/14/19

By signing above, you are agreeing to allow Healthy Spot to use the information with the City and County of Los Angeles. Information on the Los Feliz grooming salon will be sent to the email provided.

☐ _____

☐ _____

☐ _____

☐ _____

☐ _____

☐ _____

☐ _____

☐ _____

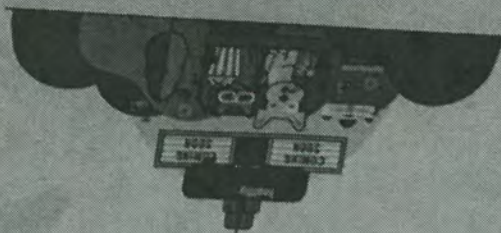
PRINT NAME

SIGNATURE

ADDRESS/ZIP CODE

EMAIL

YES, I would like to stay informed on the grooming salon

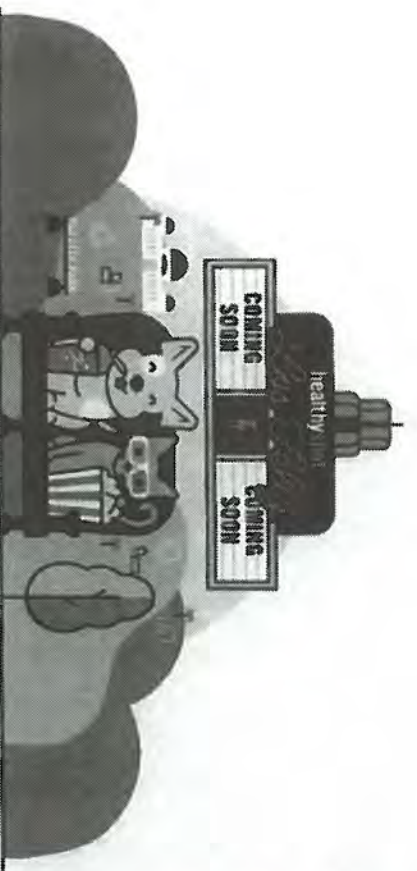


healthyspot.

We are so excited to be joining the Los Feliz community this winter! Like our other locations, we will be offering our rated collection of healthy pet food and product options, but need your support to bring our award-winning grooming services to this new location. Share your excitement for our Los Feliz dog grooming salon by signing here.

☒ Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1864 N. Vermont Avenue!

1842 Lynn Pl 90027 Brown Justice Gym
1116 Mission, 91030 ALISA T. Miller
1840 N. Vermont Ave ALISA T. Miller
athlas with gray H. Miller



healthyspot.

1/2/19

We are so excited to be joining the Los Feliz community this Winter! Like our other locations, we will be offering our curated collection of healthy pet food and product options, but need your support to bring our award-winning grooming services to this new location. Share your excitement for our Los Feliz dog grooming salon by signing here.

☒ Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1864 N. Vermont Avenue!

PRINT NAME

SIGNATURE

ADDRESS/ZIP CODE

EMAIL

YES, I would like to stay informed on the grooming salon

John Hanson

[Signature]

1935 N. Vermont Ave 90027

john.hanson@gmail.com CN

ASTON LUNCEFOORD

[Signature]

1935 N Vermont Ave 90027

lunceford.aston@gmail.com CN

Marcelo Ramirez

[Signature]

1840 N Kenmore Ave 90027

marcelo.ramirez@gmail.com BG

Emily Robinson

[Signature]

6502 Vineland Ave 91606

[Signature] BG

TORI FOYNE

[Signature]

1721 N Edgewood St. #3 LA, CA 90027

torifoynegmail.com BG

Cat Coyne

[Signature]

1727 N Edgewood LA, CA 90027

cat.coyne@gmail.com BG

Sandra Cuth

[Signature]

2020 Divisadero

[Signature] BG

Crystal Kinnaman

[Signature]

2113 Canyon St

[Signature] BG

By signing above, you are agreeing to allow Healthy Spot to share this information with the City and County of Los Angeles. Updates on the Los Feliz grooming salon will be sent to the email provided.

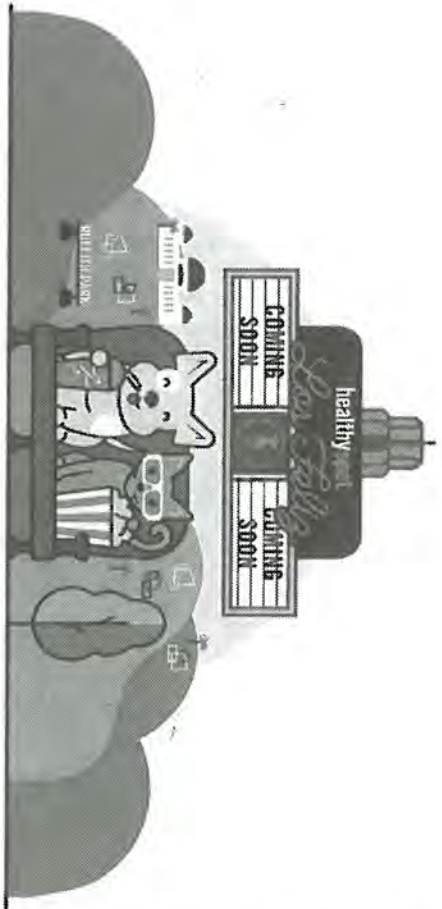
NAME	NAME	PHONE	EMAIL
Karen Gonzalez	Monterey	90065	karengonzalez@gmail.com
Samantha Goodman	Amst Am	90004	Slagodm1@gmail.com
Ashley Palacios	Am	90026	ashleykpalacios@gmail.com
Venny Palacios	Am	900210	vennySP@gmail.com
Julie Jung	Am	90057	juliejung@gmail.com
Alex Gonzalez	Am	90026	agonzalez105student@gmail.com
Kathryn Ruiz	Am	90026	agonzalez105 kurele@gmail.com
Ayda Inaracuen	Am	91204	ayda.inaracuen@gmail.com
VILAN LE	Am	90029	vilan.nguyen.le@gmail.com
Michelle Shoyt	Am	91105	Michelle.nicholas@gmail.com
Lucas Kusurusk	Am	90004	lucase.kusurusk@gmail.com
Frank	Am	90004	lucase.kusurusk@gmail.com
Wang Winfield	Am	90005	lucase.kusurusk@gmail.com
Krista Geron	Am	90005	lucase.kusurusk@gmail.com
Nate Blockman	Am	90029	lucase.kusurusk@gmail.com
Joe Winkler	Am	90045	lucase.kusurusk@gmail.com
Marion Bootz	Am	90002	lucase.kusurusk@gmail.com

healthyspot.

NOV 10, 2018
Silver Lake Park

We are so excited to be joining the Los Feliz community this Winter! Like our other locations, we will be offering our curated collection of healthy pet food and product options, but need your support to bring our award-winning grooming services to this new location. Share your excitement for our Los Feliz dog grooming salon by signing here.

☒ Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1864 N. Vermont Avenue!



PRINT NAME

SIGNATURE

ZIP CODE

EMAIL

1 RYAN SALAMAN

[Signature]

90026

rs-snel@hotmail.com

2 ANIELLES RAMERO

[Signature]

90039

cranceo44@aol.com

3 ALEXIA DOX

[Signature]

90039
90017

alexia.dox@gmail.com

4 DESIRE PUGS

[Signature]

90017

Desirepugs@yahoo.com

5 THERA WILKINS

[Signature]

90004

THADRE@gmail.com

6 CHELSEA KNOX

[Signature]

90029

knad72@gmail.com

7 ANDRA CUSIN

[Signature]

90029

andra.eisen@gmail.com

8 DANIELA LUCIANO

[Signature]

90026

Daniela.Luciano@yahoo.com

9 LARRY CARBELL

[Signature]

90026

carbells@comcast.net

10 PAMELA NG

[Signature]

90029

pamela.ng94@yahoo.com

By signing above, you are agreeing to allow Healthy Spot to share this information with the City and County of Los Angeles. Updates on the Los Feliz grooming salon will be sent to the email provided.

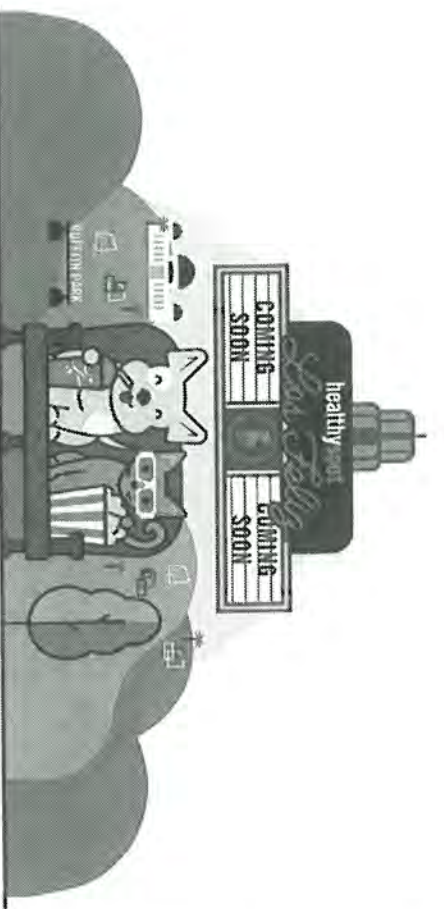
healthyspot.

We are so excited to be joining the Los Feliz community this Winter! Like our other locations, we will be offering our curated collection of healthy pet food and product options, but need your support to bring our award-winning grooming services to this new location. Share your excitement for our Los Feliz dog grooming salon by signing here.



Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1864 N. Vermont Avenue!

YES, I would like to stay informed on the grooming salon



PRINT NAME

SIGNATURE

ADDRESS/ZIP CODE

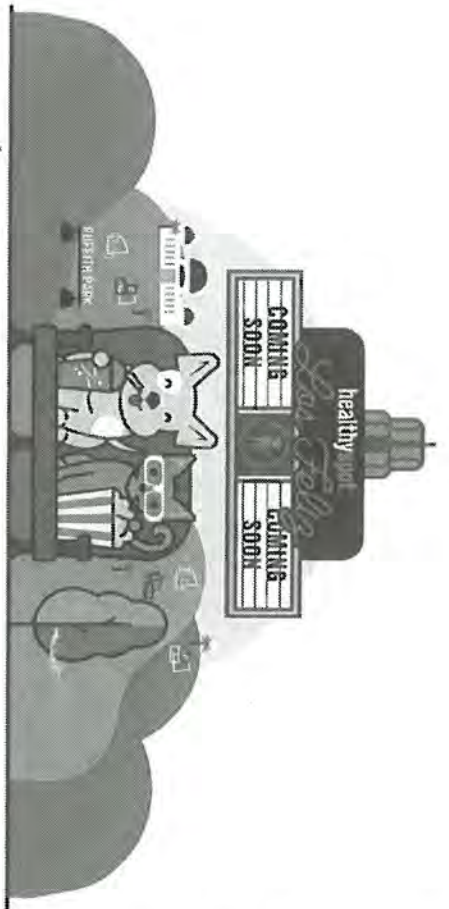
EMAIL

LISA FELICE	[Signature]	4611 Weldon Ln	90027	LISA FELICE2020@gmail.com	☐
Paxton Joe	[Signature]	534 W 92nd St	90044	paxtonb75@gmail.com	☐
JULIE Kim	[Signature]	2121 PORTLAND ST		julietk@uci.edu	☐
Shuan Lee	[Signature]	1111 Wisknive Blvd. #510	90007	shuan.lee@gmail.com	☐
Yadira Vera	[Signature]	447 E 5th St Long Beach		verayadira@gmail.com	☐
Cameron Adkins	[Signature]	953 E 168th St Inglewood		adkinscam@gmail.com	☐
Lauren Sugarman	[Signature]	6207 E. Euclid Ave Centennial		laurensugarman@gmail.com	☐
Seth Daniels	[Signature]	1207 Euclid Ave Centennial		Seth@FZUBT.com	☐
LEAN SARNES	[Signature]	1831 N NEW HAMP SHIRE AVE		LSARNES@CMLC.org	☐
Annabelle HUNT	[Signature]	928 S Broadway Los Angeles	90055	annabelle.hunt@cd@gmail.com	☐

3/30

healthyspot.

We are so excited to be joining the Los Feliz community this Winter! Like our other locations, we will be offering our curated collection of healthy pet food and product options, but need your support to bring our award-winning grooming services to this new location. Share your excitement for our Los Feliz dog grooming salon by signing here.



☒ Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1864 N. Vermont Avenue!

PRINT NAME SIGNATURE ADDRESS/ZIP CODE EMAIL YES, I would like to stay informed on the grooming salon

Erin Ennis [Signature] 5133 Benner St. 90012 einennis@gmail.com ☒

Nicholas Caparas [Signature] 11906 4th St. 90027 — ☒

Elle Callahan [Signature] 1027 1/2 Lyman Place 90027 ellecallahan93@gmail.com ☒

Monica Munson [Signature] 6044 N. Figueroa — ☐

Bonnie Horner [Signature] 2708 E. Chaucer St. 90011 bhorner@gmail.com ☒

Geoff Spreib [Signature] 1727 N. Edgemont St. 90011 onevenhedge@gmail.com ☒

Deborah [Signature] 2114 Cesar E. Chavez Ave 90027 ☒

Glen Hansen [Signature] 1700 Monon St 90027 glen.hansen@gmail.com ☒

May Arnold [Signature] 1900 Monon St 90027 may@may1912.com ☐

Eddie Lee [Signature] 737 L. St. 90014 elee21@gmail.com ☐

By signing above, you are agreeing to allow Healthy Spot to share this information with the City and County of Los Angeles. Updates on the Los Feliz grooming salon will be sent to the email provided.

healthyspot.

We are so excited to be joining the Los Feliz community this Winter! Like our other locations, we will be offering our curated collection of healthy pet food and product options, but need your support to bring our award-winning grooming services to this new location. Share your excitement for our Los Feliz dog grooming salon by signing here.

☒ Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1864 N. Vermont Avenue!

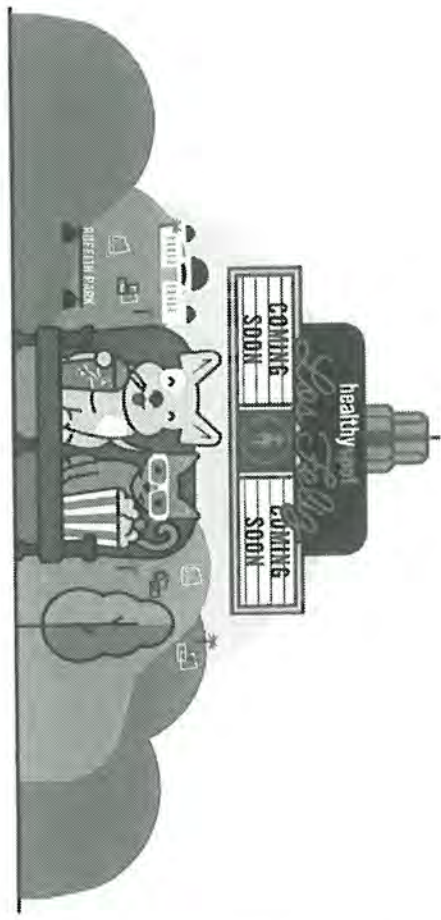
YES, I would like to stay informed on the grooming salon

PRINT NAME

SIGNATURE

ADDRESS/ZIP CODE

EMAIL



Buddy H

Buddy H

2626 Macco St.

buddyh@fastmail.com

Cheryl

Cheryl

1934 N Edgmont #115
Cheryl 424@gmail.com

Lisette

Lisette

1222 N Vermont Ave #1206
lisette@guerrero.com

Jennie Yee

Jennie Yee

1319 Barrington Way #101
Funtree@att.net

Frances Page

Frances Page

1319 Barrington Way #101
fropgyinbox@gmail.com

Luz Coenens

Luz Coenens

5640 Santa Monica #324
lucy.guerrero1978@gmail.com

KATHERINE FOSTER

KATHERINE FOSTER

1408 D. FORMOSA AVE
KATHERINEFOSTER@gmail.com

CAROL SILVA

CAROL SILVA

6454 Lexington Ave
CAROL SILVA

LAUREN SANDERSON

LAUREN SANDERSON

1805 N. New Hampshire Ave
LAUREN SANDERSON

Jasmine Agito

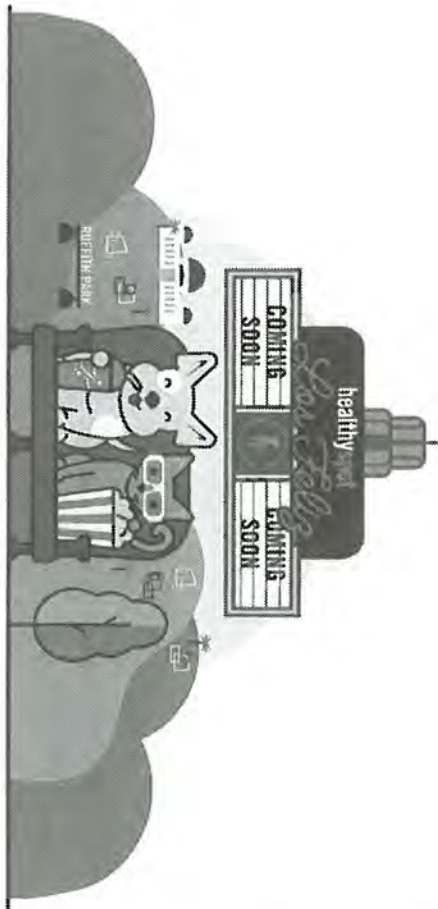
Jasmine Agito

7756 Alhambra Ave Van Nuys
jasmine_agito@yahoo.com

By signing above, you are agreeing to allow Healthy Spot to share this information with the City and County of Los Angeles. Updates on the Los Feliz grooming salon will be sent to the email provided.

healthyspot.

4/2



We are so excited to be joining the Los Feliz community this Winter! Like our other locations, we will be offering our curated collection of healthy pet food and product options, but need your support to bring our award-winning grooming services to this new location. Share your excitement for our Los Feliz dog grooming salon by signing here.



Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1864 N. Vermont Avenue!

YES, I would like to

stay informed on the grooming salon

ADDRESS/ZIP CODE

EMAIL

PRINT NAME
Pinky Jones

SIGNATURE

iampinkyjones@gmail.com

By signing above, you are agreeing to allow Healthy Spot to share this information with the City and County of Los Angeles. Updates on the Los Feliz grooming salon will be sent to the email provided.

3/30

healthyspot.

We are so excited to be joining the Los Feliz community this Winter! Like our other locations, we will be offering our curated collection of healthy pet food and product options to it need your support to bring our award-winning grooming services to this new location. Share your excitement for our Los Feliz dog grooming salon by signing here.



Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1864 N. Vermont Avenue!

YES, I would like to

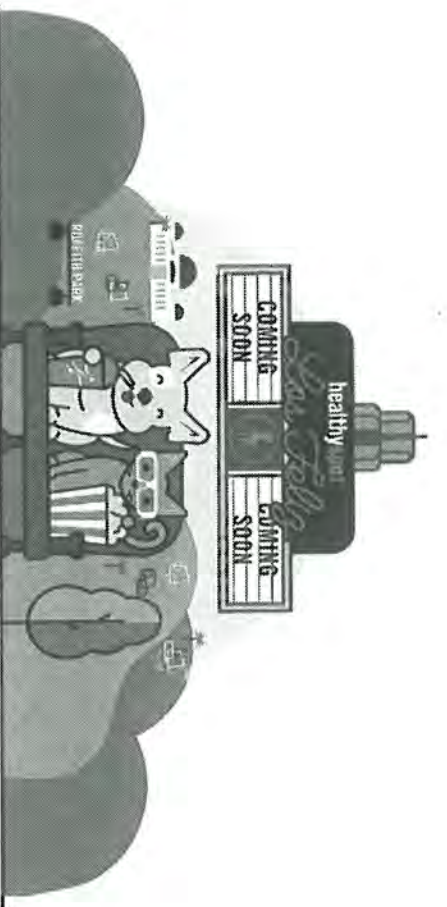
stay informed on the grooming salon

PRINT NAME

SIGNATURE

FULL ADDRESS/ZIP CODE

EMAIL



Catie Laffon

Catie Laffon

5311 Russell Ave #75 90027 CatieLaffon@gmail.com ☒

DAI SIKAS

DAI SIKAS

4602 105 FELIZ BLVD. DAISIKAS@comcast.net ☐

Justina

Justina

4602 105 FELIZ BLVD. Karenmenad@mail ☐

Lori Mena

Lori Mena

4602 105 FELIZ BLVD. lorenmenad@gmail.com ☐

DAN, E Mena

DAN, E Mena

4602 105 FELIZ BLVD. jmenadmenad@gmail.com ☐

Elyse Rose

Elyse Rose

1610 N Normandie Ave elyse.rose.rozen@gmail.com ☐

Adriana Gordon

Adriana Gordon

2054 1/2 Arroyo Ave 90068 adriana.gordon@gmail.com ☒

Linda Marinello

Linda Marinello

11401 Skyland Rd. 90040 LindaMarinello@gmail.com ☒

Stephanie Garcia

Stephanie Garcia

4141 W. King St Apt 10 Burbank CA 91505 stephaniegarcia@hotmail.com ☐

Deborah Rowland

Deborah Rowland

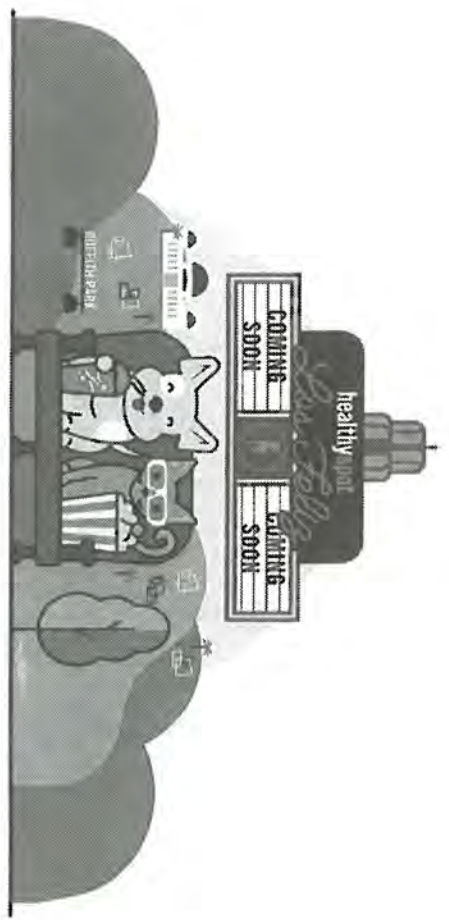
1738 Canyon Dr #117 LA 90028 deborahrowland@gmail.com ☐

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healthyspot.

We are so excited to be joining the Los Feliz community this Winter! Like our other locations, we will be offering our curated collection of healthy pet food and product options, but need your support to bring our award-winning grooming services to this new location. Share your excitement for our Los Feliz dog grooming salon by signing here.

☒ Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1864 N. Vermont Avenue!



PRINT NAME

SIGNATURE

ADDRESS/ZIP CODE

EMAIL

ES, I would like to stay informed on the grooming salon

Michael Kaufmann	<i>[Signature]</i>	481 W LING ST	DMichael.moves@gmail.com	☒
MARIA SPASSOFF	<i>[Signature]</i>	2017 N. Hoover St	Mcspassoff@gmail.com	☒
Mario Tiggs	<i>[Signature]</i>	480 West 8th St.	mtiggs@ucla.edu	☐
Case Barnett	<i>[Signature]</i>	Los Feliz Blvd	jane.rope118@gmail.com	☐
Jen Howell	<i>[Signature]</i>	5450 Beethoven Ave		☐
Sherronda Winters	<i>[Signature]</i>		sherronda.winters@gmail.com	☒
Sandra Lopez	<i>[Signature]</i>	240 W. Santa Anita Ave	marin@quebrabrisaich.com	☒
Agnesh M. Collins	<i>[Signature]</i>	6005 W. Santa Anita Ave	agneshm@ucla.edu	☐
Roy McComb	<i>[Signature]</i>	7005 Laurelwood Ave	rmccomb@ucla.edu	☐
Angie Moke	<i>[Signature]</i>	3764 W. 4th St		☐

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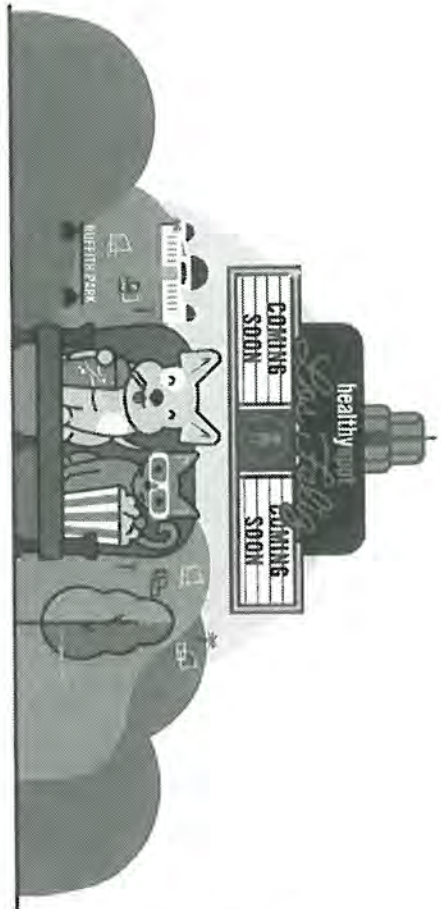
3/30

healthyspot.

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☒ Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1864 N. Vermont Avenue!

YES, I would like to stay informed on the grooming salon



PRINT NAME	SIGNATURE	ADDRESS/ZIP CODE	EMAIL
Debra Weiss	<i>[Signature]</i>	1416 Palmerston Pl, 90027	myreke@gmail.com
Hilary Spratt	<i>[Signature]</i>	4941 Maplewood Ave 90004	hilleryreke@gmail.com
Nike Urbina	<i>[Signature]</i>	13725 Los Angeles St #7 90045	alliechavez@gmail.com
Wendy Davis	<i>[Signature]</i>	13725 Los Angeles St 3 90045	wendydv@gmail.com
Kristina Cerpa	<i>[Signature]</i>	4019 Kingswell Ave	Frieda.gerber@gmail.com
James Kim	<i>[Signature]</i>	1809 N. Beverly F.	Claud.contreras@gmail.com
Jeremy Conrady	<i>[Signature]</i>	1160 El Centro LA 90035	JSConrady@gmail.com
Mary Howard	<i>[Signature]</i>	1160 N. El Centro LA 90035	MHoward@escr.org
Nicole Fox	<i>[Signature]</i>	1516 N Normandie 90027	nicole513fox@gmail.com
KELLY HANDBACK	<i>[Signature]</i>	2328 N Beachwood 90008	kindback@me.com

By signing above, you are agreeing to allow Healthy Spot to share this information with the City and County of Los Angeles. Updates on the Los Feliz grooming salon will be sent to the email provided.

☒ Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1864 N. Vermont Avenue!

Janet Duong

Justine

90249

EMAIL

YES, I would like to stay informed on the grooming salon

called many

generations

10-11

By signing above, you are agreeing to allow Healthy Spot to share this information with the City and County of Los Angeles. Updates on the Los Feliz grooming salon will be sent to the email provided.

healthyspot.

2/3

We are so excited to be joining the Los Feliz community this Winter! Like our other locations, we will be offering our curated collection of healthy pet food and product options, but need your support to bring our award-winning grooming services to this new location. Share your excitement for our Los Feliz dog grooming salon by signing here.

☒ Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1864 N. Vermont Avenue!

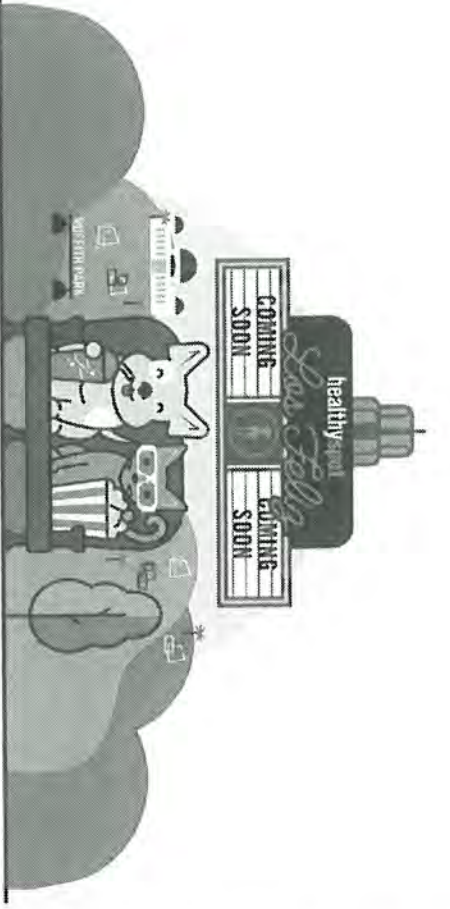
PRINT NAME

SIGNATURE

ADDRESS/ZIP CODE

EMAIL

YES, I would like to stay informed on the grooming salon



Doxana Solis

[Signature]

90018

doxanasolis@live.com

☒

Phillip Murphy

[Signature]

90038

phm195@yahoo.com

☐

Sabrina Penn

[Signature]

90004

sabrina.penn@olive.com

☐

Shakti Murphy

[Signature]

90046

shaktimurphy@yahoo

☒

Anthony Valencia

[Signature]

90005

avalenciass@gmail.com

☒

Savannah Dyer

[Signature]

90038

ssavahdyer@gmail.com

☒

Colton Walker

[Signature]

90038

coltonwalker@gmail.com

☒

Jeff SAGE

[Signature]

90004

msage@grc@yahoo.com

☒

Monica SAGE

[Signature]

90004

msage@grc@yahoo.com

☒

Julie Wang

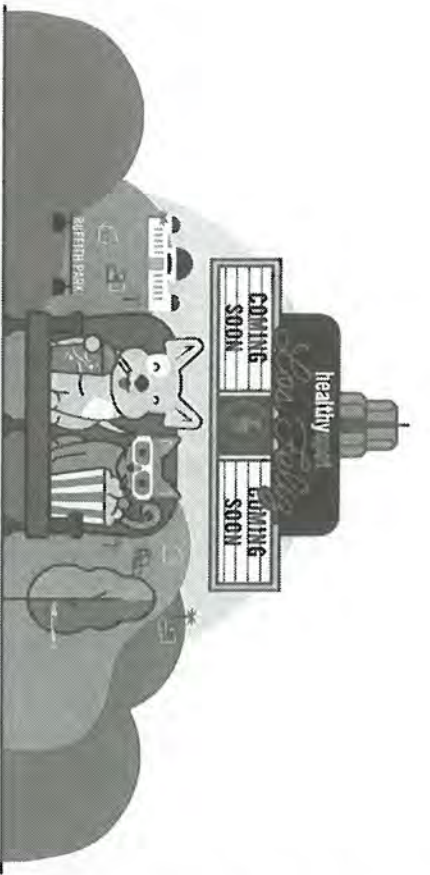
[Signature]

90046

☐

By signing above, you are agreeing to allow Healthy Spot to share this information with the City and County of Los Angeles. Updates on the Los Feliz grooming salon will be sent to the email provided.

Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1864 N. Vermont Avenue!



PRINT NAME	SIGNATURE	ZIP CODE	EMAIL
Shayna King		90025	Shayna.bondy@gmail.com
Michelle Cross	Mc	90025	Michelle.CROSS22@gmail
Cory Martin	C Martin	90056	Corydn47855@gmail
PAT LACONIS		90025	patriciacon@yahoo.com
Terse Cost/lares	Terse Coste	92505	Terse cost/lares@gmail.com

By signing above, you are agreeing to allow Healthy Spot to share this information with the City and County of Los Angeles. Updates on the Los Feliz grooming salon will be sent to the email provided.



Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1864 N. Vermont Avenue!

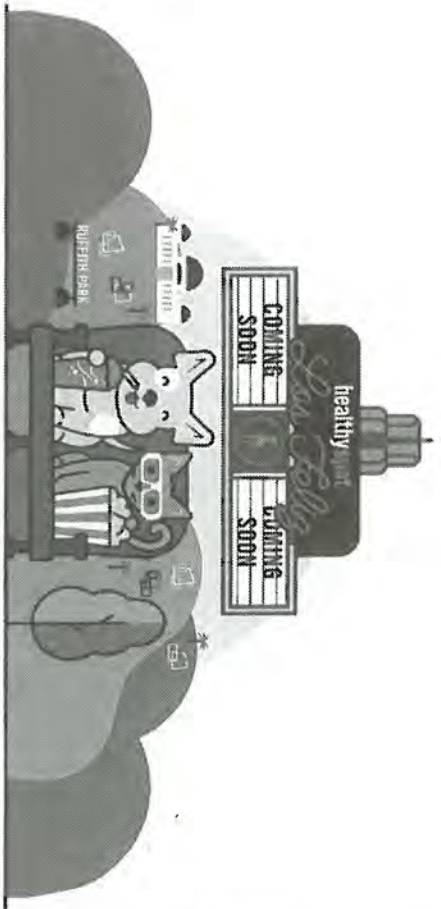
YES, I would like to stay informed on the grooming salon

[illegible]

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healthyspot.

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☒ Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1864 N. Vermont Avenue!

PRINT NAME SIGNATURE ADDRESS/ZIP CODE EMAIL

Matthew Red Signature of Matthew Red 1809 Wilshire 4424 Reddywood Lane ☐

Theodore Lee Signature of Theodore Lee 10630 Eastmore Theog@yahoo.com ☐

Ellyes Beigasi Signature of Ellyes Beigasi 1809 Wilshire 4424 Reddywood Lane ☒

Mike Kim Signature of Mike Kim 9500 36 Mikekim198@yahoo.com ☐

Francesca Rodriguez Signature of Francesca Rodriguez 90064 fienchie-0020@gmail.com ☐

Sara Portin Signature of Sara Portin 90403 saraportin@gmail.com ☒

☐

☐

☐

☐

☐

By signing above, you are agreeing to allow Healthy Spot to share this information with the City and County of Los Angeles. Updates on the Los Feliz grooming salon will be sent to the email provided.

healthyspot.

1/29

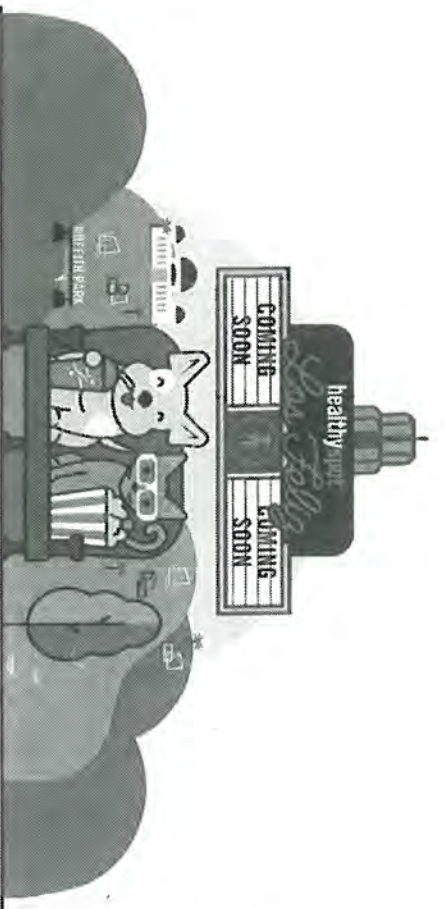
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Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1524 N. Vermont Avenue!

I would like to

be informed on the grooming salon



PRINT NAME

SIGNATURE

ADDRESS/ZIP CODE

EMAIL

Hilary Schuman

Hilary Schuman

10411 Herby St. North Hollywood

hels444@gmail.com

☐

Amber Rodriguez

Amber Rodriguez

1460 Serrano St. 90262

amber.rodriguez@gmail.com

☐

Letty Rusete

Letty Rusete

487 Coronado Terr 90026

lresete1@gmail.com

☐

Yvonne Williams

Yvonne Williams

4149 3/4 Laurel Ave 90029

ywilliams476@gmail.com

☐

Melanie Maemura

Melanie Maemura

2075 De Mille Dr

mmaemura@gmail.com

☐

Constance Horvath

Constance Horvath

435 W. Los Feliz Rd. #102

constancehorvath@gmail.com

☐

Michelle Williams

Michelle Williams

435 W. Los Feliz Rd. #102

mwilliams476@gmail.com

☐

Aileen Sorensen

Aileen Sorensen

3274 Garden Ave.

nsorensen310@gmail.com

☐

Yvonne Williams

Yvonne Williams

137 E 97th St.

ywilliams476@gmail.com

☐

above, you are agreeing to allow Healthy Spot to share this information with the City and County of Los Angeles. Los Feliz grooming salon will be sent to the email provided.



☒ Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1864 N. Vermont Avenue!

YES, I would like to stay informed on the grooming salon

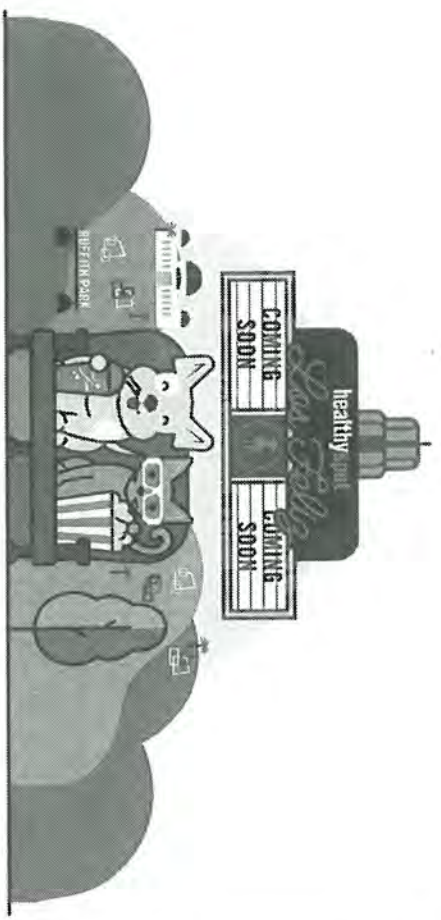
640 Magnolia Ave
Sylva, NC 28783
2005 W Rosecrance Ave
Thomasconbury@gmail.com

[illegible]

By signing above, you are agreeing to allow Healthy Spot to share this information with the City and County of Los Angeles. Updates on the Los Feliz grooming salon will be sent to the email provided.

healthyspot.

We are so excited to be joining the Los Feliz community this Winter! Like our other locations, we will be offering our curated collection of healthy pet food and product options, but need your support to bring our award-winning grooming services to this new location. Share your excitement for our Los Feliz dog grooming salon by signing here.



Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1864 N. Vermont Avenue!

PRINT NAME

Rachel

SIGNATURE

Rachel

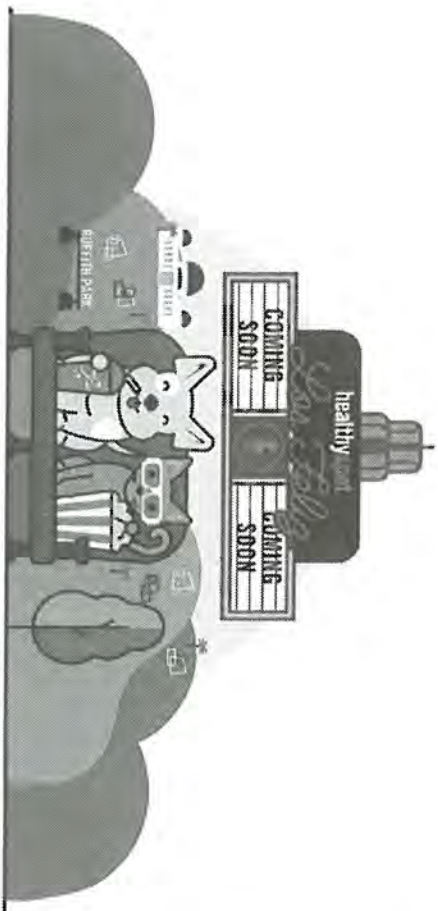
ZIP CODE

90029

EMAIL

rachel@icloud.com

By signing above, you are agreeing to allow Healthy Spot to share this information with the City and County of Los Angeles. Updates on the Los Feliz grooming salon will be sent to the email provided.



healthyspot.

We are so excited to be joining the Los Feliz community this Winter! Like our other locations, we will be offering our curated collection of healthy pet food and product options, but need your support to bring our award-winning grooming services to this new location. Share your excitement for our Los Feliz dog grooming salon by signing here.



Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1864 N. Vermont Avenue!

PRINT NAME

SIGNATURE

ZIP CODE

EMAIL

Nancy Dellana

[Signature]

90031

Free6400@yahoo.com

Jonathan Ballan

[Signature]

90031

JTcappon@yahoo.com

Leticia Rosete

[Signature]

90026

lrosete7@yahoo.com

Iretta Hanson

[Signature]

91606

skippy911@gmail.com

Let Spore

[Signature]

90039

l-erahs@hotmail.com

Jorin Bossen

[Signature]

90039

bossenjd@yahoo.com

Daniel Mankin

[Signature]

90045

danielmankin@gmail.com

Heather Mera

[Signature]

91205

heather.mera@gmail.com

Elizabeth Schneider

[Signature]

90022

libb+91@gmail.com

Stephanie Jordan

[Signature]

90065

stephanie.jordan10@gmail.com

By signing above, you are agreeing to allow Healthy Spot to share this information with the City and County of Los Angeles. Updates on the Los Feliz grooming salon will be sent to the email provided.

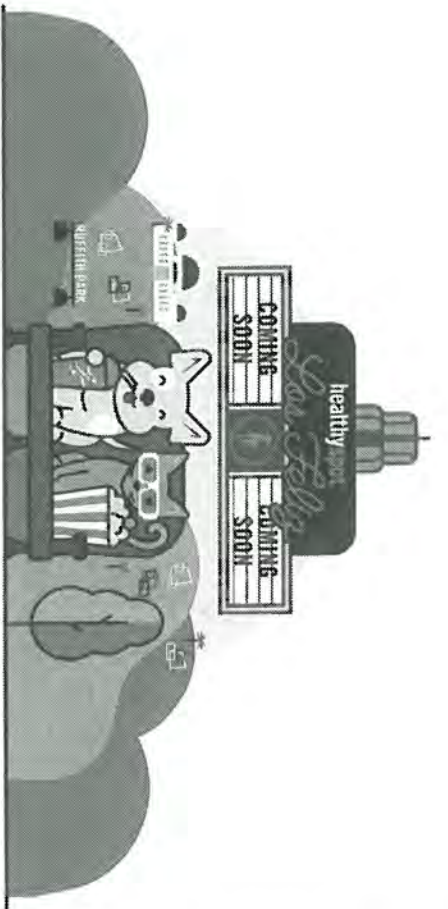
healthyspot.

2/10

We are so excited to be joining the Los Feliz community this Winter! Like our other locations, we will be offering our curated collection of healthy pet food and product options, but need your support to bring our award-winning grooming services to this new location. Share your excitement for our Los Feliz dog grooming salon by signing here.



Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1864 N. Vermont Avenue!



PRINT NAME

SIGNATURE

ZIP CODE

EMAIL

Christina Shin

Christina Shin

90027

christina@ymail.com

Theresa Taylor

Theresa Taylor

91004

thertag@gmail.com

TIM REPER

Tim Reper

90027

timreper@comcast.net

Adela Macellaro

Adela Macellaro

90027

adela.mac@bellsouth.net

Emily Becker

Emily Becker

90035

emjbecker@gmail.com

By signing above, you are agreeing to allow Healthy Spot to share this information with the City and County of Los Angeles. Updates on the Los Feliz grooming salon will be sent to the email provided.

healthyspot.

We are so excited to be joining the Los Feliz community this Winter! Like our other locations, we will be offering our curated collection of healthy pet food and product options, but need your support to bring our award-winning grooming services to this new location. Share your excitement for our Los Feliz dog grooming salon by signing here.



Yes, I support Healthy Spot and joining a dog grooming salon at its Los Feliz store located at 1964 N. Vermont Avenue!

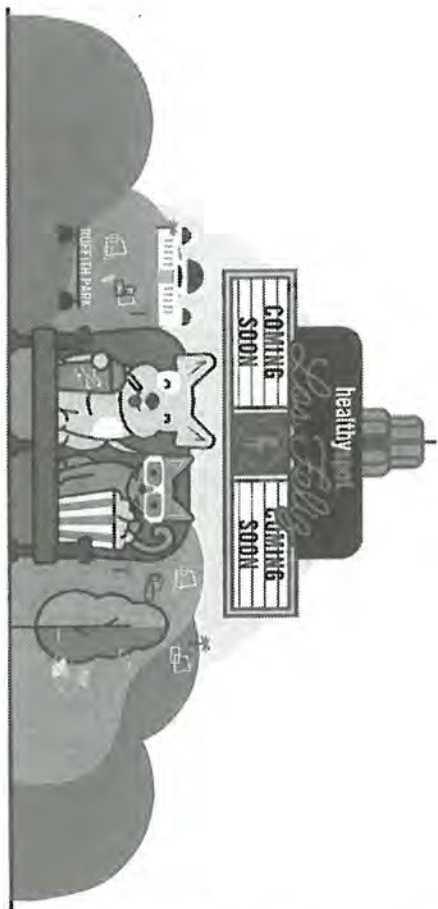
ES, I would like to
be informed on the
grooming salon

ADDRESS/ZIP CODE

EMAIL

PRINT NAME

SIGNATURE

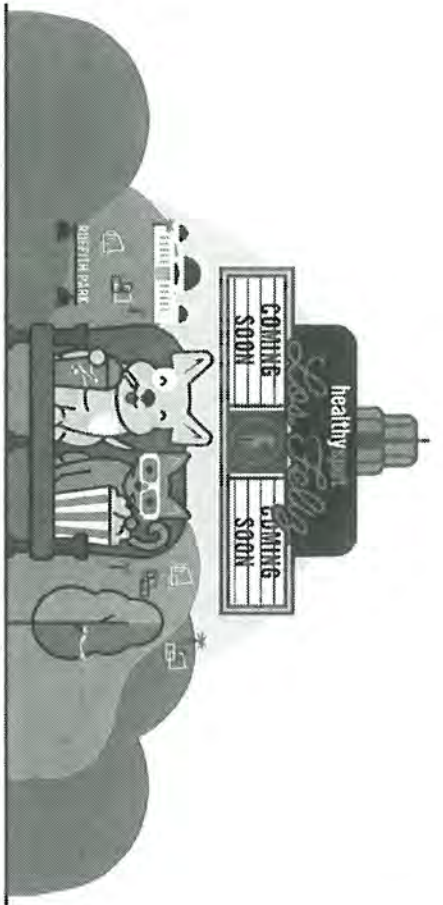


Bobbi Gibson
Sara Smith

[Signature]
[Signature]

1772 Palmdale Blvd
1801 Bodine Ave
514 N. Vermont Ave
1964 N. Vermont Ave

By signing above, you are agreeing to allow Healthy Spot to share this information with the City and County of Los Angeles. Updates on the Los Feliz grooming salon will be sent to the email provided.



healthy spot.

We are so excited to be joining the Los Feliz community this Winter! Like our other locations, we will be offering our curated collection of healthy pet food and product options, but need your support to bring our award-winning grooming services to this new location. Share your excitement for our Los Feliz dog grooming salon by signing here.



Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1864 N. Vermont Avenue!

PRINT NAME

SIGNATURE

ADDRESS/ZIP CODE

Email

YES, I would like to stay informed on the grooming salon

Pat Trails

Mathias Joseph

1960 Prairies Dr. April 4

matthijs.110@gmail.com

Yes

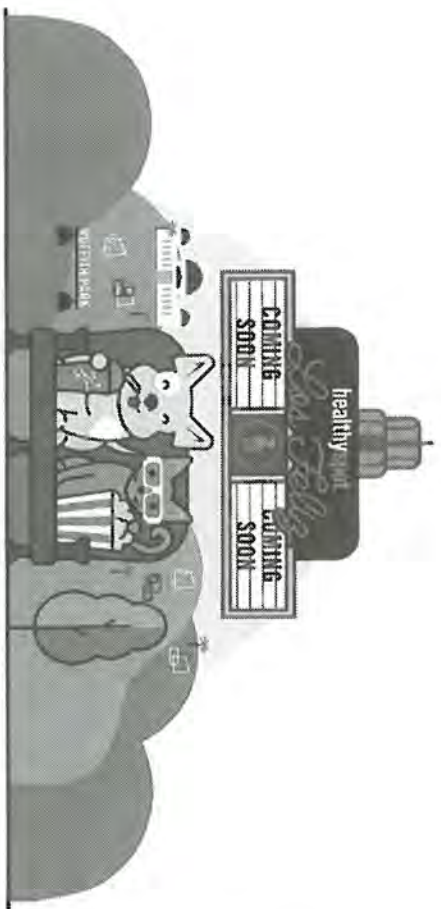
[illegible]

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healthyspot.

We are so excited to be joining the Los Feliz community this Winter! Like our other locations, we will be offering our curated collection of healthy pet food and product options, but need your support to bring our award-winning grooming services to this new location. Share your excitement for our Los Feliz dog grooming salon by signing here.

☒ Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1864 N. Vermont Avenue!



PRINT NAME

SIGNATURE

ADDRESS/ZIP CODE

EMAIL

YES, I would like to stay informed on the grooming salon

Nataly Santos

Lizbeth ESCOBAR

Robert Nish

Christine Carr

Angelita Hernandez

Francesca Davis

JAVIER MEDRANO

Heidi Thompson

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

11835 Patton Rd Downey 90241 levinagkalle@gmail

11835 PATTON RD DOWNEY 90241 Lizbeth 92@yahoo.com

6650 Franklin Ave BobMazzoni@yahoo.com

1954 Pradera Tr 90027 ccchristinecarri.net

7135 N Madison 90029 amesmaria89@gmail.com

522 N. Mariposa Ave francesca@minxfilms.tv

1308 E. Colorado St #561 MEDRA 5@yahoo.com

2887 Lovell Ave Venice Heidiheidi74@gmail

☐

☐

☐

☒

☐

☒

☒

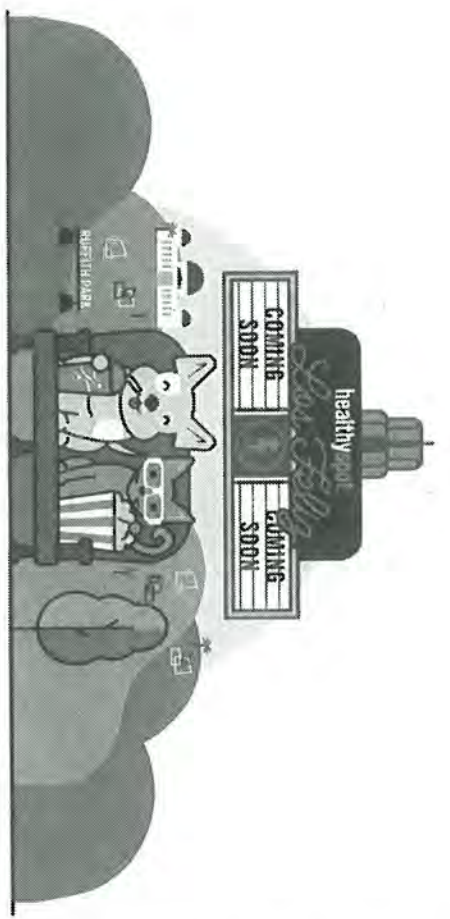
☒

☒

☒

healthyspot.

We are so excited to be joining the Los Feliz community this Winter! Like our other locations, we will be offering our curated collection of healthy pet food and product options, but need your support to bring our award-winning grooming services to this new location. Share your excitement for our Los Feliz dog grooming salon by signing here.



☒ Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1864 N. Vermont Avenue!

PRINT NAME SIGNATURE ADDRESS/ZIP CODE EMAIL YES, I would like to stay informed on the grooming salon

Natasha Fischer 12039 Iradell St. 91004 natashafischer@gmail.com ☒

Heidi Tany 6139 Franklin Ave 90028 natasasadameil.com ☒

Frank M. 9834 Melrose 90029 ☒

Mitch Hattasler 6138 Franklin 90028 mitchell@shadelathaven.com ☒

☐

☐

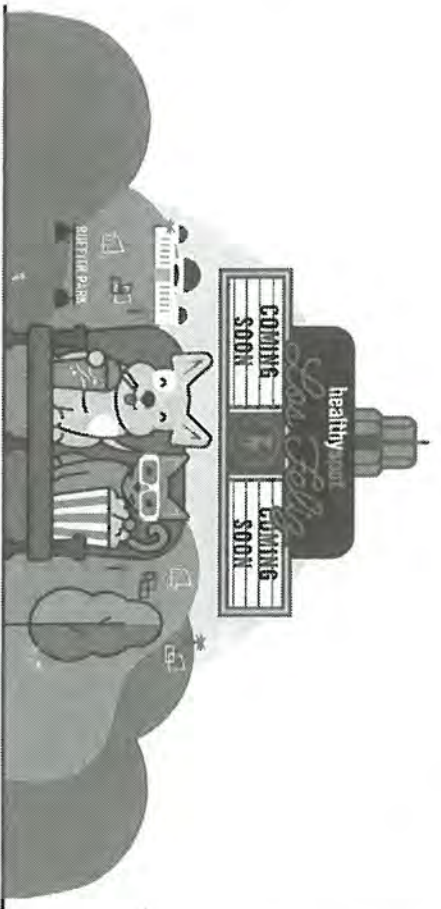
☐

☐

☐

☐

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healthyspot.

1/12

We are so excited to be joining the Los Feliz community this Winter! Like our other locations, we will be offering our curated collection of healthy pet food and product options, but need your support to bring our award-winning grooming services to this new location. Share your excitement for our Los Feliz dog grooming salon by signing here.

☒ Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1800 N. Vermont Avenue!

PRINT NAME

SIGNATURE

ADDRESS/ZIP CODE

EMAIL

☐ If I would like to be informed on the grooming salon

Jeremy Goldin

[Signature]

1771 N. Vermont Ave

☐

Jeff Hays
Matt Melman

[Signature]

4200 Via Arroyos
2006 Hillmont Ave.

☐

Whitney Beard
Gina Namy

[Signature]

5402 1/2 Franklin Ave
5119 Maplewood Dr.

☒

Josephine Spruill
Christine Chu

[Signature]

5119 Maplewood Ave
2915 Gleneden St

☐

Tracey Pang
MacCarter Pang

[Signature]

3151 Kinnema Ave
3151 Riviera Ave

☒

Katherine Foster

[Signature]

1408 D. Formosa Ave
90644

☒

By signing above, you are agreeing to allow Healthy Spot to share this information with the City and County of Los Angeles. Updates on the Los Feliz grooming salon will be sent to the email provided.

kat@katefoster@gmail.com

mac@macpang.com

healthyspot.

1/12

We are so excited to be joining the Los Feliz community this Winter! Like our other locations, we will be offering our curated collection of healthy pet food and product options, but need your support to bring our award-winning grooming services to this new location. Share your excitement for our Los Feliz dog grooming salon by signing here.



Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1864 N. Vermont Avenue!

YES, I would like to stay informed on the grooming salon

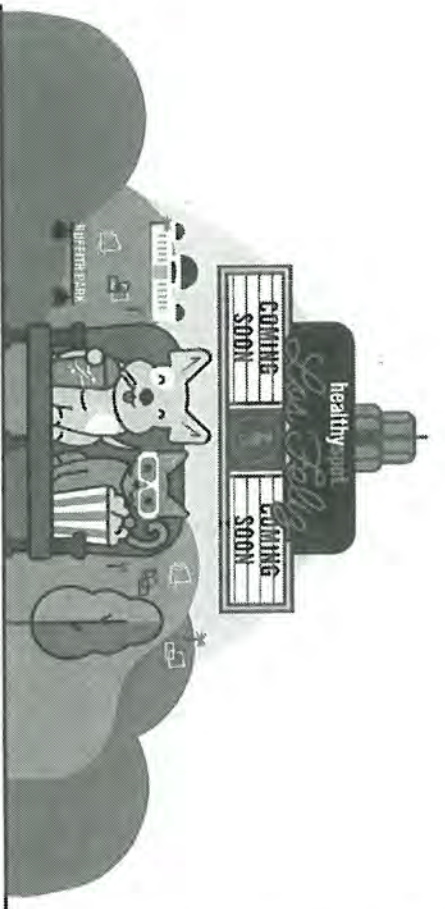
ADDRESS/ZIP CODE

EMAIL

grooming salon

PRINT NAME

SIGNATURE



Emilie Nifraus

Emilie Nifraus

3333 Drew St 90065 emilie.nifraus@gmail.com ☒

Eloy Marquez

Eloy Marquez

4523 Franklin Ave 90027 eloym4@gmail.com ☒

Ossiris Bernaltes

Ossiris Bernaltes

4523 Franklin Ave 90027 ossiris2us88@yahoo.com ☒

Hyunsun Park

Hyunsun Park

4830 Elwood Ave 90044 dailidos4dogs@gmail.com ☒

yeonsu Kim

yeonsu Kim

2009 E. Commonwealth Ave 91801 yeonsu.ste.kim@gmail.com ☒

Amey Lee

Amey Lee

235 S San Pedro St #451 90012 am.lee@gmail.com ☒

Pamela Ng

Pamela Ng

620 N Hobart Blvd #22 90012 pamelang94@yahoo.com ☒

Cindy Chang

Cindy Chang

1032 Wilhena Blvd 90027 cchangy@gmail.com ☒

Rosa Palacios

Rosa Palacios

2371 W 18th St 90024 VICKY PALACIOS@gmail.com ☒

PAULO GARCIA

PAULO GARCIA

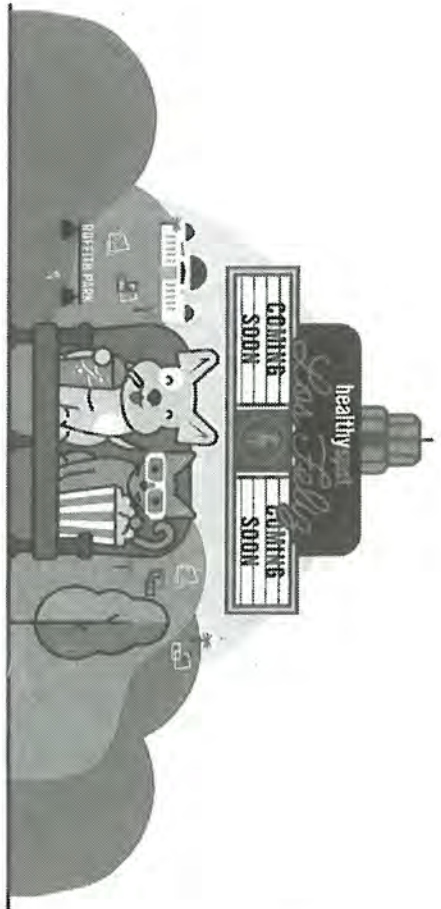
1234 N. SEAN DR 90029 ☐

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healthyspot.

We are so excited to be joining the Los Feliz community this Winter! Like our other locations, we will be offering our curated collection of healthy pet food and product options, but need your support to bring our award-winning grooming services to this new location. Share your excitement for our Los Feliz dog grooming salon by signing here.

☒ Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1864 N. Vermont Avenue!



PRINT NAME

SIGNATURE

ADDRESS/ZIP CODE

EMAIL

☒ S, I would like to stay informed on the grooming salon

SWAN KIM		91030	San Francisco, CA	swankim@gmail.com	☒
ALINSEY MORTIS		3431 Moravia Ave	Los Angeles, CA	alinsey@jerry.com	☐
YONA WARMIN		1006 TURNBUSH BL	90278	yona.warmine@gmail.com	☐
ANDREA FLORES		6118 PROSPECT AVE	90028	andrea.flores@jerry.com	☒
STEVEN CANELA		1212 6th Ave	Los Angeles, CA 90014	canela.steven@gmail.com	☐
MARI BECEN		3412 Fernwood	90022	MC Becen@hotmail.com	☐
RON POKHLO		1126 N. FARMERS AVE		ronpokhlo@hotmail.com	☐
MONIKA PATEL		3531 Leary Rd		moni-npatel@yahoo.com	☒
OLIVIA BARTH		2703 Waverly Dr.		o-barth@yahoo.com	☐
FRANK HART		2005 FARM AVE	90008	admetregmail.com	☐

By signing above, you are agreeing to allow Healthy Spot to share this information with the City and County of Los Angeles. Updates on the Los Feliz grooming salon will be sent to the email provided.

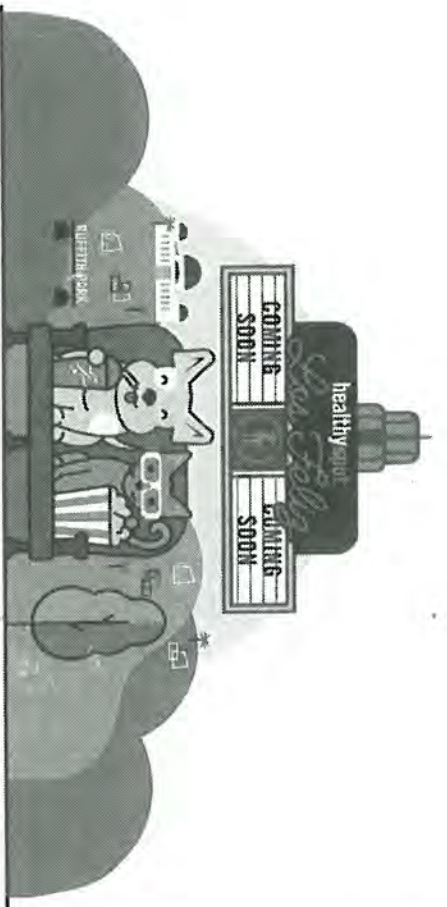
healthyspot.

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Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1864 N. Vermont Avenue!

S, I would like to
y informed on the
grooming salon



PRINT NAME

SIGNATURE

ADDRESS/ZIP CODE

EMAIL

Benjamin Segue

Michael Balburt Jr.

Ben Powell

Regina Flores

Zoe Goldwyn

Alex Aries

Marissa money

Nicole Sanger

Yun Hwanghwa

Mary Minnie

1114 McLean St

5430 Bellingham Avenue

11

11272 Bronfield Ave

4301 King Street

1791 N Sylmar Ave

828 1/2 N Concord

1501 Leibel St

6505 Spring St

4555 Franklin St

benjaminsegue@gmail.com

vmike@earthlink.net

benpowell@gmail.com

regina13flores@yahoo.com

zoe.goldwyn@hotmail.com

le2angel@gmail.com

money.marissa@gmail.com

nicolasanger@gmail.com

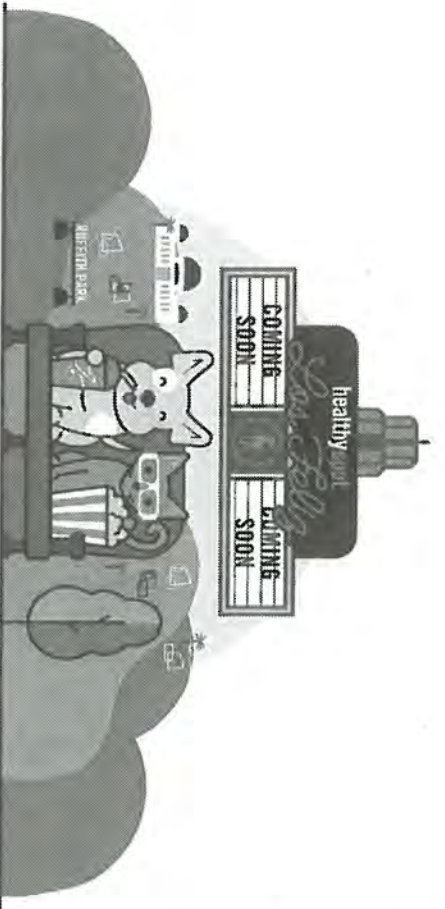
lasinuous@gmail.com

LA 90029

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healthyspot.

1/14



We are so excited to be joining the Los Feliz community this Winter! Like our other locations, we will be offering our award-winning collection of healthy pet food and product options, but need your support to bring our award-winning grooming services to this new location. Share your excitement for our Los Feliz dog grooming salon by signing here.



Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1864 N. Vermont Avenue!

PRINT NAME

SIGNATURE

ADDRESS/ZIP CODE

EMAIL

YES, I would like to stay informed on the grooming salon

Vanessa Morales

Vanessa Morales

4544 Avenida St. 4104 90027

seanashmed@gmail.com

Barbara

Elizabeth Adams

Elizabeth Adams

4455 Los Feliz Blvd #501 LA CA 90027

826211@gmail.com

Dora Ruiz

Dora Ruiz

14143 Rodney Dr

Ruizdora@icloud.com

By signing above, you are agreeing to allow Healthy Spot to share this information with the City and County of Los Angeles. Updates on the Los Feliz grooming salon will be sent to the email provided.

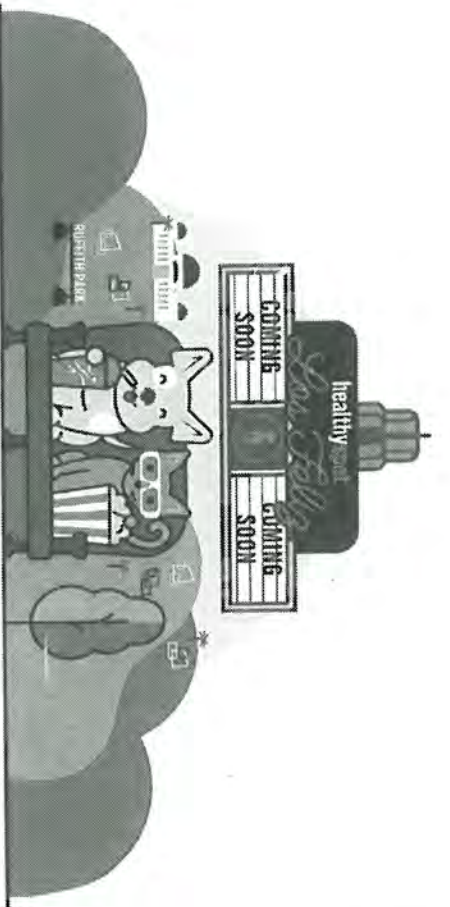
healthyspot.

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Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1864 N. Vermont Avenue!

YES, I would like to stay informed on the grooming salon



PRINT NAME

SIGNATURE

*ADDRESS/PHONE

EMAIL

KERRY TOWERY
Andrea Novicki
Songs + Not Sootie - com

[Signature]
[Signature]
[Signature]

91403
91601

kernyswonderste@gmail.com
mikenusic@mac.com

Kerry Mar

91403

irene.m.300@yahoo.com

Shelby Hamiller

[Signature]

90046

shelbyhamiller@att.net
com

By signing above, you are agreeing to allow Healthy Spot to share this information with the City and County of Los Angeles. Updates on the Los Feliz grooming salon will be sent to the email provided.

☐
☐
☐
☐
☐
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☐
☐
☐

☒ Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1864 N. Vermont Avenue!

YES, I would like to stay informed on the grooming salon

1510

juan.cibara@gmail.com

1885 Castillo Ave. Cal.

By signing above, you are agreeing to allow Healthy Spot to share this information with the City and County of Los Angeles. Updates on the Los Feliz grooming salon will be sent to the email provided.



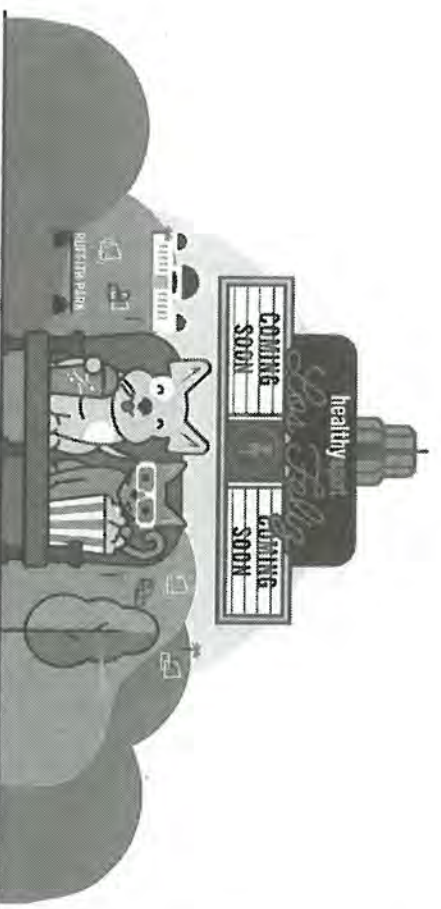
Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1864 N. Vermont Avenue!

YES, I would like to stay informed on the grooming salon

1

12

By signing above, you are agreeing to allow Healthy Spot to share this information with the City and County of Los Angeles. Updates on the Los Feliz grooming salon will be sent to the email provided.



healthyspot.

We are so excited to be joining the Los Feliz community this Winter! Like our other locations, we will be offering our curated collection of healthy pet food and product options, but need your support to bring our award-winning grooming services to this new location. Share your excitement for our Los Feliz dog grooming salon by signing here.

☒ Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1864 N. Vermont Avenue!

YES, I would like to

stay informed on the grooming salon

PRINT NAME

SIGNATURE

ADDRESS/ZIP CODE

EMAIL

Alicia Anna Spivey

[Signature]

3400 Hollywood St #102

[Signature]

☐

Jannet Kim

[Signature]

1129 N Madison Ave

jannetkimx@gmail.com

☐

Risilla Martinez

[Signature]

2655 Washington Ave

prismatrina@gmail.com

☐

Steve Kirby

[Signature]

337 Maxwell St.

☐

Rat Martin

[Signature]

11401 Lyman Place

lupatmartina@gmail.com

☒

Jessie Benmarou

[Signature]

1933 Talmadge St.

☐☐☐☐

By signing above, you are agreeing to allow Healthy Spot to share this information with the City and County of Los Angeles. Updates on the Los Feliz grooming salon will be sent to the email provided.

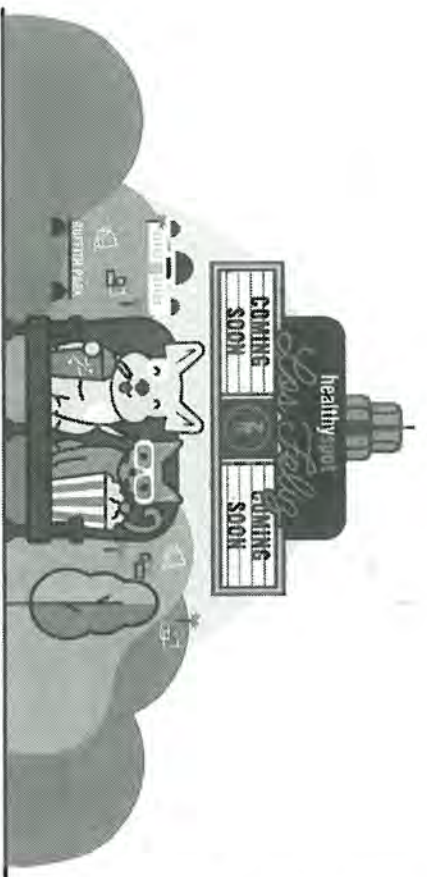
healthyspot.

12/20

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Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1864 N. Vermont Avenue!



PRINT NAME

SIGNATURE

ZIP CODE

EMAIL

Aida Dargazi

Aida Dargazi

90007

aidad@ymail.com

Sarah Adkins

Sarah Adkins

90027

maemael204@gmail.com

Geordie Robinson

Geordie Robinson

90027

geordie.olyant@gmail.com

Alicia Shanna

Alicia Shanna

90027

AliciaShanna@gmail.com

Mona Mack

Mona Mack

90029

chizaramana@gmail.com

Isabelle Behman

Isabelle Behman

90027

isabelleb3@gmail.com

Sie Andres-Brown

Sie Andres-Brown

90026

sueandresbrown@gmail.com

Brian Brown

Brian Brown

90026

brian.brown4@gmail.com

Allan Dages

Allan Dages

90005

1224dages@gmail.com

Carlyne Green

Carlyne Green

90026

carlyne.mane94@gmail.com

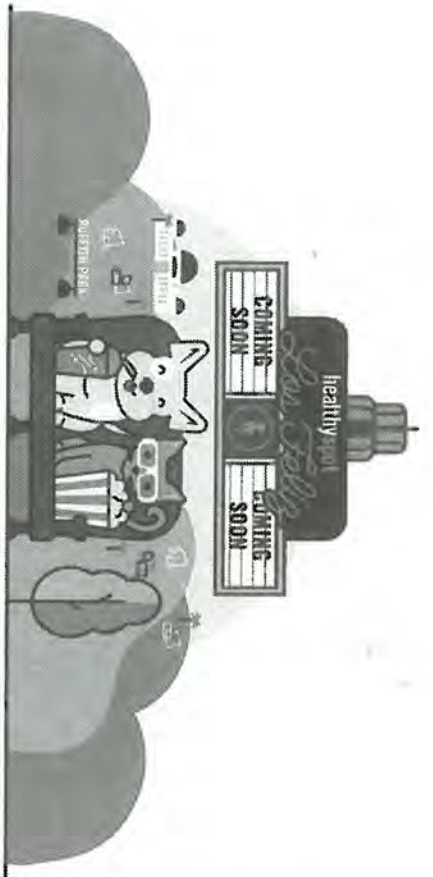
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12/20

healthyspot.

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☒ Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1864 N. Vermont Avenue!



PRINT NAME

SIGNATURE

ZIP CODE

EMAIL

Alexa McLeod

Alexa McLeod

90027

alexamcleod@gmail.com

Jan Hynek

Jan Hynek

90027

Janice-Hynek@me.com

David Ahrendts

David Ahrendts

90027

DAVIDAHRENDTS@me.com

Christina Johnson

Christina Johnson

Christina Johnson

Christina Johnson

90027

christinajohnson@gmail.com

Lisa Purdison

Lisa Purdison

90027

jess.campion@gmail.com

Jessica Campion

Jessica Campion

90027

Gill Klein

Gill Klein

90027

gklein@me.com

Sam Hitt

Sam Hitt

90027

smh@me.com

ME Smith

ME Smith

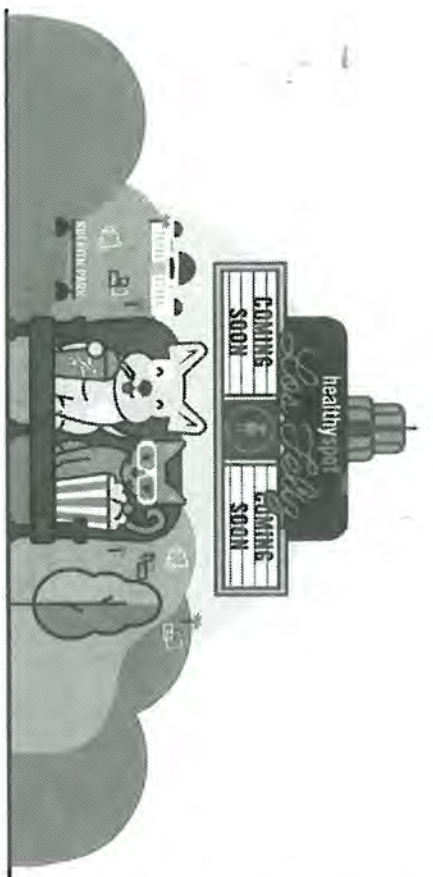
90027

meinvestigative@gmail.com

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healthyspot.

We are so excited to be joining the Los Feliz community this Winter! Like our other locations, we will be offering our curated collection of healthy pet food and product options, but need your support to bring our award-winning grooming services to this new location. Share your excitement for our Los Feliz dog grooming salon by signing here.



☒ Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1864 N. Vermont Avenue!

PRINT NAME

SIGNATURE

ZIP CODE

EMAIL

Isaboth Hall
Let me know if this goes online (petition)
info@silverlakeclanber.com

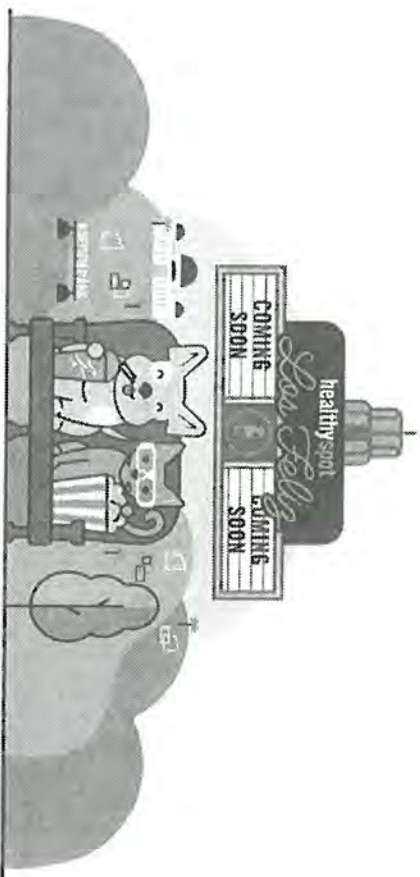
Andy Harrison
andyharrison@gmail.com

Tommy Scott
thomasscott@gmail.com

JACKIE HANASZ
halaszj04@gmail.com

STEVE ROSENBERG
rosenbergsteve@gmail.com

By signing above, you are agreeing to allow Healthy Spot to share this information with the City and County of Los Angeles. Updates on the Los Feliz grooming salon will be sent to the email provided.



healthyspot.

12-02

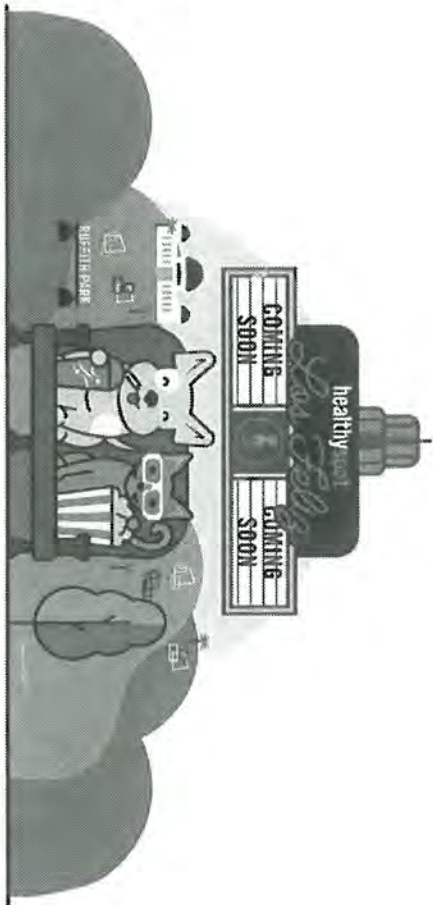
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Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1864 N. Vermont Avenue!

PRINT NAME	SIGNATURE	ZIP CODE	EMAIL
Sara Parvizi	<i>[Signature]</i>	90403	parvizi.sara@gmail.com
Clement Lai	<i>[Signature]</i>	90075	clement.lai@gmail.com
Nauessa Vlasce	<i>[Signature]</i>	90025	vlascenec.447@yahoo.com
Christine Hauer	<i>[Signature]</i>	90028	ChristineHauer@gmail.com
Steven Toole	<i>[Signature]</i>	91025	stevet@westside.com
Emily Eubank	<i>[Signature]</i>	91606	e.eubank92@gmail.com
Ed Hinkle	<i>[Signature]</i>	90505	
Rebecca Johnson	<i>[Signature]</i>	90056	beccajohn@yahoo.com

By signing above, you are agreeing to allow Healthy Spot to share this information with the City and County of Los Angeles. Updates on the Los Feliz grooming salon will be sent to the email provided.



healthyspot.

We are so excited to be joining the Los Feliz community this Winter! Like our other locations, we will be offering our curated collection of healthy pet food and product options, but need your support to bring our award-winning grooming services to this new location. Share your excitement for our Los Feliz dog grooming salon by signing here.



Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1864 N. Vermont Avenue!

PRINT NAME

SIGNATURE

ADDRESS/ZIP CODE

EMAIL

YES, I would like to stay informed on the grooming salon

Bergin Rodriguez

[Signature]

90006

☐

Janet's Chang

[Signature]

90077

☐

Andrew Harker

[Signature]

94121

☐

Arena Young

[Signature]

10606

☐

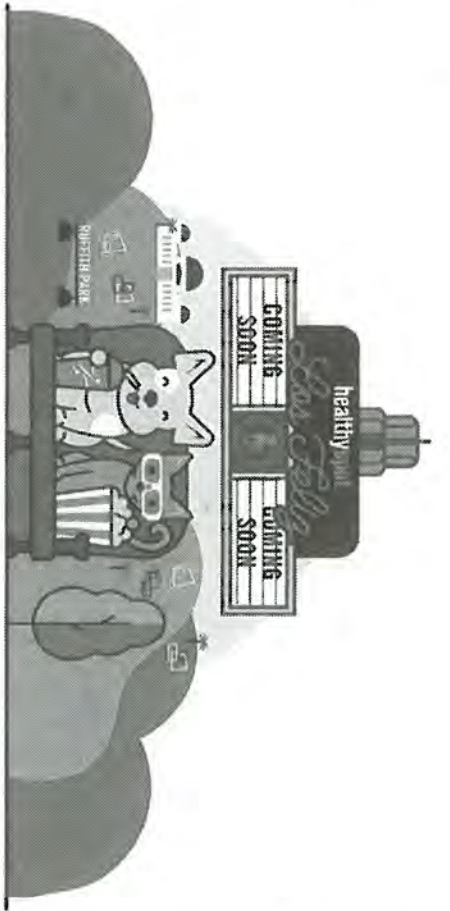
Lillian Rivers

[Signature]

96004

☐
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Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1864 N. Vermont Avenue!

PRINT NAME

SIGNATURE

ADDRESS/ZIP CODE

EMAIL

YES, I would like to stay informed on the grooming salon

Vern Nguyen

[Signature]

4300 1/2 Normandie
at CA 90024

js@thebigm.com

☒

NIEEDINERIAN

[Signature]

10416 MARINER AVE
TOWNEA CA 91042

DIN60533@gmail.com

☐

Thomas Robins

[Signature]

2629 Locksley Place

ThomasRobins@rocketmail.com

☐

Jessica Winkler

[Signature]

3023-3414-2231

street310@gmail.com

☐

MARCUS STREETER

[Signature]

310 292 2237

street310@gmail.com

☐

AUTHA MERRIN

[Signature]

310 292 2237

street310@gmail.com

☐

OLIVIER RIQUART

[Signature]

323 823 2490

o-riquart@chicofeliz.com

☐

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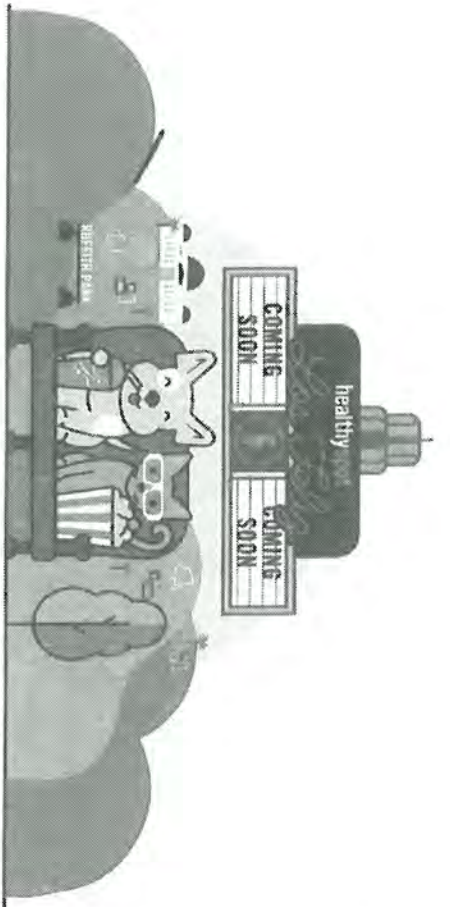
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PRINT NAME

SIGNATURE

ZIP CODE

EMAIL

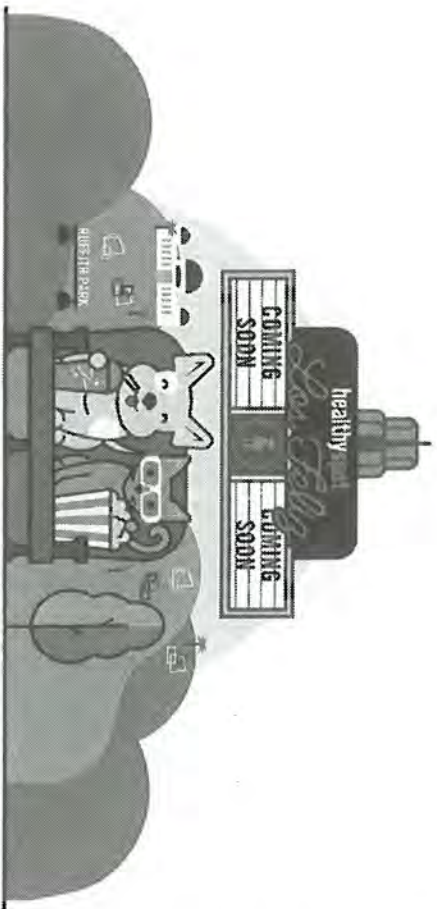
Spencer Eli
Sean Sullivan

Spencer Eli
Sean Sullivan

90017
90036

seced@case.edu
sean.m.sullivan@gmail.com

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healthyspot.

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Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1864 N. Vermont Avenue!

PRINT NAME

SIGNATURE

ZIP CODE

EMAIL

Steven

Shayana

90402

StevenShayana12@gmail.com

Amey

Chavira

90230

aandsh@gmail.com

Masha Fitzpatrick

Mae

90034

mfitz20@gmail.com

Oscar Lopez

Carl

90230

olopez2011@gmail.com

Joey Barraza

Joey

91344

JoeyBarraza@yahoo.com

Meriam

Maria Jose

91206

x-899-x@yahoo.com

El Schugh

El

90034

El.Schugh@gmail.com

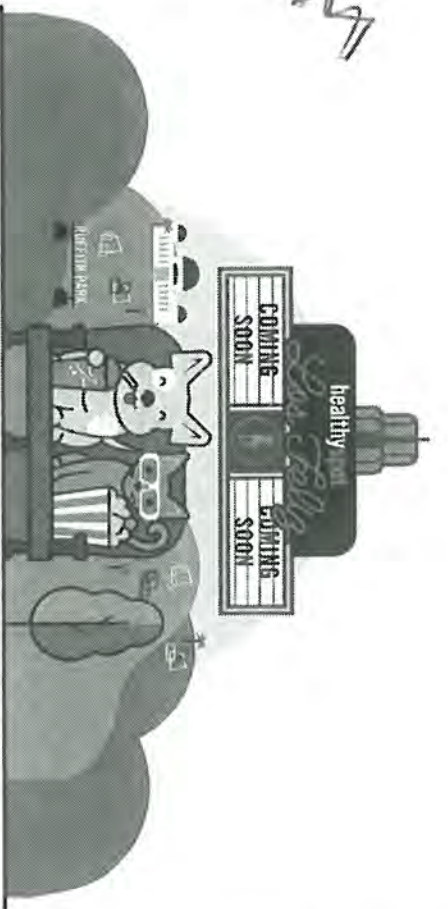
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PRINT NAME

SIGNATURE

ZIP CODE

EMAIL

Yvonne Miller

[Signature]

90027

yvalkens@aol.com

Tobetha Savader

[Signature]

90247

Tobetha-Savader@kinc

Ron ALPER

[Signature]

90293

billaccount@car.com

Shari Yamada

[Signature]

90266

shari.yamada@verizon.net

Erika Sandig

[Signature]

90006

esandig@gmail.com

Dan Sandrig

[Signature]

30040

jsandrig@gmail.com

Sandra Clark

[Signature]

92648

mediakitty@yahoo.com

MICHELLE

[Signature]

90066

anne.tierney@me.com

Rob I.

[Signature]

90292

Robio09@yahoo.com

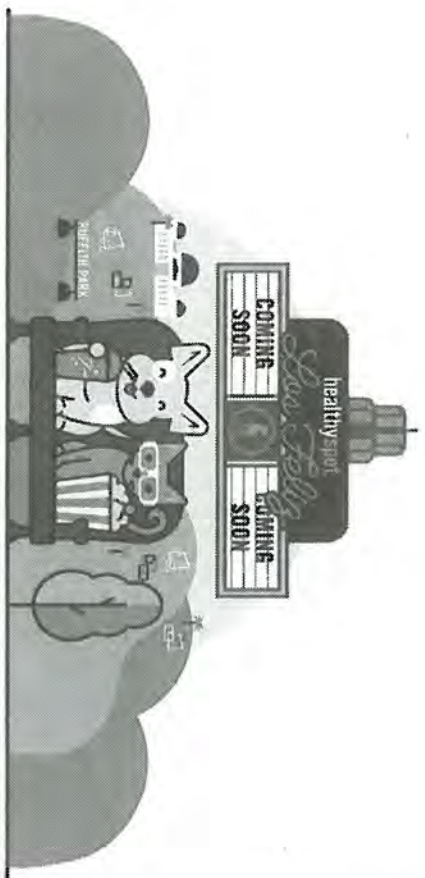
Cynde Schneider

[Signature]

90045

CyndeSchneider@hofmail

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healthyspot.

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☒ Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1864 N. Vermont Avenue!

PRINT NAME	SIGNATURE	ZIP CODE	EMAIL
Sasha Wallace		90036	slager2022@gmail.com
Sam Weber		90078	jheben200@gmail.com
Jill Wilson		90019	jill.adams@ymail.com
Dante Su		90062	dsu19@yahoo.com
Courtney Cartrette		90005	ccartrette@hotmail.com
Jaessa Motta		90005	jaessa.cantu@hotmail.com
Kaydi CNA		90024	kaydi.se@laurea-inc.com
Jane Dacio		90057	jdacio12@gmail.com
Patti Lagan		90026	patti.lagan@swail.com
Caitlin Gray		90036	caitlin.gray@gmail.com

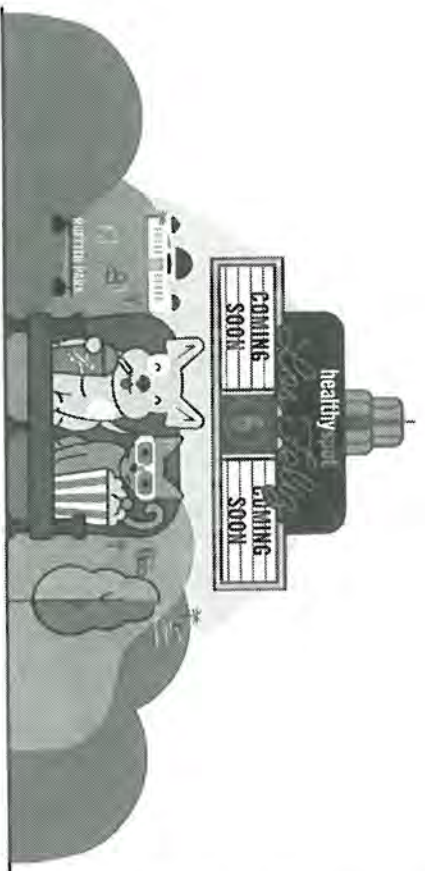
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1/13

healthyspot.

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PRINT NAME

SIGNATURE

ZIP CODE

EMAIL

Shirley Haggard

Emily Franklin

Nicole Maxey

Carlos Vargas

Andrea Bernhard

Alexandre Fox

Needith Russo

Michelle C

Shirley Haggard

Emily Franklin

Nicole Maxey

Carlos Vargas

Andrea Bernhard

Alexandre Fox

Needith Russo

Michelle C

90027

90027

90027

93227

90027

90027

90027

90041

themonocartv
haggard@themonocartv

Merriss@gmail.com

By signing above, you are agreeing to allow Healthy Spot to share this information with the City and County of Los Angeles. Updates on the Los Feliz grooming salon will be sent to the email provided.

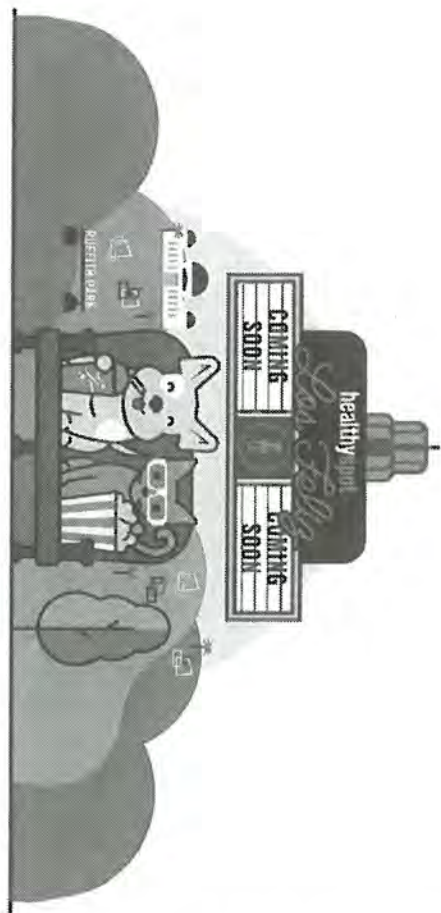
healthyspot.

Date: _____

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PRINT NAME

SIGNATURE

ZIP CODE

EMAIL

CHRIS KISTAL

[Signature]

90027

versus905@hotmail.com

Joanne Lee

[Signature]

90020

j-lee4214@yahoo.com

Simone Keenan

[Signature]

90068

j-goodman@yahoo.com

Jennifer Goodman

[Signature]

90027

j-goodman@yahoo.com

Jane Blake

[Signature]

90027

Pruthi-fn.76@gmail.com

Arach Fios

[Signature]

90027

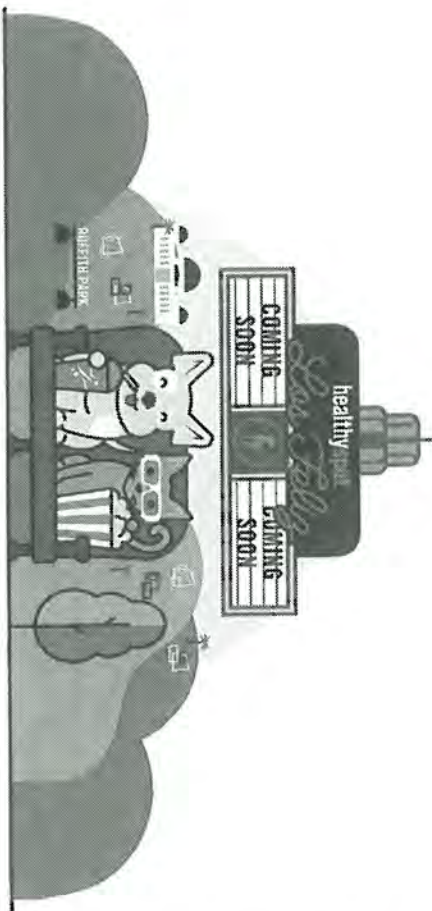
LEANE@UCLA.EDU

JUSTIN LEANE

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Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1864 N. Vermont Avenue!

PRINT NAME

Whitney Mazzena

SIGNATURE

Whitney Mazzena

ZIP CODE

90266

EMAIL

whitney.bryd@gmail

Stephanie Jones

Stephanie Jones

90250

Stephanieajones@gmail com

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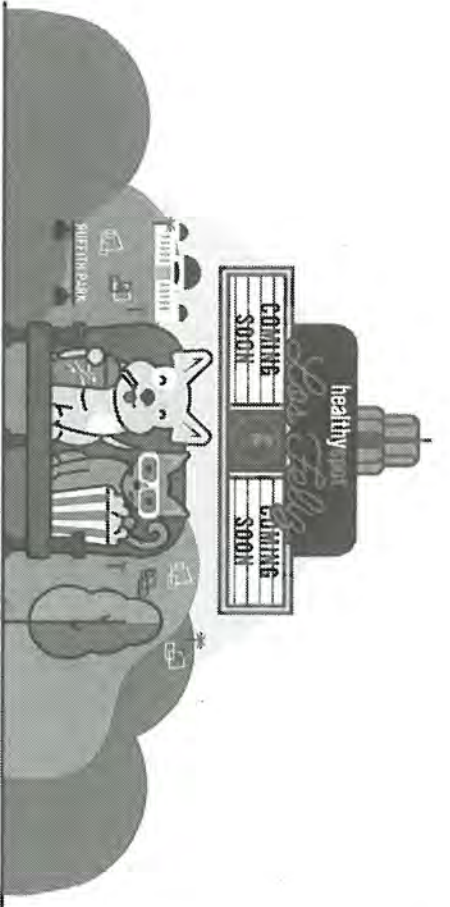
healthyspot.

12/12/20

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PRINT NAME

SIGNATURE

ZIP CODE

EMAIL

Andrew Barr

[Signature]

90036

websterja@gmail.com

Richard Wood

[Signature]

90027

richwood@gmail.com

Elyssa Ross

[Signature]

90027

elyssaross@gmail.com

Carol Anne Barry

[Signature]

90057

carolannedarby@gmail.com

Nick Katz

[Signature]

90026

NickKatz22@yahoo.com

Alec McNAMARA

[Signature]

90027

Alec.McNAMARA171@gmail.com

Matt Figueira

[Signature]

90027

matttheffiguere@gmail.com

Wyatt Cain

[Signature]

90027

Wyattcain@gmail.com

Vanessa Gonzalez

[Signature]

90027

foxontherun@verizon.com

Jaime Zapata

[Signature]

90027

japalzapata@gmail.com

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PRINT NAME

SIGNATURE

ZIP CODE

EMAIL

Teresa A.

90027

tasha87312001@gmail.com

Samantha Flynch-Jones

90027

S.Flynch@qmail.com

Tessa Villaseñor

90024

tessavillaseñor@ucdavis.edu

William David

91748

291571878@ucla.edu

Maria Morales

90004

mmorales200@gmail.com

Candy Morales

90004

Candymorales974@yahoo.com

Hossein

90027

hossein.steekamp@ucla.edu

Karen Membrum

91124

karenmembrum@ucla.edu

Patil Harshini

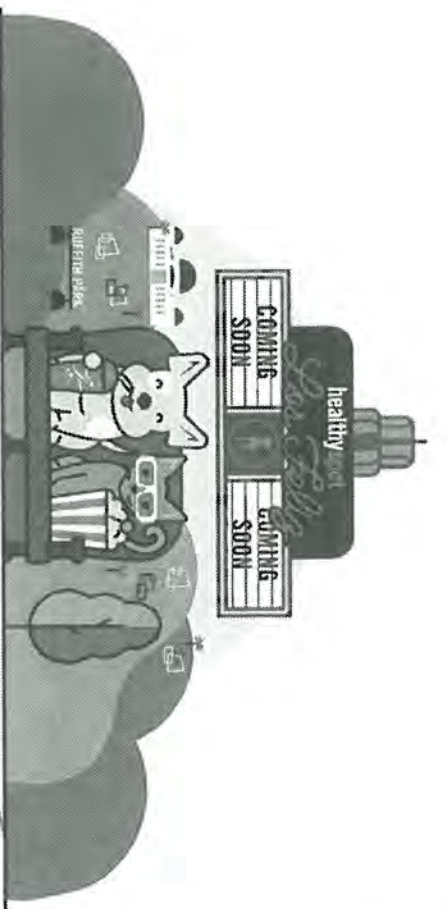
91214

patil.harshini@yahoo.com

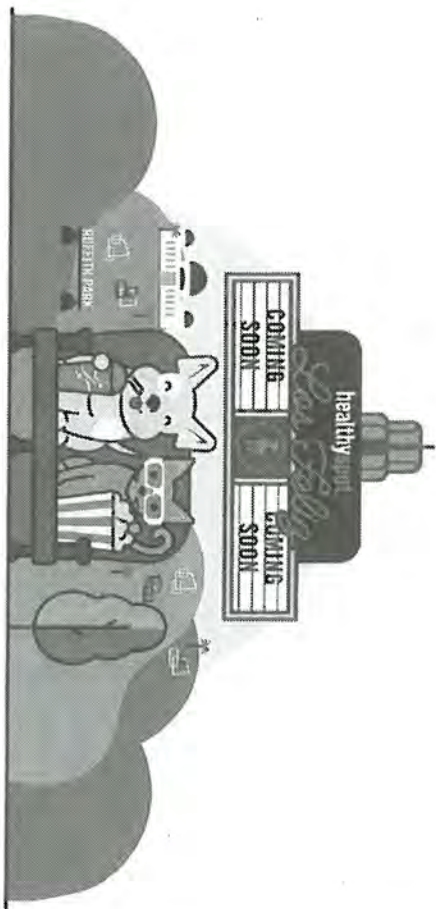
Andrew Fozzi

90027

Andrew.fozzi@gmail.com



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PRINT NAME

SIGNATURE

ZIP CODE

EMAIL

Megan Fleming

Megan

90017

meganfleming@gmail.com

Bob Read

Bob

90015

bobread30@gmail.com

Clark Woodford

Clark

90015

clark.woodford@gmail.com

Rebecca Eshward

Rebecca

90068

rebeccashward@gmail.com

Kristi Atila

Kristi

90027

kristiavila40@gmail.com

AMES DAVEN

AMES

90027

jdaring@gmail.com

Meg Leira

Meg

90410

megleira@gmail.com

Paul Trechters

Paul

90027

pauletrechters@gmail.com

Emily Mayer

Emily

90027

emilymayer@gmail.com

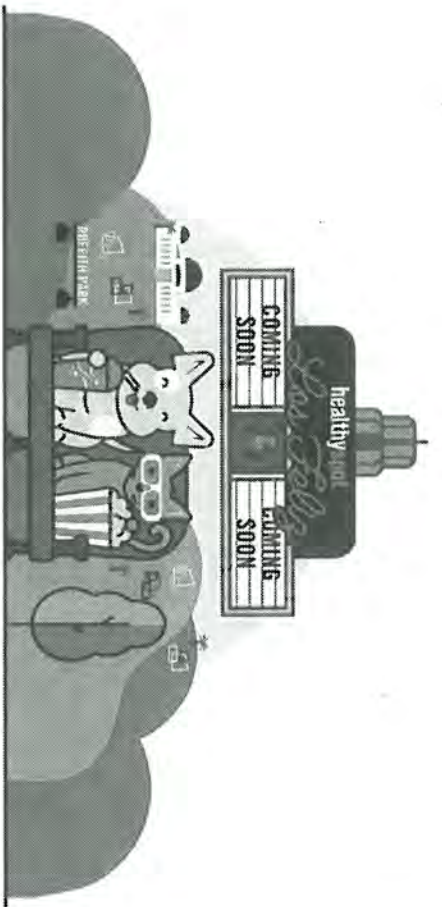
Gilmer Hunt

Gilmer

90027

gilmerhunt@gmail.com

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healthyspot.

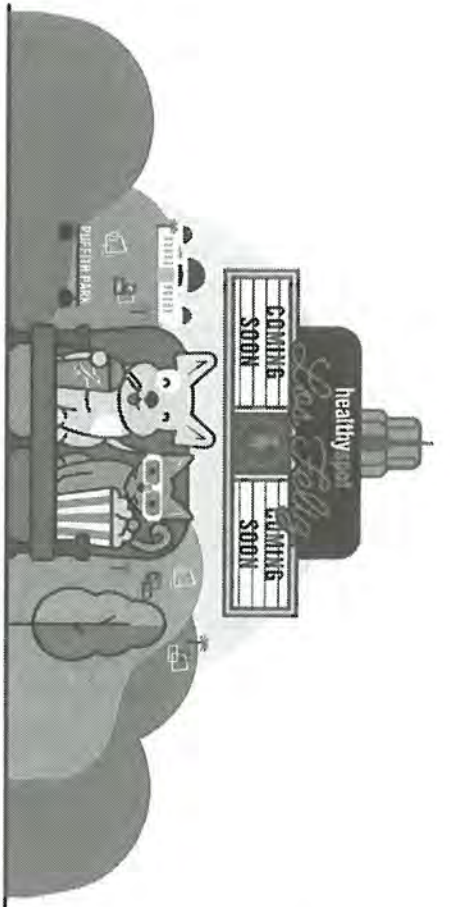
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PRINT NAME	SIGNATURE	ZIP CODE	EMAIL
Camille Lera	Camille Lera	91016	cglera27@gmail.com
Misticks	Misticks	90024	misticksthe dog@gmail.com
Monica Mitchell	Monica Mitchell	91605	lalamans7@yahoo.com
Elisa Schwab	Elisa Schwab	90048	ELISA SCHWAB
Melissa Berglund	Melissa Berglund	90046	melissaberglund@gmail.com
Tatiana Giraldo	Tatiana Giraldo	90036	TGirald@gmail.com
Joschim Benbow	Joschim Benbow	90036	J.Benbow@gmail.com
John Tucker	John Tucker	90048	JohnTucker4@gmail.com
Candace Parra	Candace Parra	91167	Candace.Parra@gmail.com
Megan Leman	Megan Leman	90210	mlemman33@gmail.com

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PRINT NAME

SIGNATURE

ZIP CODE

EMAIL

KATHLEEN BUNDY

[Signature]

90036

k_____

Lynn Tran

[Signature]

90046

LT.LYNNTRAN@gmail.com

Mase Parks

[Signature]

90028

Masep-12@yahoo.com

Shahana

[Signature]

90028

shahana-arteser

Tammy Sun

[Signature]

90046

hetammysun@gmail.com

Danica Ayala

[Signature]

90028

IDA@Gmail.com

Ethan Solari

[Signature]

90079

esol@gmail.com

Isabella Sun

[Signature]

90046

ISABELASUNRI@GMAIL.COM

Katie Herrera

[Signature]

90027

KATHERINEHERRERA@GMAIL.COM

Jessica Osborn

[Signature]

90212

JESOsborn21@gmail.com

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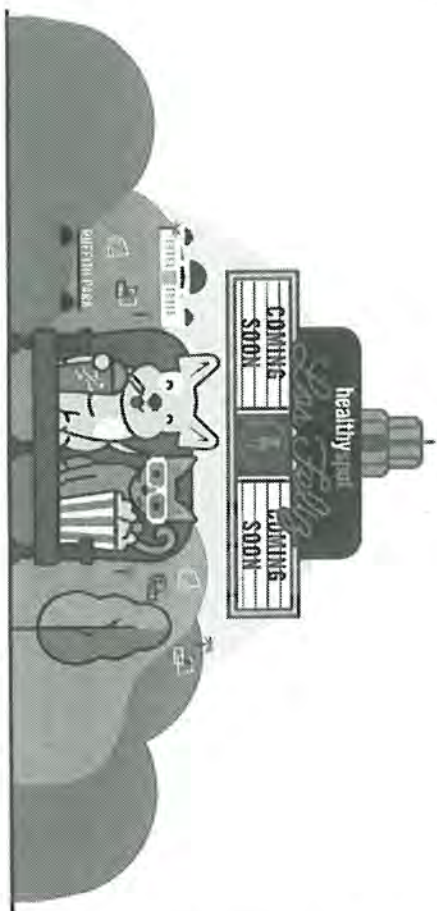
healthyspot.

4/2

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YES, I would like to stay informed on the grooming salon



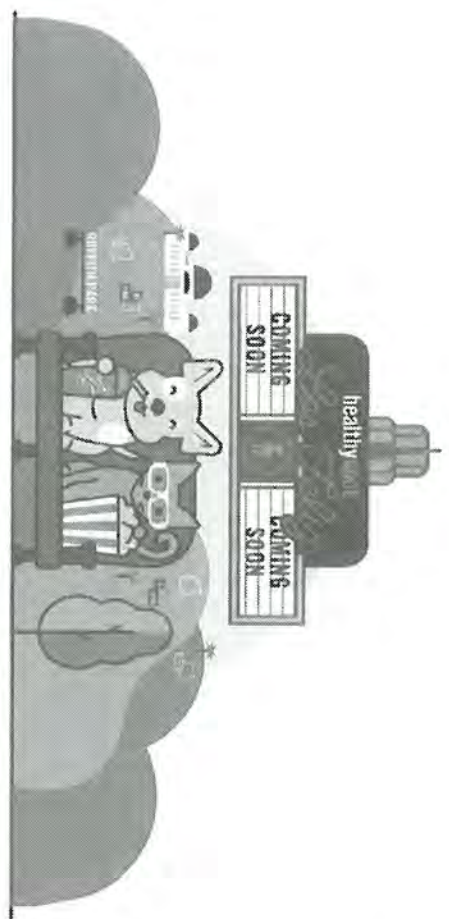
PRINT NAME	SIGNATURE	ADDRESS / ZIP CODE	EMAIL	YES, I would like to stay informed on the grooming salon
Vanessa Peters	[Signature]	1135 Linda Vista Ave 91003	ghome@skglobal.net	☒
Lynda Ann	[Signature]	9331	lynda.ann@yahoo.com	☒
Erin Sundstrom	[Signature]	91768	sundsterni@yahoo.com	☒
TED Falcon	[Signature]	90250	tedinlosangeles@gmail.com	☒
Veronica Hassett	[Signature]	1300 McCallum St	veronica.hassett@gmail.com	☒
Jennie Cool	[Signature]	723 Van Ness Ave 9024	jenniec@me.com	☒
Sandra Pons	[Signature]		sandrapons@yahoo.com	☒
Jory Felice	[Signature]		joryfelice@gmail.com	☒
812	[Signature]		8012@gmail.com	☒
Helen Kados	[Signature]	1720 Arroyo Ln 90031	helenkados@gmail.com	☒

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PRINT NAME

SIGNATURE

ZIP CODE

EMAIL

Andrew Pencler

[Signature]

91101

atpend01@gmail.com

Lil He

[Signature]

93065

nine@gnarl.care

Irene Artega

[Signature]

91801

ireneartega2@gmail.com

Gloria Aguila

[Signature]

90745

glo.cae@gmail.com

Roner Brewer

[Signature]

90019

b1emisty@yahoo.com

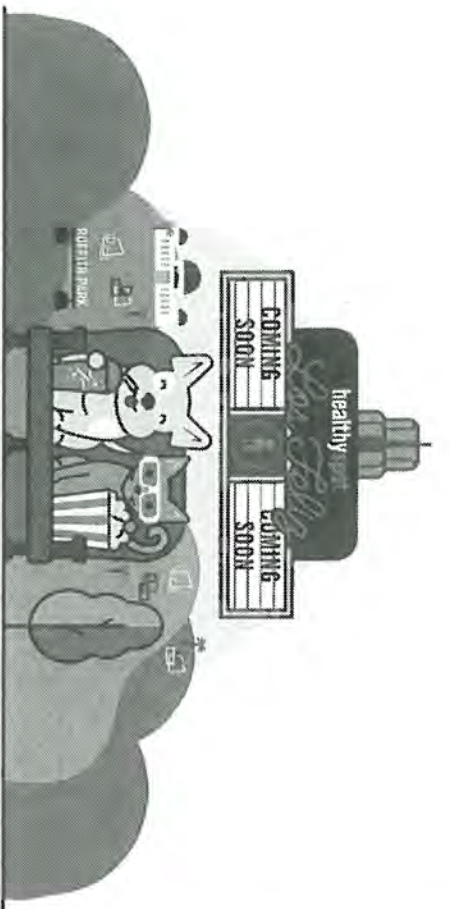
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PRINT NAME

SIGNATURE

ZIP CODE

EMAIL

José Rodriguez

José Rodriguez

90004

Sarah Herman

Sarah Herman

90027

Sarah.V.Herman@gmail

Wendy Mullet

Wendy Mullet

90027

Wendy.Mullet@gmail

Morgan Murphy

Morgan Murphy

90027

Los Feliz the podcast
@spat.com

Lauren Sandberg

Lauren Sandberg

90027

Lauren.Sandberg@gmail

Amy Marie Arredondo

Amy Marie Arredondo

90027

amariemarredondo@gmail

Michael Matte

Michael Matte

90029

matte24@gmail

Santiana W.

Santiana W.

90027

Santiana5terphagan

Jessica M. Geronzi

Jessica M. Geronzi

90027

jessica.geronzi@gmail

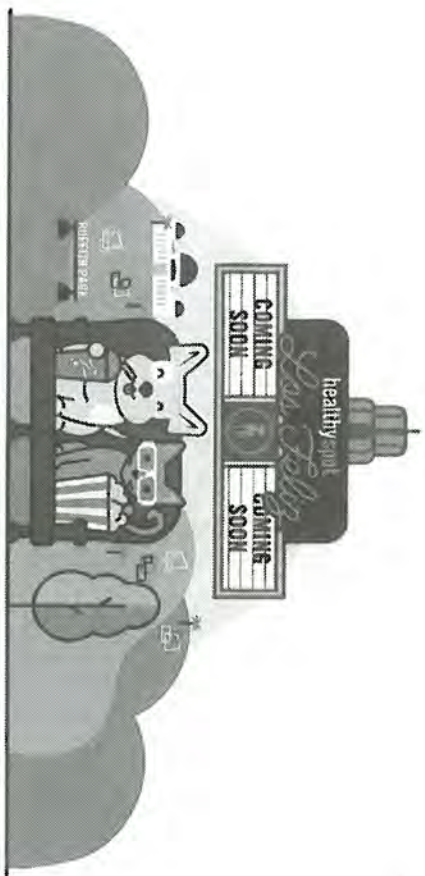
Bailey Mubley

Bailey Mubley

10006

baileymubley@gmail.com

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PRINT NAME

SIGNATURE

ZIP CODE

EMAIL

Rachel Pendereth

[Signature]

90069

Rpendereth@hotmail.com

Caitus 1st Male

[Signature]

90059

Caitus79@gmail.com

Sarah Sumal

[Signature]

90020

michellsumal@gmail.com

Marcia Gittler

[Signature]

90091

marciagittler@gmail.com

Mark Epelman

[Signature]

90087

mark.epelman@usps.gov

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12/16

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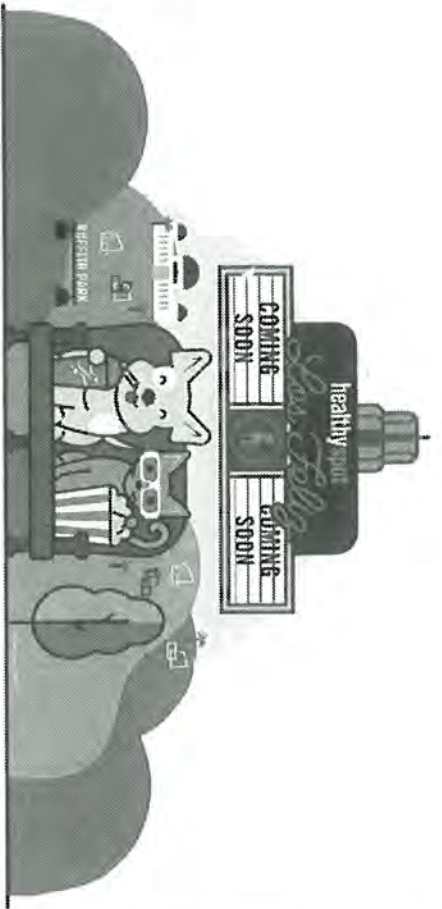
PRINT NAME

SIGNATURE

ADDRESS/ZIP CODE

EMAIL

YES, I would like to stay informed on the grooming salon



<u>Lynn Strunk</u>	<u>[Signature]</u>	<u>4326 Avenida St</u>	<u>lynnstrunk@gmail.com</u>	☐
<u>Sam LeBe</u>	<u>[Signature]</u>	<u>1931 N. Vermont</u>	<u>lebe@ucla.edu</u>	☐
<u>Justin Leaner</u>	<u>[Signature]</u>	<u>1931 N. Vermont</u>	<u>leane@ucla.edu</u>	☐
<u>Jessica Aviles</u>	<u>[Signature]</u>	<u>759 Isabel St</u>	<u>jessicaviles@gmail.com</u>	☐
<u>Helon Baathore</u>	<u>[Signature]</u>	<u>1864 N. Vermont</u>	<u>hbaathore@gmail.com</u>	☐
<u>Rachel Fox</u>	<u>[Signature]</u>	<u>1309 N. Vermont</u>	<u>rachelfox@gmail.com</u>	☒
<u>Alex Caputo</u>	<u>[Signature]</u>	<u>915 Parkview Ave</u>	<u>alexcaputo@gmail.com</u>	☐
<u>Telena Gullstrom</u>	<u>[Signature]</u>	<u>Gullstrom@ucla.edu</u>	<u>telena.gullstrom@gmail.com</u>	☐
<u>Kelly Nugent</u>	<u>[Signature]</u>	<u>1621 Rodney Dr.</u>	<u>kellynugent@gmail.com</u>	☒
<u>Gregory Nardone</u>	<u>[Signature]</u>	<u>5120 Wilton St</u>	<u>gnardone@gmail.com</u>	☒

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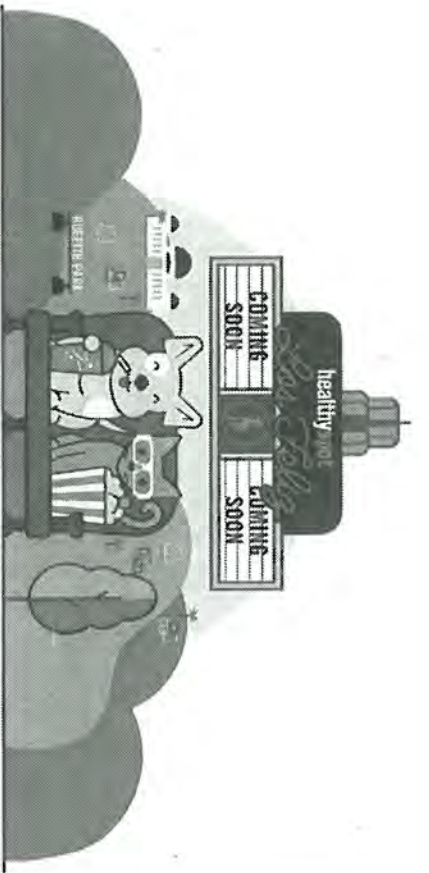
12/15

☒ Yes, I support Healthy Spot adding a dog grooming salon at its Los Feliz store located at 1864 N. Vermont Avenue!

YES, I would like to stay informed on the grooming salon

☒[illegible]

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PRINT NAME

SIGNATURE

ZIP CODE

EMAIL

Cathy Felt

Cathy Felt

90021

cathyfelt@gmail.com

Jacalina Villanueva

Jacalina Villanueva

91324

Sarah Ellquist

Sarah Ellquist

90027

Gerardo Alfaro

Gerardo Alfaro

90028

gerardoalfaro@gmail.com

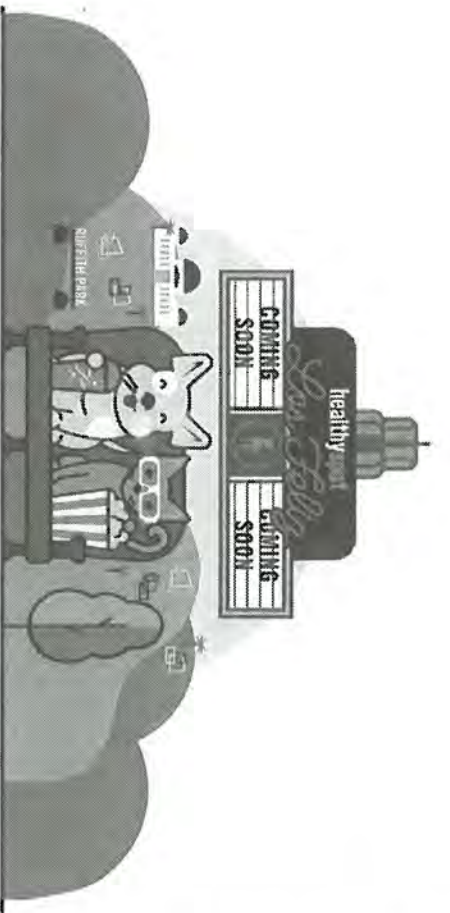
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PRINT NAME

SIGNATURE

ZIP CODE

EMAIL

Courtney Sommer

90027

cd11164@gmail.com

Phil Ryckle

90027

phryckle@gmail.com

Vic Ruiz

90027

vicruiz@yahoo.com

Cindy Mooney

90027

cindy@takecare.com

Michelle M

90027

MichelleM@icloud.com

Olivia Dugans

90027

ohoyang@gmail.com

Leslie Collins

90027

lesliecollins@yahoo.com

Kristy Glasgow

91326

kristyglasgow17@gmail.com

Corey Chavers

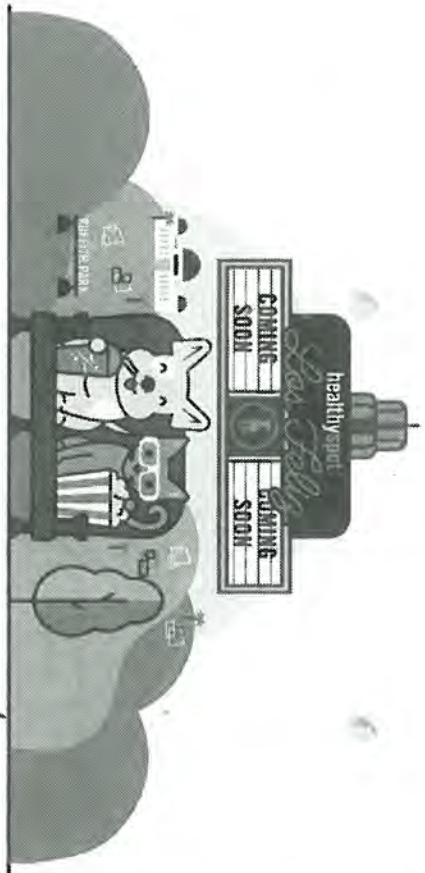
90027

Corey.chavers@gmail.com

Justin Kim

90017

justincripto@gmail.com



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PRINT NAME _____

PRINT NAME
Roshira

Dylan Turtz

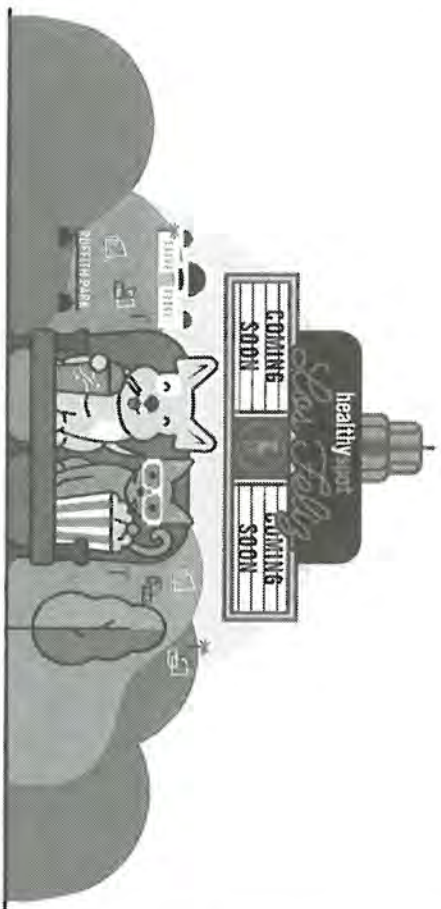
Janie Moss

Susan Santhi

The Timeline

Caroline Newby

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11/18

WPK

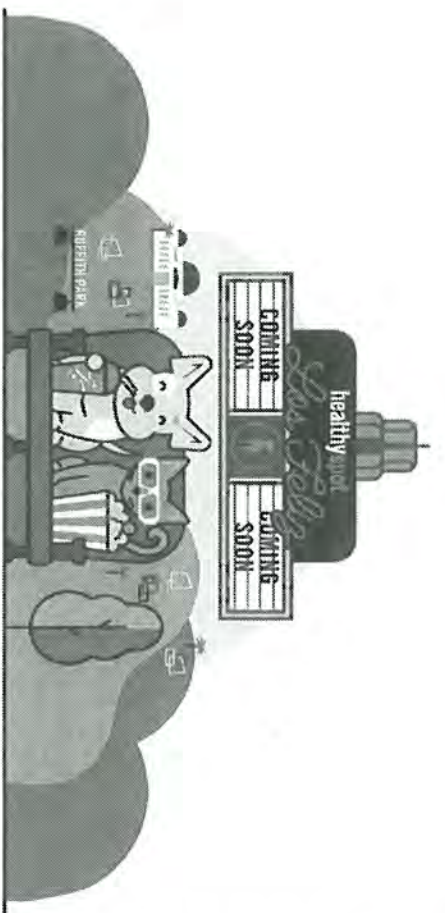
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PRINT NAME	SIGNATURE	ZIP CODE	EMAIL
Karley Palmer	[Signature]	91345	kpalmeter13@gmail.com
Monica Gomez	[Signature]	91343	ladimom33@gmail.com
Samantha Lopez	[Signature]	91303	Samanthalopez29@gmail.com
Angela Jones	[Signature]	90094	ajones003@icloud.com
Laura Callan	[Signature]	90292	lcallan@gmail.com
Kushi Apostani	[Signature]	90292	
Monica Hernandez	[Signature]	91706	monicahernandez1488@gmail.com
Sherrie Li	[Signature]	90034	sh1117@gmail.com
Kayla Buehloft	[Signature]	90054	Kayla.buehloft@ryerson.ca
Mina Morkzari	[Signature]	90054	minamorkzari@gmail.com

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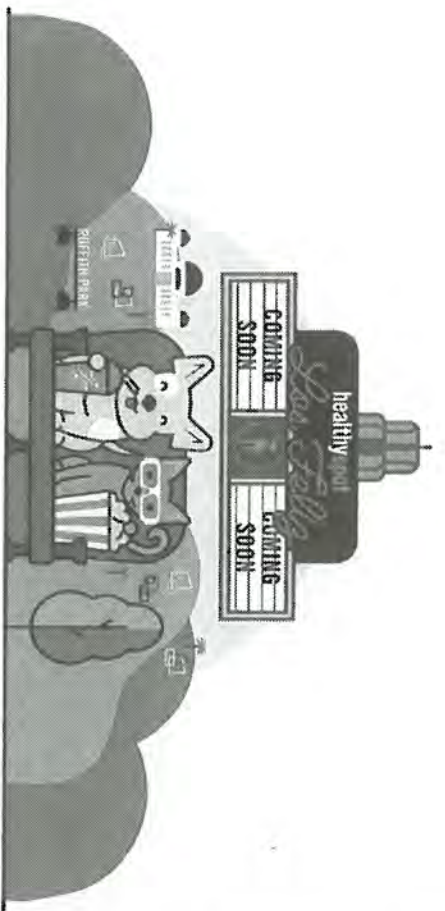
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PRINT NAME	SIGNATURE	ZIP CODE	EMAIL
Manuela Bravo		90006	caseekat42@gmail.com
Monique Hernandez		90027	moniquekervan@kervan.com
Joe Lyette		91347	oh.ee.jay@gmail.com
Paul Mooney		90027	PaulMooney3@gmail.com
Mayra Cherry		90027	mayraccherry@gmail.com
Tara Parian		90027	tparian@gmail.com
Tanya Shaginian		90027	shaginiana@aol.com
Zenobia Ortis		91331	zenobiadallas@gmail.com
Lisette Rodriguez		90027	lisetterodriguez@gmail.com
Alex Clarke		90017	ac105@case.edu

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PRINT NAME

SIGNATURE

ZIP CODE

EMAIL

MART

[Signature]

90027

Chelsea

[Signature]

90027

chelsearbayton@gmail.com

Victoria Shank

[Signature]

90027

VBShank@gmail.com

Dylan Shavice

[Signature]

90027

Byronitassaltee@gmail.com

Derek

[Signature]

90027

derek1g@chubba.com

Beth

[Signature]

90027

b112129@aol.com

Tanya Diaz

[Signature]

90027

diaztanja19@gmail.com

Isaac W. O'Farrell

[Signature]

90027

isacwofarrell@gmail.com

Rachel Sloan

[Signature]

90027

RachelTheBartenders@gmail.com

Lyette Brando

[Signature]

90230

lyettebrando@gmail.com

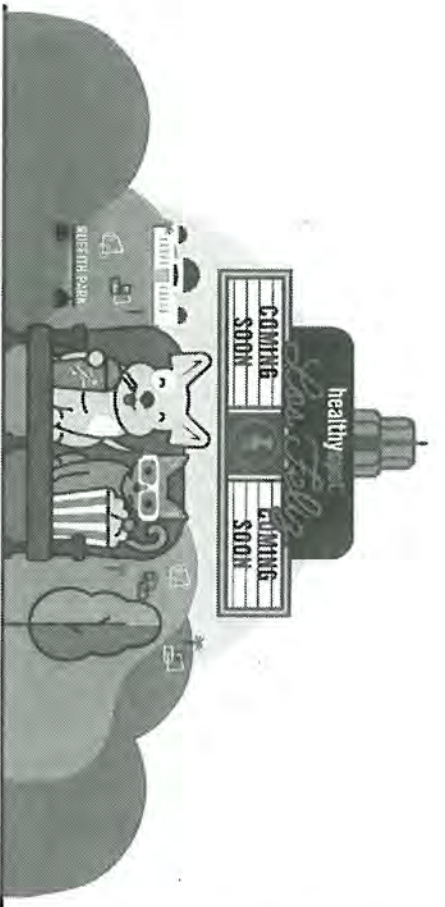
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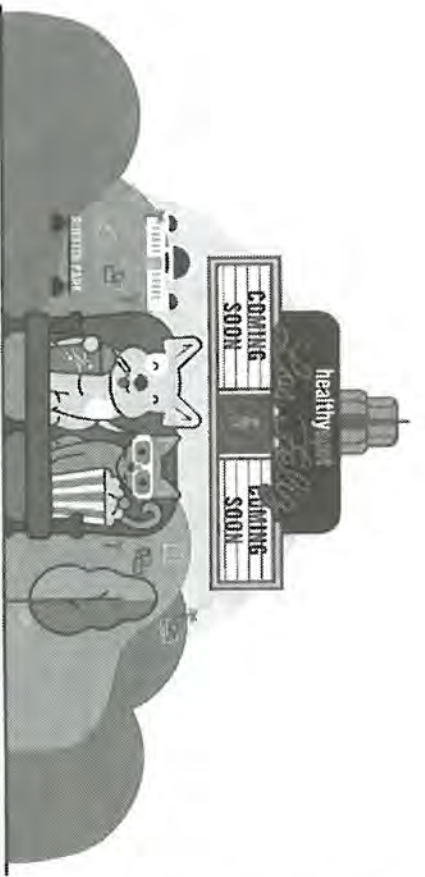


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PRINT NAME	SIGNATURE	ZIP CODE	EMAIL
Angie Kim	Angie	90027	akim016@gmail.com
Mona Motokawa	Mona	90027	monamotokawapark@gmail.com
Stephanie Street	Stephanie	90027	streetstephanie@gmail.com
Dee Lecker	Dee	90027	Dmery3@gmail.com
Payal Ranani	Payal	90019	payal.ranani@gmail.com
Raiana Ramires	Raiana	90041	raiana-88@yahoo.com
Uwala McPherson-Vital	Uwala	90027	uwalamcpherson@gmail.com
Sandy Gray	Sandy	90027	sandygray@gmail.com
Sofia Thomasen	Sofia	90027	sofiacuth@gmail.com
Michael Kous	Michael	90027	

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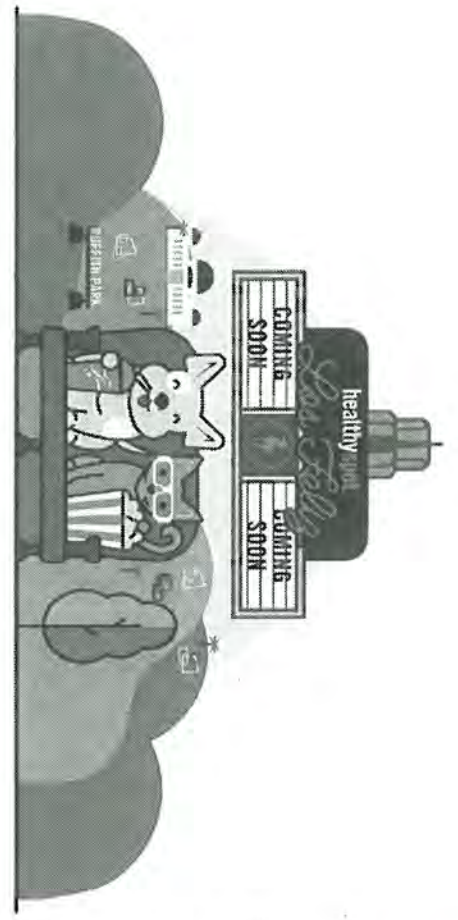
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PRINT NAME	SIGNATURE	ZIP CODE	EMAIL
Allison Cardone		90027	allison.cardone@gmail.com
Erica Rothchild		90027	
Britni Sumida		90027	
Tori Jenkins		90027	TJenkins617@gmail.com
Randy Julien H.		91340	Successjay25@gmail.com
Kathy Minessa		90027	
Tricia Tongco		90027	tricia.tongco@gmail.com
Cindy Mooney		90027	CindyMarieMooney@gmail.com
Hal Moore		90027	
Myra Hassam		90027	myrahassam@gmail.com

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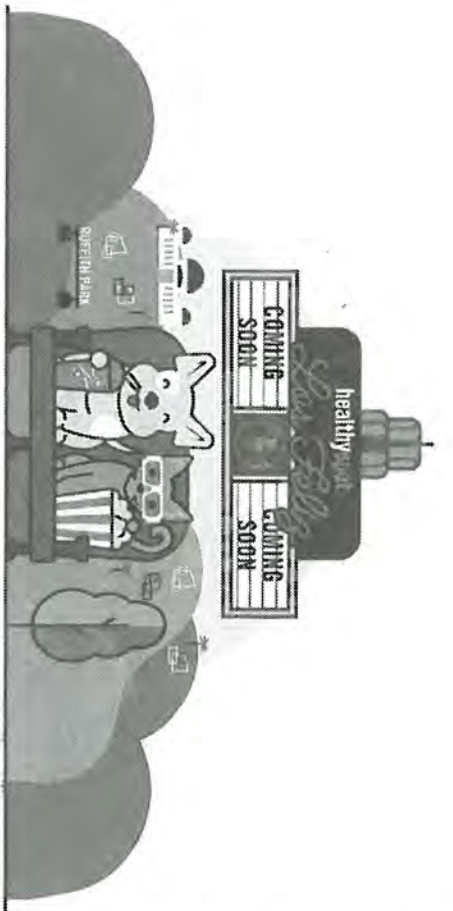
PRINT NAME	SIGNATURE	ZIP CODE	EMAIL
Vicky Lachner		91103	darkness.wolf.dragon123@gmail.com
Ashley Ailes		90040	wisapashley@hotmail.com
Dawn DeLucia		91303	
Cara Kim		90017	
Grace Powers		91754	
Tessie Casano		90015	
Melodi Thomas		91202	MelodiSullivan@aol.com
Sidney Ashby		91202	Sidashby@yahoo.com

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Robyn Smith	[Signature]	90027	robyn.smith@healthyspot.com
Alicia Dorato	[Signature]	90027	alicia.dorato@gmail.com
Erin Newmy	[Signature]	90077	erinnnewmy@gmail.com
Cassie Cleary	[Signature]	90027	cassiecas@gmail.com
Janet Weaver	[Signature]	90027	JanetWeaver@gmail.com
Matha Vetter	[Signature]	90027	matha35@gmail.com
Tony Hall	[Signature]	90027	tonyhall@gmail.com
Barthmey Gibbs	[Signature]	91064	Barthmey.Gibbs@icloud.com



Department of City Planning

City Hall, 200 N. Spring Street, Room 525, Los Angeles, CA 90012

May 28, 2019

TO: Central Area Planning Commission

FROM: Adam Villani, City Planner

RECEIVED
CITY OF LOS ANGELES

MAY 28 2019

CITY PLANNING DEPT.
AREA PLANNING COMMISSION

FILE COPY

**ADDITIONAL INFORMATION FOR THE STAFF RECOMMENDATION REPORT FOR
CASE NO. VTT-74201-SL-1A; 750-756 ½ North Edinburgh Avenue**

The following are the Department of City Planning recommended actions for the Central Area Planning Commission to take on this case, as well as proposed revised Findings for the Zoning Administrator's determination dated April 17, 2019 for the original case, VTT-74201-SL, along with responses to the justifications presented in the attachment to the appeal of this case.

RECOMMENDATIONS:

1. **Deny** the appeal;
2. **Find** that the Central Area Planning Commission has reviewed and considered the information contained in the Environmental Impact Report prepared for this project, which includes the Draft EIR, No. ENV-2016-1367-EIR (SCH No. 2017011016), dated August 2018, and the Final EIR, dated January 4, 2019 (Edinburgh Avenue SLS EIR), as well as the whole of the administrative record, and

CERTIFY the following:

- 1) The Edinburgh Avenue SLS EIR has been completed in compliance with the California Environmental Quality Act (CEQA);
- 2) The Edinburgh Avenue SLS EIR was presented to the Advisory Agency as a decision-making body of the lead agency; and
- 3) The Edinburgh Avenue SLS EIR reflects the independent judgment and analysis of the lead agency.

ADOPT the following:

- 1) The related and prepared Edinburgh Avenue SLS Environmental Findings dated April 17, 2019 and amended as presented in this memo dated May 28, 2019;

DENY the following:

- 1) The related and prepared Edinburgh Avenue SLS Statement of Overriding Considerations and
- 2) The Mitigation Monitoring Program prepared for the Edinburgh Avenue SLS EIR.
3. **Sustain** the decision of the Advisory Agency in **denying** Vesting Tentative Tract No. VTT-74201-SL and
4. **Adopt** the Advisory Agency's Subdivision Findings, dated April 17, 2019.

AMENDMENTS TO CEQA FINDINGS:

Findings of Fact (CEQA) VI.D (Population and Housing).d.ii, first paragraph, delete the following sentence:

~~Multiple expert reports have indicated that the buildings at the Project Site may not be feasible to rehabilitate and they are not currently in a habitable condition.~~

Findings of Fact (CEQA) IX.A (Summary of Findings) is modified as follows:

~~Based upon the following analysis, the City finds, pursuant to CEQA Guidelines section 15096(g)(2), that no feasible alternative or mitigation measure within its powers will substantially lessen any significant effect of the Project, reduce the significant, unavoidable impacts Project to a level that is less than significant, or avoid any significant impact that the Project will have on the environment. 15091(a)(3), the City cannot make findings that specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR. Additionally, pursuant to CEQA Guidelines section 15093(b), the City cannot make a Statement of Overriding Considerations to support approval of the project.~~

Findings of Fact (CEQA) IX.C(b)(iii, iv) (Alternative 2 – Full Preservation Alternative-Findings, Rationale for Findings) are deleted and replaced with the following:

iii. Findings: The Full Preservation Alternative would avoid the Project's significant and unavoidable impacts on historical resources with implementation of preservation recommendations, and the resource would remain a designated LAHCM. The Full Preservation Alternative would have similar less than significant construction noise and construction vibration impacts (with mitigation) as the Project since off-site excavation of expansive soils would occur near off-site residences.

The Full Preservation Alternative would have reduced impacts related to air quality, operational noise and vibration, construction and operational traffic, and energy, compared to the Project due to reduced construction activity and smaller unit size. The Full Preservation Alternative would have similar impacts as the Project related to population and housing, since the number of units would remain the same, and similar

impacts as the Project regarding design feature hazards, since less traffic would be generated but sidewalk and roadway improvements would not occur.

iv. Rationale for Findings: The Full Preservation Alternative is presumed to meet the Secretary of Interior Standards, although it would require substantial reconstruction and rehabilitation, including the lifting of the buildings, which would require a lifting and bracing plan due to the poor condition of the structures. Furthermore, new mechanical, electrical, and plumbing could cause additional damage to the buildings, and a rehabilitation plan would be required. However, the Full Preservation Alternative would avoid the deterioration that would continue to occur under Alternative 1, No Project Alternative.

Furthermore, the Full Preservation Alternative would meet three of the six Project Objectives and potentially meet one other. It would meet the Project Objectives of providing a diversity of housing choices within the neighborhood, would provide housing with high quality architecture and landscape design, and would provide high quality housing to accommodate demand within a Transit Priority Area. The project would potentially meet the objective to develop an economically viable residential project. It would not meet the objective to redevelop the Project Site with residential buildings and a site design that is consistent with the existing and proposed Hollywood Community Plan and underlying zoning designation, although it would be consistent with the Hollywood Community Plan and underlying zoning designation. It would also not meet the objective to support sustainable design through development that would optimize site energy efficiency, water conservation, and runoff water quality, since it would not be built using modern green building standards, although renovation of an existing building rather than building a new one has environmental benefits because fewer new resources are required.

Portions of Findings of Fact (CEQA) IX.E (Environmentally Superior Alternative) are modified as follows:

~~Alternative 2 would not meet current LAMC parking requirements, and therefore parking impacts would be greater compared to the Project. However, of the six Project Objectives, Alternative 2 would only partially meet three, and not meet two objectives. Alternative 2 would only partially meet the Project Objectives of providing housing with high quality architecture and landscape design, providing high quality housing to accommodate demand within a Transit Priority Area, and providing sustainable design through development. Under Alternative 2, the housing units would be rehabilitated rather than newly constructed to meet modern residential design standards, although Alternative 2 would include new landscaping and would provide housing within a Transit Priority Area. Although Alternative 2 would be subject to less intensive energy conservation and green building design standards, overall the construction and operation of this Alternative would require less energy consumption than the Project. Alternative 2 would not meet the Project Objective of redeveloping the Project Site with residential buildings and a site design that is consistent with the existing and proposed HCP and underlying zoning because no new housing would be provided. Alternative 2 would not meet the Project Objective of developing an economically viable residential Project, based on the Market Analysis (provided in Appendix H of the Draft EIR).~~

Furthermore, the Full Preservation Alternative would meet three of the six Project Objectives and potentially meet one more. It would meet the Project Objectives of providing a diversity of housing choices within the neighborhood, would provide housing with high quality architecture and landscape design, and would provide high quality housing to accommodate demand within a Transit Priority Area. It would potentially meet the objective to develop an economically viable residential project. It would not meet the objective to redevelop the Project Site with residential buildings and a site design that is consistent with the existing and proposed Hollywood Community Plan and underlying zoning designation, although it would be consistent with the Hollywood Community Plan and underlying zoning designation. It would also not meet the objective to support sustainable design through development that would optimize site energy efficiency, water conservation, and runoff water quality, since it would not be built using modern green building standards, although renovation of an existing building rather than building a new one has environmental benefits because fewer new resources are required.

Findings of Fact (CEQA) X.F (CEQA Considerations) paragraph (h) is hereby deleted and replaced with the following:

h. As the City has not approved the project, no Mitigation Monitoring Program is adopted.

APPEAL RESPONSE:

The following are responses to the justifications presented in the attachment to the appeal for this case:

1. The certification of the EIR indicates that the City of Los Angeles, acting as the Lead Agency for this project, meets the requirements of CEQA Guidelines Section 15090(a), that is, that the final EIR has been completed in compliance with CEQA, that the final EIR was presented to the decision-making body (the Advisory Agency) of the lead agency, and that the decision-making body reviewed and considered the information contained in the final EIR, and that the final EIR reflects the lead agency's independent judgement and analysis. As the City was unable to make the findings necessary for a Statement of Overriding Considerations (CEQA Guidelines Section 15093), no Statement of Overriding Considerations was adopted, the project was denied, and no mitigation monitoring plan was adopted.
2. With the modifications presented to the CEQA findings on May 28, 2019 incorporated, the findings no longer indicate that there is no feasible preservation alternative, and that Alternative 2 is a potentially economically viable preservation alternative. The findings are now internally consistent with the decision to deny the project.
3. With the modifications presented to the CEQA findings on May 28, 2019 incorporated, the findings no longer indicate that there is no feasible preservation alternative, and that Alternative 2 is a potentially economically viable preservation alternative. In accordance with CEQA Guidelines Section 15092(b), a public agency shall not decide to approve a project with significant environmental impacts unless it determines that any remaining significant effects on the environment found to be unavoidable are acceptable due to overriding concerns as described in Section 15093. It is within the lead agency's discretion to determine whether the benefits of a project outweigh its significant impacts.

Additionally, while the project would create larger units than currently exist on the site, the number of dwelling units, eight (8), would be identical to the existing number of dwelling units on the site. Full preservation of the site would achieve three of the six Project Objectives outlined in the EIR, and potentially one other, and, most importantly, would avoid the significant environmental effect of the demolition of the historic resource on the site, City of Los Angeles Historic Cultural Monument (LAHCM) No. 1105.

4. It is within the City's discretion to determine what constitutes consistency with the General Plan. In the project's case, the demolition of a designated Historic Cultural Monument is clearly contrary to the Conservation Element of the General Plan, specifically its Cultural and Historical policy on page II-9 to "continue to protect historic and cultural sites and/or resources potentially affected by proposed land development, demolition or property modification activities."

Additionally, while the project would create larger units than currently exist on the site, the number of dwelling units, eight (8), would be identical to the existing number of dwelling units on the site. Full preservation of the site would achieve three of the six Project Objectives outlined in the EIR, and potentially one other, and, most importantly, would avoid the demolition of the historic resource on the site, City of Los Angeles Historic Cultural Monument (LAHCM) No. 1105.

5. While the project would create larger units than currently exist on the site, the number of dwelling units, eight (8), would be identical to the existing number of dwelling units on the site. With the modifications presented to the CEQA findings on May 28, 2019 incorporated, the findings no longer indicate that there is no feasible preservation alternative, and that Alternative 2 is a potentially economically viable preservation alternative. Policies that encourage the creation of housing do not require that the City approve all housing development projects, especially since in this case the total number of dwelling units would not change.
6. The denial of this project does not violate the Housing Accountability Act because it has a specific, adverse impact, the demolition of Historic Cultural Monument No. 1105, which would violate the objective policy in the Conservation Element of the General Plan on page II-9 to "continue to protect historic and cultural sites and/or resources potentially affected by proposed land development, demolition or property modification activities." Furthermore, Section 65589.5(e) of the Government Code notes that the Housing Accountability Act does not relieve the City from making the findings required pursuant to Section 21081 of the Public Resources Code or otherwise complying with CEQA. Since the City cannot make the findings necessary for a Statement of Overriding Considerations to approve the project, it cannot approve the project, and the Housing Accountability Act does not override this.
7. While the project would create larger units than currently exist on the site, the number of dwelling units, eight (8), would be identical to the existing number of dwelling units on the site. With the modifications presented to the CEQA findings on May 28, 2019 incorporated, the findings no longer indicate that there is no feasible preservation alternative, and that Alternative 2 is a potentially economically viable preservation alternative. The City's obligation to meet its Regional Housing Needs Allocation do not require that the City approve all housing development projects, especially since in this case the total number of dwelling units would not change, and the findings for a Statement of Overriding Considerations cannot be made.

8. With the modifications presented to the CEQA findings on May 28, 2019 incorporated, the findings no longer indicate that there is no feasible preservation alternative, and that Alternative 2 is a potentially economically viable preservation alternative. Since an economically viable alternative to the project exists, the denial does not constitute a taking of private property without just compensation.
9. All procedural requirements for the evaluation and denial of the project have been met. The City is under no obligation to approve a project presented to it for a discretionary entitlement, and all findings have been made to support the City's determination. Furthermore, the Applicant/Appellant does not state in what way they claim the Applicant's due process rights have been violated.
10. No examples are given for what constitutes a "similarly situated small lot subdivision." Indeed, every development project is unique, and in this case there is a designated Historic Cultural Monument on the site that would be demolished by the project, and an economically feasible preservation alternative. The City's decision does not constitute a violation of equal protection.

Please consider these amendments to the Findings and responses to the justifications of the appeal of this project in your consideration of the appeal, VTT-74201-SL-1A.

Thank you,



Adam Villani, City Planner
Department of City Planning, Major Projects Section

Item #8

Keith Nakata
811 N. Croft Ave.
Los Angeles, CA 90069

Central Area Planning Commission
200 N. Spring Street
Los Angeles, CA 90012

May 22, 2019

RE: VTT-74201-SL-1A
ENV 2016-1367-EIR
750-756 N. Edinburgh Ave.

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AREA PLANNING COMMISSION

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SUBMITTED BY:

Keith Nakata

Honorable Commissioners,

The appeal for the Vesting Tract Map VTT74201-SL-1A should be denied and the Advisory Agency's determination should be upheld for the following reasons:

The proposed project violates the General Plan because the construction of a small lot subdivision, instead of the presently permitted apartment building would eliminate 8 Rent Stabilized Ordinance "RSO" residential rental apartments affordable to moderate, low-income and very-low income persons. The 8 units in the two demolished structures were all subject to the Rent Stabilization Ordinance (RSO). The Ellis Act provides that the presently permitted apartment building is still subject to the RSO.

Because it removes affordable rental housing from the Hollywood community, the project is incompatible with the adopted Hollywood Community Plan, which provides:

Objective 3. To make provision for the housing required to satisfy the varying needs and desires of all economic segments of the Community, maximizing the opportunity for individual choice.

Because it removes affordable rental housing from the Hollywood community, the project is incompatible with the Housing Element of the General Plan Framework of the City of Los Angeles, which contains the following Goals, Objectives and Policies:

Goal 1: A City where housing production and preservation result in an adequate supply of ownership and **rental housing that is safe, healthy and affordable to people of all income levels**, races, ages, and suitable for their various needs.

Objective 1.2 **Preserve quality rental and ownership housing for households of all income levels and special needs.**

Policies:

1.2.2- -Encourage and incentivize the preservation of affordable units, to ensure that demolitions and conversions do not result in the net loss of the City's stock of decent, safe, healthy or affordable housing

1.2.8 -Preserve the existing stock of affordable housing near transit stations and transit corridors. Encourage one-to-one replacement if demolished units.

Objective 1.3 Forecast and plan for changing housing needs over time in relation to production and preservation needs.

For purposes of consistency with CEQA, the Housing Element of the General Plan Framework and the required Subdivision Map Act findings, the cumulative impacts of the project must be taken into account.

The Appellant incorrectly claim in their Justification of Appeal that City abused its discretion because:

6. The City's denial of the Project violates the Housing Accountability Act Code 65589.5

But the code clearly states in (5)(e) "Neither shall anything in this section be construed to relieve the local agency from making one or more of the findings required pursuant to Section 21081 of the Public Resources Code or **otherwise complying with the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code.**

Additionally, because of the reasons stated above the proposed Tract Map violates the General Plan, so therefore does not comply with the requirement that it meets the City's General Plan.

The code also states in (5)(j)(1) "**When a proposed housing development complies with applicable, objective general plan, zoning and subdivision standards and criteria, including design review standards, in effect at the time that the housing development project's application is determined to be complete, ...**".

Please Deny the Appeal for the Vesting Tract Map and sustain the Advisory Agency Determination.

Sincerely,

Keith Nakata