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- **"Secondary Submissions"**: Submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.

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

# SECONDARY SUBMISSIONS

November 13, 2021

Alexander Truong, City Planning Associate
alexander.truong@lacity.org
(213) 978-3308

Dear City Planning Commission,

We are writing to you in support of the proposed 198-unit mixed-use development, including 21 affordable units,and 16,000 square feet of ground floor commercial space at 1400 Vine St, CPC-2021-3871-DB-MCUPSPR-VHCA/ENV-2019-7526-SCPE (CF 21-0461). We urge the city to approve the project with the Density Bonus and incentives.

The greater Los Angeles region is facing a severe housing shortage, and this project is another step towards addressing the overwhelming need for more housing across Los Angeles. By creating new housing in this neighborhood, it will help to reduce issues of gentrification and displacement in other parts of the region. Abundant Housing LA believes that these housing challenges can only be addressed if everyone in the region does their part. Los Angeles needs to focus more attention on this critical problem and developments like this one are part of the solution. By investing in more housing, we make our communities safer, healthier, and more inclusive.

This project is in a great location for housing. The project is close to the Metro Red Line which runs between Downtown LA and North Hollywood, and there is a bus stop across the street. Additionally, there are numerous schools within 1 mile of the project. In addition to the project's ground floor shops and restaurants, there are many nearby amenities, including restaurants, retail, theaters, and other attractions.

It is great to see the developer bringing both market rate and badly needed affordable housing to the city. Again, we encourage the city to approve this project with the Density Bonus and incentives.

Best Regards,

Leonora Camner
Leonora Camner
AHLA Executive Director

Jaime Del Rio
Jaime Del Rio
AHLA Field Organizer

Tami Kagan-Abrams
Tami Kagan-Abrams
AHLA Project Director

November 11, 2021

Oliver Netburn, City Planner
oliver.netburn@lacity.org
(213) 978-1382

Dear City Planning Commission,

We are writing to you to express our opposition to the hotel project at 1434-1456 S. Robertson Boulevard, case # CPC-2019-7522-VZC-CU-SPR. The hotel would eliminate 10 rent-stabilized residential units and not provide any new housing, at a time when we can ill-afford to lose any housing, let alone rent-stabilized housing.

The SORO neighborhood is a very walkable area, with many schools - public and private - and large and small grocery stores in the neighborhood, as well as restaurants and other shops. Permanent residents support and strengthen the community with their spending and their participation.

We urge you not to approve the building of the hotel at the expense of 10 rent-stabilized residential units, and to support building permanent housing in the SORO neighborhood.

Best Regards,

Leonora Camner
Leonora Camner
AHLA Executive Director

Jaime Del Rio
Jaime Del Rio
AHLA Field Organizer

Tami Kagan-Abrams
Tami Kagan-Abrams
AHLA Project Director

November 15, 2021

City Planning Commission
Department of City Planning
200 North Spring St.
Los Angeles, CA, 90012
Submitted Via E-Mail: cpc@lacity.org

Re: 1434-1456 South Robertson Boulevard
Case No.: CPC-2019-7522-VZC-CU-SPR, ENV-2019-7523-ND
OPPOSED

Members of the City Planning Commission,

It's hard to believe that once again the City of LA is turning housing into hotel rooms. It should be clear by now that City Hall has zero credibility when it comes to the current housing crisis. When the City is considering yet another luxury high-rise, LA's officials invariably claim that it will provide "desperately needed housing". But when a developer wants to get rid of existing housing to build a hotel, the City can always find reasons to approve the project. In recent years the City has repeatedly sacrificed housing for hotel rooms. Here are a few examples....

***1850 Cherokee***
*Conversion of 18 RSO units to a boutique hotel.*

***5825 Sunset***
*Approval of a TORS overlay for 50 residential units to allow hotel conversion.*

***888 S. Olive***
*Approval of a TORS permit for conversion of 97 residential units to hotel use.*

***1719 Whitley***
*City Planning approved demolition of 40 RSO units to make way for a 10-story hotel.*

***1449 Wellesley***
*Change of use of an existing 88-bed senior housing facility to an 88-room hotel.*

This constitutes a total loss of 293 residential units since 2016 either through demolition for or conversion to hotel rooms. Some might argue that the total is relatively small, but when we consider that the City has failed every year since 2016 to meet its RHNA goals for affordable housing, the loss of 293 units becomes significant. According to the 2018 Housing Element Annual Progress Report submitted by LADCP to the State of California, from 2013 through 2018 the City only built a little over one fourth of its RHNA allocation in the Low and Very Low Income Categories, and less than one tenth in the Moderate Income category.

It is also important to note that the 2020 homeless count showed a 14.2% increase in the City of LA, with 41,290 experiencing homelessness.

With the number of homeless increasing by double digits, and the City consistently failing to meet RHNA goals for affordable housing, is it really a good idea to be trading RSO units for hotel rooms?

Furthermore, the City cannot credibly claim that a 7-story, 131-room hotel will have no significant impacts on the surrounding community, especially when the hotel is within 500 feet of residential uses. A Negative Declaration cannot be justified under CEQA.

For the reasons stated above, the City Planning Commission should reject this project.

Casey Maddren
2141 Cahuenga, Apt. 17
Los Angeles, CA 90068

Planning CPC <cpc@lacity.org>

# Item #7: Robertson Tenant here- Help Us Stop this Nightmare - 1434 S Robertson

**borieelizabeth** <borieelizabeth@gmail.com> Sat, Nov 13, 2021 at 9:34 PM
To: cpc@lacity.org, Daniel.skolnick@lacity.org, Joan.pelico@lacity.org, paul.koretz@lacity.org

Dear Planning Commissioners and Councilmember Koretz,

This is Elizabeth Borie, I live at 1438 1/2 Robertson Blvd #7 and have for almost ten years. As youve heard from me before I oppose the hotel proposal because it would displace myself and my neighbors homes and businesses and take away needed housing from all of us. To be honest I would prefer if the project didnt happen at all but we've suggested numerous times that they just replace the housing in the new hotel just like they would have to if it were a housing project. The developer is asking to build one of the largest buildings on Robertson.Shouldnt they do something in return? But they have flatly rejected our moderation and I ask you reject them. What they have offered to us does not address the communitys permanent loss of housing opportunity due to this project nor will it mean we can stay in the neighborhood for much longer.
Harkham has treated us like we dont matter. They dont care if we are thrown on the street and join LAs grown homeless. Ive paid my rent in full for almost all of the pandemic despite a huge drop in my business. I applied for rent relief for just a few months. Just in advance of this hearing they posted a three day notice on my door after they told me they had received my rent relief application. I had to get an attorney to get them to back down. Theyve constantly pushed us to leave or accept their offers even when we tell them we wish to negotiate collectively as tenants and ask for replacement housing.
Please stand with us. Say no to this and protect housing and the businesses not just for us but for entire community

Planning CPC <cpc@lacity.org>

# Opposition to CPC-2019-7522

**Scott Epstein** <scottforla@gmail.com> Mon, Nov 15, 2021 at 12:26 PM
To: cpc@lacity.org, oliver.netburn@lacity.org, paul.koretz@lacity.org, daniel.skolnick@lacity.org, joan.pelico@lacity.org

Dear City Planning Commissioners,

I write in strong opposition to the proposed hotel project at 1434 Robertson Blvd. I am a supporter of new hotel construction in Los Angeles, including in the 5th district, where I am running for city council. But new hotel and housing construction should not be built on the back of renters and small businesses! This project would demolish 12 rent stabilized housing units, as well as treasured small businesses, including Le Petit Jardin. Furthermore, the developers of this project have done nothing to mitigate the human cost of this project. They have refused to provide a single replacement RSO unit!

I have spoken directly with Priscilla Sotelo Klisch, who is the owner of Le Petit Jardin as well as a residential tenant on the property. This ill-conceived project would have a devastating impact on the business and life that Priscilla and her family have built in Pico-Robertson.

The developers are asking for substantial entitlements, including a zone change. Their project, which will do harm to the community, does not deserve such discretionary approvals. I urge you to reject this project and speak out strongly against new hotel construction that directly displaces renters.

Sincerely,
Scott Epstein
Candidate, Los Angeles City Council District 5

Planning CPC <cpc@lacity.org>

# Item #7- Tenant of 23 years and against the hotel

**yitshak barselah** <yitshakbarselah@yahoo.com> Sat, Nov 13, 2021 at 7:27 PM
To: "cpc@lacity.org" <cpc@lacity.org>, "paul.koretz@lacity.org" <paul.koretz@lacity.org>, "daniel.skolnick@lacity.org" <daniel.skolnick@lacity.org>, "joan.pelico@lacity.org" <joan.pelico@lacity.org>

My name is Yitshak Barselah and I have lived at 1438 1/2 Robertson Blvd for 24 years. The idea of building a hotel and destroying apartments is crazy. There are no apartments in the market, it is absurd. There will be more homeless. There are so many homeless already because of the city. It is absurd that if the City knows that they would destroy a complete apartment. It is absurd that the City would know this they would approve a hotel in the place of apartments. Do not approve this project.

# 15+ CONSTITUENTS SUBMITTED THE FOLLOWING STATEMENT FOR YOUR CONSIDERATION:

**Subject:** Item 7: Observant Jewish Community Opposes 1434 Robertson

Dear City Planning Commission and Councilmember Koretz,

As a member of Valley Beth Shalom, I am writing to oppose the 1434 Robertson Project. Our community is not in dire need of more hotels and kosher banquet facilities- we are well served by both. What we need is to protect our housing and create more housing opportunities that are affordable, especially in Pico Robertson which is one of the few communities in Los Angeles with a kosher and synagogue infrastructure that supports our community. Please do not approve a spot zone at 1434 Robertson that will destroy housing and small businesses like Le Petit Jardin that have served our community for years.

As someone involved in housing justice through the temple and Bend the Arc, I understand the need to solve the crisis of housing affordability in our area and what happens when we ignore the root causes of this issue.

I'd like to learn more about what efforts you are taking to solve the homelessness crisis in our area. The combined action to eliminate these rental units, along with the enforcement of ordinance 41.18 is literally a death sentence as 4-5 unhoused Angelenos die each day. I know you care about these lives, and I hope to be a partner to you in best serving our community and our neighbors in need of affordable housing.

# 100+ CONSTITUENTS SUBMITTED THE FOLLOWING STATEMENT FOR YOUR CONSIDERATION:

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Pico-Robertson is already well-served by hotels, with the Carlyle Hotel only blocks away and hundreds of hotel rooms less than a mile away at Pico & Beverly. If the 1434 Robertson site is redeveloped, it should be a mixed-use housing project with small business space at the bottom. As opposed to a hotel development, a mixed-use housing project would ensure existing tenants have the right to return to their homes and require a percentage of the units to be affordable.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project.

Planning CPC <cpc@lacity.org>

# Orthodox Community Opposes 1434 Robertson

**Danit Osborn** <danit.osborn@gmail.com> Mon, Nov 15, 2021 at 12:27 PM
To: cpc@lacity.org
Cc: daniel.skolnick@lacity.org, paul.koretz@lacity.org

Dear City Planning Commission and Councilmember Koretz,

As a member of the Jewish community in Pico-Robertson, I am writing to oppose the 1434 Robertson Project. Our community is not in dire need of more hotels and kosher banquet facilities- we are well served by both. What we need is to protect our housing and create more housing opportunities that are affordable, especially in Pico Robertson which is one of the few communities in Los Angeles with a kashrut and synagogue infrastructure that supports our community. Please do not approve a spot zone at 1434 Robertson that will destroy housing and small businesses like Le Petit Jardin that have served our community for years.

GK LAW
LAND USE, ENVIRONMENTAL & MUNICIPAL LAWYERS

801 South Grand Avenue, 11th Floor
Los Angeles, California 90017
(213) 629-2071 | Fax: (213) 623-7755
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**Jordan R. Sisson**
Direct: 213-629-2071 ext. 1102
E-mail: jordan@gideonlaw.net

November 15, 2021

***VIA EMAIL:***

City Planning Commission
c/o Cecilia Lamas, Commission Executive Assistant (cpc@lacity.org)
Oliver Netburn, City Planner (oliver.netburn@lacity.org)
City Planning Department, City of Los Angeles

**RE: ITEM 7, CPC SPECIAL HEARING SCHEDULED NOVEMBER 18, 2021;**
**PICO ROBERTSON HOTEL PROJECT (1434-1456 S. ROBERTSON, LOS ANGELES, CA 90035);**
**DCP CASE NOS. CPC-2019-7522; ENV-2019-7523**

Dear City Planning Commission ("**CPC**") and Department of City Planning ("**DCP**"):

On behalf of UNITE HERE Local 11 ("**Local 11**") and membership-based community organization People Organized for Westside Renewal ("**POWER**") (collectively "**Commenters**"), this Office respectfully provides the following comments[1] to the City of Los Angeles ("**City**") regarding the proposed demolition of six existing structures with ten dwelling units and the construction of a new seven-story, 84-foot tall, 131-room hotel ("**Project**") at the above-referenced address on an approximate 25,867 square foot ("**SF**") site ("**Site**") proposed by Sinan Sinanian ("**Applicant**").In furtherance of the Project, Applicant is requesting various land use entitlements (e.g., Vesting Zone Change, Conditional Use Permit, Zoning Administrators, Site Plan (collectively "**Entitlements**"); as well as approval of the Project's Mitigated Negative Declaration ("**MND**").[2]

Upon reviewing the MND and other relevant Project documents materials,[3] Commenters are concerned with the Project's failure to comply with the Los Angeles Municipal Code ("**LAMC**" or "**Code**") and the California Environmental Quality Act, Pub. Res. Code § 21000 et seq., ("**CEQA**").[4] As discussed further below, the Project will cause significant housing impacts that are inconsistent with applicable land use goals and policies—which impacts have served as justification for denying similar hotel CUPs in recent cases near the Project Site. So too, the MND's abbreviated impact analysis on vehicle miles traveled ("**VMT**"), greenhouse gas ("**GHG**") emissions, and noise is fundamentally flawed and contrary to the requirements of CEQA.

Hence, *Commenters respectfully request that CPC stay any further action on the requested Entitlements and MND* (collectively "**Project Approvals**") until the issues discussed herein are resolved in a recirculated, CEQA-complaint environmental review.

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[1] Please note that pages cited herein are either to the page's stated pagination (referenced herein as "**p. ##**") or the page's location in the referenced PDF document (referenced herein as "**PDF p. ##**").
[2] DCP (Jul. 2020) MND for 1434-1456 S. Robertson Hotel Project ("**MND**"), https://planning.lacity.org/odocument/3417bed1-acfd-4377-a8cc-87b78a112d2f/ENV-2019-7523.pdf.
[3] See e.g., DCP (11/18/2021) Project Staff Report ("**Nov. Staff Report**"), https://planning.lacity.org/plndoc/Staff_Reports/2021/11-18-2021/CPC_2019_7522__2_.pdf; DCP (6/10/21) Project Staff Report ("**Jun. Staff Report**"), https://planning.lacity.org/StaffRpt/InitialRpts/CPC-2019-7522.pdf.
[4] Inclusive of State CEQA Guidelines, 14 Cal. Code Regs. § 1500 et seq. ("**CEQA Guidelines**").

## I. COMMENTERS' STANDING

Local 11 represents more than 25,000 workers employed in hotels, restaurants, airports, sports arenas, and convention centers throughout Southern California and Phoenix—including *thousands of members* who live and/or work in the City. The union has a First Amendment right to lobby public officials in connection with matters of public concern, like compliance with applicable zoning rules and CEQA, just as developers, other community organizations, and individual residents do. Protecting its members' interest in the environment and the availability of housing is part of Local 11's core function. Recognizing unions' interest in these issues, California courts have consistently upheld unions' standing to litigate land use and environmental claims. (See *Bakersfield Citizens v. Bakersfield* (2004) 124 Cal.App.4th 1184, 1198.)

POWER is a membership-based California public benefit corporation located at 5617 Hollywood Boulevard, 90028. Founded in 1999 and incorporated in 2003, POWER's mission is to improve the quality of life for low- and moderate-income people in Westside Los Angeles, particularly on affordable housing, quality education, and community safety issues. To this end, POWER and its members have organized several buildings in the Westside area—*including organizing tenants at this Site*.

## II. HOUSING IMPACTS AND LAND USE INCONSISTENCY

This Project will have housing impacts that are inconsistent with applicable land use plans, including but not limited to the following five plan element issues. First, *the loss of RSO units at the Site is significant and inconsistent with the City's Housing Element*. The Project would result in the loss of 12 units subject to the Rent Stabilized Ordinance ("**RSO**") and cause the displacement of six current tenants—in a time of a housing crisis. (Nov. Staff Report, p. A-3.) This is inconsistent with numerous affordable housing policies and objectives in the City's Housing Element[5] and Wilshire Community Plan.[6] In light of the City's persistent inability to produce enough affordable housing to meet its Regional Housing Need Allocation ("**RHNA**") obligations and where those obligations increase substantially under the new RHNA allocations, no reasonable person could find that this Project is consistent with applicable housing goals and objectives. The greater Los Angeles region is facing an extraordinary shortage of affordable housing, with the City consistently failing to meet its RHNA obligations for affordable housing (i.e., moderate-income housing and below). For instance, through 2020 under the 2014-2021 RHNA period, the City produced 23,846 market-rate housing units above RHNA obligations (i.e., 298 percent of goal) but fell woefully short of its affordable housing goal by 35,024 units (i.e., 24.8 percent of goal)—as reflected in the City's own numbers in its Draft Housing Element Update. [7]

Recently, the Southern California Association of Governments ("**SCAG**") has adopted a 2021-2029 RHNA,[8] which allocates the need for 1,341,827 housing units across all jurisdictions—

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[5] Housing Element (Goals 1 and 2; Objectives 1.1 – 1.3, 2.2, 2.4, 2.5; Policies 1.1.1 – 1.1.4, 1.2.1 – 1.2.3, 1.2.8, 1.3.1, 1.3.3, 1.3.5, 2.2.1, 2.2.5, 2.4.1, 2.5.1), https://planning.lacity.org/odocument/a2e5cc53-8a2f-40f9-abc4-ad47a90b32a7/Ch6.pdf.
[6] Wilshire Community Plan (Goals 1; Objectives 1-1, 1-4; Policies 1-1.2 – 1-1.4, 1.4-1, 1.4-2), https://planning.lacity.org/odocument/3333424a-21b9-4f7b-86db-064926b9dcb9/Wilshire_Community_Plan.pdf.
[7] Draft 2021-2029 Housing Element (Sep. 2021) Chapter 5, p. 177 (Tbl. 5.1), https://planning.lacity.org/odocument/1ba61788-8379-4260-9d6e-8e70c7df612a/Chapter_5_-_Review_of_the_2013-2021_Housing_Element.pdf; Ibid., Executive Summary, p. 20 (Chart ES.4), https://planning.lacity.org/odocument/b34da149-49e4-4b82-9923-eb87491bb0bd/Executive_Summary.pdf.
[8] SCAG 6th Cycle Final RHNA Allocation Plan, p. 1, https://scag.ca.gov/sites/main/files/file-attachments/6th-cycle-rhna-proposed-final-allocation-plan.pdf?1614911196.

including 456,643 in the City of Los Angeles (more than five times higher than the 82,002 units under the 2013-2021 RHNA).[9] This new RHNA obligation calls for 115,978 very-low-income and 68,743 low-income and 74,091 moderate-income units. To meet this demand over the next eight years, the City would have to produce 32,351 affordable units annually as compared to the 1,652 annual average during the last RHNA period.[10] The problem is that the City is building higher-income housing but failing to meet the demand for affordable housing (i.e., very-low-income, low income, and moderate-income). City Planning has already signaled that, under the status quo, the City will likely meet its market-rate goals but anticipates only meeting "about 20% of the target" for low income units.[11]

Here, the Project removes 12 RSO units and adds zero housing—much less affordable housing. Thus, this Project adds to the problem by going beyond the status quo by removing desperately needed affordable housing. There remains a live question of how this Project serves the City's current or forthcoming Housing Element. The City is not meeting its existing RHNA obligations under the current Housing Element. As the City updates its Housing Element to address the significant increase to its RHNA obligation, how is this Project doing anything else but putting the City further behind the proverbial eight-ball?

Second, *the Project's height is excessive*. In June, DCP staff recommended the Project be limited to six stories and 74 feet, citing the General Plan Framework Element development policies for Mixed-Use Boulevards. (Jun. Staff Report, p. A-3.)[12] Without any explanation, this entire discussion has been removed from the current Staff Report. (Nov. Staff Report, pp. A-3 – A-4.) A 7-story Project without a single unit of residential housing now proposed is inconsistent with the City's Framework element and other applicable plans.[13] So too, it is completely incompatible with the surrounding area in this mid-block community dominated by single and two-stories structures with only a single four-story senior living center adjacent to the Site. (Id., at p. A-2.)

Third, *the Project is not mixed-use*. The Staff Report goes to great lengths to characterize this 100 percent commercial enterprise as a mixed-use Project. (See e.g., Nov. Staff Report, pp. F-1, F-3.) The Applicant makes similar attempts attempting to characterize hotel use as a "residential use" under Code (id., at PDF p. 431) in response to the former Zoning Administrators detailed explanation why hotel use is not a residential use as intended when the RAS4 zoned was created—

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[9] Draft Housing Element (Sep. 2021) Chapter 1, p. 104 (Tbl. 1.25), https://planning.lacity.org/odocument/80dad37f-f499-4a28-893f-001e18e6fabd/Chapter_1._Housing_Needs_Assessment.pdf.
[10] Ibid. at p. 105 (Tbl. 1.26).
[11] Draft 2021-2029 Housing Element, supra fn. 5, Executive Summary, p. 21.
[12] Principal Framework Element Policies, Land Use (describing Mixed-Use Boulevards as generally characterized by one- to two-story commercial structures up to three- to *six-story* mixed-use buildings where mixed-use take "three forms: *housing* above commercial, *housing* side-by-side with commercial, and/or alternating blocks of *housing* and commercial." Emph. Added.), https://planning.lacity.org/cwd/framwk/chapters/00/00.htm; see also Framework Ch. 3 Land Use, Mixed-Use Boulevards (intended to encourage "structures that integrate commercial and housing development", reuse of corridors for "new multi-family residential units", and "multi-family housing would occur at mid-block locations between commercial or mixed-use nodes that would be developed at the principal intersections."), https://planning.lacity.org/cwd/framwk/chapters/03/03208.htm.
[13] Ibid.; see also Wilshire Community Plan, pp. III-3 (Policy 1-1.4), III-5 (Policies 1-4.1 & 1.4-3), III-9 (identifying Robertson for Mixed-Use Boulevard that incorporates "residential units on the upper floors" and intended to prove "Housing in close proximity to jobs"), V-6 (maximize commercial uses on ground floor that "serve the needs of the residential portion of the building."), https://planning.lacity.org/odocument/3333424a-21b9-4f7b-86db-064926b9dcb9/Wilshire_Community_Plan.pdf.

which was to producing long-term housing. (Id., at PDF p. 276-286.)[14] Calling this Project mixed use is arbitrary and capricious.

Fourth, the proposed *Q-condition is inconsistent with the spirit and purpose of SB 330 and AB1397*. In June, DCP staff recommended a Q-Condition consistent with the requested Zone Change (i.e., uses permitted in the RAS 4 Zone except and the requested hotel use). (Jun. Staff Report, p. Q-1.) Now, however, the Q-Condition has been revised to include "residential uses allowed and in accordance with the density of the C2-1-O Zone." (Nov. Staff Report, pp. Q-1.) This is an utter artifice to circumvent SB 330 by pretending that the Site will arguably be developed in the future for housing—when it is clearly slated for hotel development. In effect, the City has acted to "lessen the intensity of housing" for the foreseeable future.[15] Additionally, while Applicant's representative claims the Project is a residential use in an attempt to qualify the project as a mixed-use project (discussed above), it stops short of providing the replacement of 12 RSO units that would otherwise be required under SB 330. However, AB 1397 requires replacement units for "any development" that includes the loss of rent-controlled units, such as the case here.[16] Hence, the Project exploits a loophole that incentivizes commercial development that not only fails to produce long-term housing but actually removes existing housing. Collectively, the Project exploits loopholes that are entirely inconsistent with the purpose of SB 330, AB 1397, and similar housing bills passed in recent years.

Fifth, *the need for hotels is overblown and does not trump the need for housing*. DCP staff goes to great lengths to suggest the desperate need for more hotel uses in the City but cites only a 2013 Chief Legislative Analyst ("**CLA**") report. (Nov. Staff Report, p. F-6.) However, the target in that report was merely a goal set out in 2013—not a mandate—before COVID-19 affected the tourism industry.[17] Additionally, according to a 2018 CLA report, the City has already reached its hotel room goal.[18] The need now for more rooms is overblown, particularly given the dozens of hotels seemingly within a mile of the Site.[19]

Furthermore, there is a clear precedent for denying hotel CUPs in the community plan area when it results in the destruction of desperately needed housing. For example, in December of 2020, the West Los Angeles Area Planning Commission ("**WLAAPC**") granted an appeal and overturned the Zoning Administrator's ("**ZA**") granting of a hotel CUP that would convert a non-

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[14] See also DCP (12/10/02) Council File Materials Regarding Ordinance 174999, PDF pp. 25-26 ("The intent of the ordinance is to generate housing development that is permitted but underutilized and encourage the creation of balanced jobs/housing areas … proposed ordinance will allow multiple-family residential uses with limited ground-floor retail uses. The ordinance will encourage the development of more housing for expected population growth and revitalize commercial strips."), PDF p. 65 (LA Housing Crisis Task Force letter of support of Ordinance to that would "facilitate the development of affordable housing), PDF pp. 100-103 (showing examples of mixed-use development with housing about ground floor retail), PDF pp. 109-110 (indicated the need for the RAZ Zone was to encourage housing), https://clkrep.lacity.org/onlinedocs/2002/02-1240.PDF.

[15] https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201920200SB330.

[16] https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201720180AB1397; see also PILP (Jun. 2021) AB 1397-Housing Element Sites Requirements, p. 6-7, http://www.pilpca.org/wp-content/uploads/2021/06/PILP-AB-1397-Summary-Housing-Element-Sites-2021-Update.pdf; Draft Housing Plan Inventory Site (line 179280-81 and 179284, https://planning.lacity.org/odocument/965797b9-c036-4c06-9c0a-837bf822edb8; Draft Housing Policy 2.2.1, p. 278, https://planning.lacity.org/odocument/d4cdc3ff-d694-44a0-b031-7f963afef03f.

[17] See Dept. of Convention & Tourism Development, 2017 Annual Report, p. 6.

[18] CLA (11/21/18) Report RE: Economic Development Incentive Program, pp. 16-17.

[19] See Google Maps, https://www.google.com/maps/search/hotel/@34.0593629,-118.4003775,14.25z/data=!4m7!2m6!3m5!1shotel!2s34.0547,+-118.3838!4m2!1d-118.3837586!2d34.0546835.

RSO, 30-unit apartment building into a 30-room hotel.[20] In making its decision, the WLAAPC found the hotel did not enhance the built environment or conform with the purpose and intent of applicable plans: ("…housing is essential to the community, more so than a hotel … hotel is not an essential addition to the community … housing is of greater importance … the greatest benefit is to retain housing …"[21] Another example includes ZA's December 2019 denial of a hotel CUP that would allow the conversion of 7 RSO units into an 18-room hotel while displacing three existing tenants.[22] There, the ZA found the Project would not enhance the built environment, not be compatible with adjacent properties, and not conform with the intent and provisions of applicable plans, stating: "preservation of affordable rental housing is key to the City's Housing Element goals. Similarly, the proposed Project here will remove seven dwelling units that are subject to the [RSO] when the City is severely lacking a sufficient number of affordable dwelling units to meet current demand."[23]

## III. MND'S VMT ANALYSIS IS FUNDAMENTALLY FLAWED

The MND claims the Project would not have a significant VMT impact relying on incomplete analysis and ineffective mitigation (MND, pp. 55-56). Flaws in the VMT analysis include but are not limited to the following: This is inaccurate and fundamentally flawed, including but not limited to the following three reasons. First, *the Project was anticipated to generate 4,707 daily VMTs but applies only a threshold to 518 employee trips* (compare MND, PDF pp. 73, 75 with 82)—amounting to an analysis of only 11 percent of the Project's entire VMTs. (See figure below.) Examining only a slice of the Project's VMT profile is improper, given the full number of VMTs can have a cumulative impact on GHG emissions.

**CITY OF LOS ANGELES VMT CALCULATOR**
Report 4: MXD Methodology
Date: March 30, 2020
Project Name: Robertson Hotel
Project Scenario:
Project Address: 1434 S ROBERTSON BLVD, 90035
Version 1.2

**MXD Methodology - Project Without TDM**

| | Unadjusted Trips | MXD Adjustment | MXD Trips | Average Trip Length | Unadjusted VMT | MXD VMT |
|---|---|---|---|---|---|---|
| Home Based Work Production | 0 | 0.0% | 0 | 6.5 | 0 | 0 |
| Home Based Other Production | 0 | 0.0% | 0 | 4.9 | 0 | 0 |
| Non-Home Based Other Production | 101 | -9.9% | 91 | 7.2 | 727 | 655 |
| Home-Based Work Attraction | 99 | -20.2% | 79 | 8.4 | 832 | 664 |
| Home-Based Other Attraction | 810 | -36.5% | 514 | 6.7 | 5,427 | 3,444 |
| Non-Home Based Other Attraction | 101 | -9.9% | 91 | 5.9 | 596 | 537 |

**MXD Methodology with TDM Measures**

| | *Proposed Project* | | | *Project with Mitigation Measures* | | |
|---|---|---|---|---|---|---|
| | TDM Adjustment | Project Trips | Project VMT | TDM Adjustment | Mitigated Trips | Mitigated VMT |
| Home Based Work Production | 0.0% | | | -9.6% | | |
| Home Based Other Production | 0.0% | | | -9.6% | | |
| Non-Home Based Other Production | 0.0% | 91 | 655 | -9.6% | 82 | 592 |
| Home-Based Work Attraction | 0.0% | 79 | 664 | -22.0% | 62 | 518 |
| Home-Based Other Attraction | 0.0% | 514 | 3,444 | -9.6% | 464 | 3,112 |
| Non-Home Based Other Attraction | 0.0% | 91 | 537 | -9.6% | 82 | 485 |

**MXD VMT Methodology Per Capita & Per Employee**

Total Population: 0
Total Employees: 68
APC: Central

| | *Proposed Project* | *Project with Mitigation Measures* |
|---|---|---|
| *Total Home Based Production VMT* | **0** | **0** |
| *Total Home Based Work Attraction VMT* | **664** | **518** |
| *Total Home Based VMT Per Capita* | **0.0** | **0.0** |
| *Total Work Based VMT Per Employee* | **9.8** | **7.6** |

[20] ZA Letter of Determination ("**LOD**") (8/28/20) DCP Case No. ZA-2020-1297, p. 9 (noting building was built in 1993), https://planning.lacity.org/pdiscaseinfo/document/MjMzOTcy0/46e6f77e-051c-4e11-ad6d-6ce8558211cd/pdd.
[21] WLAAPC LOD (12/3/20) DCP Case No. ZA-2020-1297, https://planning.lacity.org/pdiscaseinfo/document/MjM3MzMy0/46e6f77e-051c-4e11-ad6d-6ce8558211cd/pdd.
[22] LOD (12/17/19) DCP Case No. ZA-2017-3165, pp. 6, 8, 10, https://planning.lacity.org/pdiscaseinfo/document/MjI0MDYw0/46e6f77e-051c-4e11-ad6d-6ce8558211cd/pdd.
[23] Ibid., pp. 11-15.

Second, the *Project relies on illusory VMT mitigation strategies* that are unsubstantiated and/or conflict with the MND. (Nov. Staff Report, PDF pp. 14, 123, 158 [Condition 20 and mitigation measure VMT-1]) as follows.

a. While claiming the Project will comply with the "parking cash-out" strategy, the MND's VMT calculator indicates that "0%" of the Project's employees are eligible for this strategy. (Id., at PDF p. 144.)
b. The VMT calculator utilized a 4 percent VMT reduction for purported "transit subsidies" (i.e., $0.75 daily transit subsidy for 60 percent of the employees) (id. at PDF pp. 145, 148), which is not incorporated into the MND's Mitigation Monitoring Reporting Program ("**MMRP**") or Conditions of Approval ("**COA**(s)"). Nor is there any explanation to substantiate the 60 percent employee assumption. Additionally, transit subsidy "may not mean much if the level or quality of transit service is poor,"[24] such as the case here where hotel workers have to commute from long-distance and maintain unconventional work hours when public transit is not readily accessible. This is key for Commenters.
c. The VMT calculator utilized a 4 percent VMT reduction for the "promotion and marketing" strategy (id. at PDF p. 145, 148). This 4 percent reduction assumes a maximum 4 percent promotion effectiveness multiplied by a purported 100 percent employee eligibility level (citing the California Air Pollution Control Officers Association ("**CAPCOA**") Mitigation Measures Strategy TRT-7).[25] However, CAPCOA explicitly mentions that this should not be double-counted when part of a commute trip reduction ("**CTR**") program and assumes alternative commute modes available.[26] Here, there is a CTR program (discussed below), and public transit is not feasible for hotel workers who often commute long-distance and may maintain untraditional work shifts when public transit is not readily available. Nor is there any justification given to the 100 percent eligibility assumption.
d. The VMT calculator utilized a 14 percent VMT reduction for the CTR program with 65 percent employee participation. (Id., at PDF pp. 146, 148.) This 14 percent reduction assumes a maximum CTR effectiveness of 21 percent multiplied by the purported 65 percent employee eligibility level.[27] However, no discussion is given to the various CTR program components targeting employees (e.g., ride-sharing, car/vanpooling, alternative work schedules, guaranteed ride home services, etc.); nor is there any basis for the presumed 65 percent participation rate; nor is any of this listed as mandatory under the MND's MMRP or proposed COAs. Furthermore, even assuming a maximum effectiveness of the CTR strategy and purported eligibility rate, the calculation results in 13.65 percent (0.21 x 0.65 = 0.1365)—not 14 percent.

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[24] TCRP 95 Chapter 19, infra fn. 27, p. 19-104.
[25] LADOT (May 2020) VMT Calculator User Guide, Attachment G (Nov. 2019), p. 13, https://ladot.lacity.org/sites/default/files/2020-03/tdm_strategy_appendixb.pdf.
[26] CAPCOA (Aug. 2010) Quantifying GHG Mitigation Measures, pp. 240-243 (citing TCRP 95 Chapter 19), http://www.aqmd.gov/docs/default-source/ceqa/handbook/capcoa-quantifying-greenhouse-gas-mitigation-measures.pdf; see also TCRP 95 Chapter 19, p. 19-2 (referencing Chapter 11 regarding transit promotion), p. 19-103 ("… if competitive alternatives are not provided, simply trying to convince the commuter that driving is wrong and some other approach is more acceptable will be ineffective and short-lived in changing behavior."), p. 19-79 ("transit may not be feasible because of lack of a connection or service at the needed time."), https://www.nap.edu/cart/download.cgi?record_id=14393&file=1-173; id. at pp.;
[27] LADOT VMT Calculator User Guide, Attachment G, supra fn. 26, p. 14 (citing CAPCOA Strategy TRT-2); see also CAPCOA Quantifying GHG Mitigation Measures, supra fn. 27, pp. 223-226 (noting 21% effective with cases studies including CTR with shuttle service, employer sponsored bus, and transit subsidies, and other measures).

e. The VMT calculator utilized 0.6 percent VMT reduction for Code-required biking and another 0.6 percent reduction for including secure bike parking and showers. (Id., at PDF pp. 147, 149.) First, DCP claims the Project provides the 30 Code-required bike parking spaces (i.e., 15 long-term and 15 short-term). (Id. at PDF pp. 22, 36.) However, the Project plans show 44 long-term bike spaces in the subterranean parking level, and 10 short-term bike spaces are provided on the ground floor level along the southern Site boundary. (Id., at PDF pp. 39-40 [Subterranean Parking Plan and 1st Floor Plan].) Under the Code, short-term bike parking must be provided on the "ground floor," "maximize visibility" from pedestrian entrance, and "distributed in approximately equal proportions" among all pedestrian entrances. (LAMC § 12.21.16(e)(2)(iii).) Here, the Project is missing five short-term parking spaces (which cannot be relocated in the subterranean parking level), and the parking is nowhere near the "main" entrances along the western and eastern façades, and entirely hidden behind the trash recycling area. (Nov. Staff Report, PDF p. 66.) Second, there appear to be no employee showers provided near the long-term bike parking spaces in the subterranean level or the employee break room on the 2nd level. (Id., at PDF pp. 39, 41 [Project Plans].)

f. LADOT claims that the Project would include a "reduced parking supply" when it appears that the original Project was overparked by six spaces. (Compare id. at PDF p. 136 with PDF p. 144). Even the redesigned project seems overparked, considering up to 15 percent of the 85 Code-required parking spaces can be reduced by the apparent 54 bicycle parking spaces provided (at a rate of one auto space for every four bike spaces).[28] (See LAMC 12.21.A.4.) Thus, while the Project includes 77 auto spaces (i.e., 85 Code-required spaces reduced by bike parking reduction of 8),[29] the Code would allow a Project with only 72 auto spaces (i.e., 85 Code-required spaces reduced by bike parking reduction maxed at 13).[30]

g. The VMT calculator utilizes a 1 percent VMT reduction for the pedestrian network improvements strategy. (Nov. Staff Report, PDF pp. 147, 149.) This reduction assumes improvements "throughout and around the project site" and linkage to off-site pedestrian network "typically appli[cable] to larger projects."[31] Here, however, this is a relatively small Project, and the City's Urban Design Studio-Professional Volunteer Program ("**PVP**") was highly critical of the pedestrian-unfriendly design—with many recommendations not included in the Project's redesign (e.g., providing vehicle access only from the alley, use

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[28] It would seem the Site is within 1,500 feet of a major transit stop given the Site is within 1,500 feet of bus stops near the intersection of Pico Blvd. and Robertson Blvd. (See e.g., Google Maps, Bus stop ID 2023 [serviced by Downtown Santa Monica line 7 and Downtown SM Rapid R7], https://www.google.com/maps/place/Pico+WB+%26+Robertson+FS/@34.0547701,-118.3839382,18.54z/data=!4m7!3m6!1s0x80c2b95d0a240def:0x4e096cfee3e0927f!6m1!1v5!8m2!3d34.054893!4d-118.384074?hl=en; Id., bus stop ID: 2021, https://www.google.com/maps/place/Pico+EB+%26+Robertson+FS/@34.0546445,-118.3836633,20z/data=!4m16!1m8!3m7!1s0x80c2b95d0a240def:0x4e096cfee3e0927f!2sPico+WB+%26+Robertson+FS!6m1!1v5!8m2!3d34.054893!4d-118.384074!3m6!1s0x80c2b95d6d0902eb:0x5116c3fdf6202cc5!6m1!1v5!8m2!3d34.054678!4d-118.383408?hl=en). Even the Applicant's representative suggests as much touting this intersection as a Transit Priority Ara. (Nov. Staff Report, PDF p. 433.)

[29] See Nov. Staff Report, PDF p. 36 (calculated: [30 bike spaces] / [rate of 4] = [7.5, rounded up to 8]).

[30] Calculated consistent with Project methodology: (54 bike spaces) / (rate of 4) = (13.5, rounded down to 13 [14 spaces would exceed 15 percent max allowed under LAMC § 12.21.A.4, par. 3).

[31] LADOT VMT Calculator User Guide, Attachment G, supra fn. 26, p. 25 (citing CAPCOA Strategy SDT-1); see also CAPCOA Quantifying GHG Mitigation Measures, supra fn. 27, pp. 186-189 (noting this is appropriate where the project will "minimize barriers to pedestrian access and interconnectivity" and eliminate physical barriers (e.g., walls, landscaping, slopes, etc. Also noting 1 percent should be given for "comprehensive pedestrian accommodations within the development plan or project itself.").

Robertson side for commercial use, adding restaurant open to the public instead of breakfast café, orient commercial uses to Robertson instead of towards the hotel lobby, redesign planters that work as a barrier, enhanced the public realm along the streetscape, and alike. (Id., at PDF p. 7-8.)[32]

h. In sum, the VMT Calculator assumes a total 22 percent VMT reduction citing the above illusory and unsubstantiated VMT reductions. (Id. at PDF p. 149.) Further, this overstated 22 percent reduction is not made enforceable given it is not included in the MND's MMRP or proposed COAs.

Third, when the VMT analysis was conducted, the Project was a 136-room hotel with 945-SF ground floor commercial retail, which has been changed to a 131-room hotel with 4,808-SF commercial retail. (Nov. Staff Report, PDF pp. 1, 5.) This is a different Project that will generate different employee generation and VMTs, which has not been analyzed. This all must be redone to correct the flaws mentioned above.

## IV. MND'S GHG ANALYSIS IS FUNDAMENTALLY FLAWED

The MND claims the Project would not have a significant GHG impact relying on a two-paragraph analysis. (MND, pp. 36-37.) This is inaccurate and fundamentally flawed, including but not limited to the following five reasons. First, the MND fails to quantify the Project's GHG emissions, which is in direct conflict with CEQA Guidelines § 15064.4(a) that requires the City to make a good faith effort to "describe, calculate or estimate the amount of [GHG] emissions resulting from a project."

Second, the MND claims the Project complies with Los Angeles Green Building Code ("LAGBC") and, thus, is consistent with the State's long-term GHG reduction goals (i.e., AB 32). (MND, p. 36). However, the LAGBC lacks any of the hallmarks of a Climate Action Plan ("CAP"),[33] including but not limited to being subject to a CEQA review that ties compliance to the City's fair share of GHG reduction goals to meet either the State's medium-term 2030 GHG goals (i.e., SB 32) or long-term 2050 GHG goals (i.e., Executive Order S-3-05).

Third, the MND claims that the Project is consistent with SB 375 and SCAG's 2016 RTP/SCS because it is an infill development along a major transportation corridor. (MND, p. 36-37). However, no attempt is made to show consistency with any specific goals, strategies, and other measures mentioned in the 2016 RTP/SCS. Nor does the MND attempt to show that the Project would come close to any of the performance measures assumed in the 2016 or 2020 RTP/SCS, such

[32] Here, contrary to the PVP design recommendations, the Plans still show: auto access from both the alley and Robertson, a predominate hotel entrance from Robertson, the public realm is relegated to the minor north and south facing facades, only a breakfast area consistent with a typical hotel-patron oriented use, planters serving as barrier to pedestrians along Robertson, and no apparent access from Robertson and no explanation of the purpose of various "retractable walls" along Robertson. (Nov. Staff Report, PDF pp. 40, 47, 59, 63-65 [Project Plans]).

[33] See CEQA Guidelines § 15064.4(b)(3) (citing § 15183.5(b), compliance to regulatory requirements must be Google Maps tied to the project's incremental contribution to GHG emissions); see also CEQA Guidelines § 15183.5(b)(1) (CAPs require inventorying, establishing reduction goals, analysis of project types, performance-based mitigation measures, and monitoring).

as per capita VMT targets[34] or GHG emission from light-duty vehicles and trucks.[35] Furthermore, the MND fails to reconcile that the area lacks adequate housing—not more commercial hotels; by removing displacing existing housing from the area, the Project leads to exacerbating the housing-jobs balance /fit. So too, it makes it more likely that housing will be developed in a less transit-rich area.

Fourth, even assuming the Project is consistent with SB 375 (which Commenters challenge), compliance with SB 375 is not enough for the State to meet its medium-term GHG reduction goals. According to CARB: "An RTP/SCS that meets the applicable SB 375 targets alone will not produce the GHG emissions reductions necessary to meet state climate goals in 2030 nor in 2050. This means that *SB 375 targets are not stand-alone CEQA thresholds for GHG or transportation impact analysis* (though SCS compliance may nonetheless entitle projects to certain CEQA exemptions or streamlining procedures pursuant to statute)."[36] (Emphasis added.)

Fifth, the MND fails to even mention CARB's 2017 Scoping Plan, much less consider the numerous project-level mitigation measures referenced therein.[37]

## V. MND'S NOISE/VIBRATION ANALYSIS IS FUNDAMENTALLY FLAWED

The MND claims the Project would not have a significant noise impact relying on a one-page analysis. (MND, p. 48.) This is entirely conclusory given the lack of the following information:

a. No field measurements were given to establish daytime or nighttime ambient levels to establish a proper baseline of activities.
b. No information is given about the construction equipment, staging, usage, or alike, such as the equipment used to excavate the subterranean parking level or equipment used to provide the building footings. (Nov. Staff Report, PDF pp. 5, 95.)
c. No information is given about operational noise sources stemming from the Project, such as the traffic generated along the alley (Nov. Staff Report, PDF p. 40 [Parking Plan showing all vehicles exiting to the alley]),[38] large crowds congregating on the outdoor seating area on the pool terrace on the 3rd floor (id., at PDF p. 42 [3rd Floor Plan]), or trash pickup and other vendors accessing the Site on a regular basis solely from the southern driveway accessed from the alley (MND, PDF p. 67.
d. No information is given about the individual or cumulative noise generated by the above

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[34] See e.g., 2016 RTP/SCS, p. 155, https://scag.ca.gov/sites/main/files/file-attachments/f2016rtpscs.pdf?1606005557; SCAG 2020 RTP/SCS, pp. 122, 129, https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocal-plan_0.pdf?1606001176.

[35] 2016 RTP/SCS, pp. 8, 15, 153, 166, https://scag.ca.gov/sites/main/files/file-attachments/f2016rtpscs.pdf?1606005557; 2016 RTP/SCS Draft PEIR, pp. 3.8-37 – 3.8-38, https://scag.ca.gov/sites/main/files/file-attachments/2016dpeir_3_8_greenhousegases.pdf?1624321146; 2020 RTP/SCS, pp. 9, 48, 138, https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocal-plan_0.pdf?1606001176; 2020 RTP/SCS PEIR, pp. 3.8-10, 3.8-73 – 3.8-74, https://www.connectsocal.org/Documents/PEIR/draft/dPEIR_ConnectSoCal_Complete.pdf.

[36] CARB (Jan. 2019) 2017 SCOPING PLAN-IDENTIFIED VMT REDUCTIONS AND RELATIONSHIP TO STATE CLIMATE GOALS, p. 4, https://ww2.arb.ca.gov/sites/default/files/2019-01/2017_sp_vmt_reductions_jan19.pdf; see also CARB (Nov. 2018) 2018 Progress Report, p. 4-7 (California "is not on track" to meet GHG reductions expected under SB 375), https://ww2.arb.ca.gov/sites/default/files/2018-11/Final2018Report_SB150_112618_02_Report.pdf.

[37] CARB (Nov. 2017) 2017 Scoping Plan, pp. 25, 98, 101-103, https://ww3.arb.ca.gov/cc/scopingplan/scoping_plan_2017.pdf; Id., Appendix B Local Action, https://ww2.arb.ca.gov/sites/default/files/classic/cc/scopingplan/2030sp_appb_localaction_final.pdf.

[38] Note the Parking Plan clearly states the Robertson Blvd. driveway is a "One Way Only" even though the "West Elevation" plan shows two-way. (See Nov. Staff Report, PDF p. 47.)

construction and operational noise sources. Nor does the MND apply any threshold beyond regulatory compliance, such as the Los Angeles CEQA Threshold Guide.[39]

e. No information about related projects that will be constructed and or operating that further exacerbate the cumulative impacts suffered by sensitive receptors during the Project's construction and operation phase.

f. No information is disclosed about the location or impacts suffered by the numerous sensitive noise receptors around the Site, such as the multifamily and senior-living center (roughly 20-40 feet east of the Site) or the preschool and other schools across Robertson (between 80-180 feet of the Site to the West).

g. No information or analysis is given to the potential for vibration impacts, such as the impacts of human disturbance or building damage to older buildings.[40] Here, as discussed above, the Site is surrounded by multifamily and senior living. So too, the two-story multifamily (20 feet across the alley) and the property just south of the Site appear to be constructed between 1947-1964 (according to ZIMAS data). Given subterranean parking covers nearly the entire Site (Nov. Staff Report, PDF p. 39 [Parking Plan]), these residents and buildings are in close proximity to heavy-duty equipment that can generate significant vibrations—particularly if there are pile-driving activities. Furthermore, the MND fails to mention a single regulation that is purportedly going to address these completely unknown/unanalyzed vibration levels.

## VI. CONCLUSION

As discussed above, there are serious issues regarding the Project's compliance with applicable zoning and CEQA laws. We urge the City to withhold all Project Approvals until the issues discussed herein are addressed.

Commenters reserve the right to supplement these comments at future hearings over the Project. This office requests notification of all notices concerning any CEQA/land use actions involving the Project, including but not limited to: public hearings, approvals, determinations, appeals, and other actions taken by the City related to the Project. This request is made under state or local law requiring local agencies to mail such notices to any person who has filed a written request for them. (See Pub. Res. Code §§, 21092.2, 21167(f) and Gov. Code § 65092 and LAMC § 197.01.F.) Please send notice by electronic and regular mail to: 801 S. Grand Ave., 11th Floor, Los Angeles, CA 90017 (jordan@gideonlaw.net).

Thank you in advance for your time and consideration. If you have any questions, please do not hesitate to contact this office. Lastly, please place this comment letter in the administrative record for the Project.

Sincerely,

_____

Jordan R. Sisson, Esq.
Attorney for Commenters

[39] https://planning.lacity.org/eir/CrossroadsHwd/deir/files/references/A07.pdf.

[40] The City routinely uses thresholds proposed by the Federal Transit Administration (FTA). (See e.g., Sunset Project Draft EIR (Aug. 2021), p. IV.F-5, IV.F-9 – IV.F-12, https://planning.lacity.org/eir/5420_Sunset_Project/deir/files/D_IVF.pdf.

Case No: CPC-2019-7522-VZC-CU-SPR

June 9, 2021

Dear Planning Director Bertoni and City Planner Oliver Netburn,

I write to share my significant concerns with the proposed destruction of 12 rent-controlled housing units and their replacement with a 7-story, 131-room hotel project at 1434-1456 South Robertson Boulevard.

Putting aside concerns around height and massing, the permanent loss of RSO units is unacceptable. We're seeing this incremental—but cumulatively significant – loss of rent stabilized units across the City, and we cannot continue to allow for their destruction. Rent stabilized units present the best opportunity to provide stable, reliable, relatively affordable housing to large swaths of our City's population. Maintaining rent stabilized units likewise maintains stable neighborhoods, and provides folks with the comfort and economic security of knowing that they can count on their rent—often the largest line item in a household's monthly budget – to stay relatively stable. As a renter, I'm grateful to live in a rent stabilized unit and know that countless other Angelenos feel the same way.

As you know, Los Angeles is in the midst of a crushing affordable housing and homelessness crisis, and the City must do everything in its power to preserve affordable rental stock whenever possible. If preservation isn't possible, replacement units that are similarly affordable and protective of renters' rights should be provided by the project proponent either on-site or in the same neighborhood as a condition of approval.

The project proponent here requests several discretionary entitlements as part of this approvals package—approvals that the City is under no obligation to approve. Unless and until the project proponent mitigates the significant, negative impact on local rental housing stock by providing on- or off-site alternatives, no approval should be considered.

I therefore respectfully ask that you reject the requested project approvals.

Sincerely,

Katy Young Yaroslavsky
CD5 Resident

*Larry Friedman*
*1707 S. Wooster Street*
*Los Angeles, CA 90035*
*Larry.Friedman79@yahoo.com*

November 9, 2021

City Planning Commission
Los Angeles City Hall
200 North Spring Street, 5th Floor
Los Angeles, CA 90012
cpc@lacity.org

***November 18, 2021 CPC Meeting Agenda – Item #7***

**CASE NO. CPC-2019-7522-VZC-CU-ZAA-SPR -- 1434-1456 SOUTH ROBERTSON BOULEVARD– AGAINST THE PROPOSAL**

My name is Larry Friedman. I reside at 1707 S. Wooster Street, and also worked in the Planning Department from 1980 to 2010. This letter briefly supplements my previous written correspondence concerning this case dated September 13, 2020 and May 25, 2021.

I am opposed to the granting of the requested RAS4 zone change and corresponding Zoning Administrator's Adjustment (ZAA) that would permit an excessive 3.12 to 1 Floor Area Ratio, which would increase the currently allowable development potential on the subject property in excess of 100 percent.

Mixed-use hotel development is already a permitted use in the existing C2 Zone. Under Height District 1, over 39,000 SF of commercial or mixed-use development is presently allowable. However, with the requested RAS4 zone change and ZAA entitlement, the floor area would be more than doubled to over 78,635 SF. At seven stories and 84 feet in height, the proposed project would far exceed the height and bulk of any adjacent building.

There are just two developments in the immediate vicinity – one recently constructed and one recently approved – located to the west along Pico Boulevard, that have comparable building height and floor area to the proposed project, and both happen to be Density Bonus projects. Otherwise, properties along the Pico Blvd. corridor are subject to a 45-foot height limit, as well as the residential neighborhood easterly of the subject property.

Commissioners, when the RAS Zones were adopted by the City Council in 2002, there was strong support from affordable housing advocates. The permitted 3 to 1 FAR in the

RAS Zones was intended to stimulate the production of greater and more affordable housing opportunities in conjunction with integrated commercial uses for improved jobs-housing balance. The proposed hotel development offers no such housing opportunities.

But in this instance, if the Commission is nonetheless inclined to approve the RAS4 zone, please consider doing so with constraints in the (Q) conditions that limit the proposed project to a maximum FAR of 2 to 1* and a maximum building height of 60 feet. Doing so will establish parameters for a project development more compatible in scale with adjacent uses, and more appropriate for the future development potential of commercially zoned properties along Robertson Boulevard in the vicinity of Pico Boulevard.

Sincerely,

Larry Friedman

Larry Friedman

cc: Hon. Paul Koretz, Councilmember, 5th District
Daniel Skolnick, Planning Deputy, Council District 5

* 2 to 1 FAR = approx. 52,500 SF of allowable floor area (Site area = 26,250 SF)

Planning CPC <cpc@lacity.org>

# CPC-2019-7522-VZC-CU-ZAA-SPR ONGOING PROCEDURAL ERRORS

**Michael Salman** <salman@history.ucla.edu> Wed, Nov 10, 2021 at 11:43 AM
To: Planning CPC <cpc@lacity.org>, Lisa Webber <lisa.webber@lacity.org>, Oliver Netburn <oliver.netburn@lacity.org>
Cc: Heather Bleemers <heather.bleemers@lacity.org>

To the CPC, Deputy Director Webber, and Mr. Netburn

I have begun to examine the "Staff Report" for the Robertson Blvd project to demolish RSO housing, rezone, and entitle the replacement of affordable housing with a hotel (CPC-2019-7522-VZC-CU-ZAA-SPR), which is schedule for hearing before the COC on November 18, 2021. I will respond later to the erroneous substance of the Staff Report as to SB 330 and the project's conflict with public policy.

**This is an initial response to the continuing procedural errors tainting the case.**

The Staff Report's appendix of "Public Correspondence" excludes all of the correspondence received proximate to the original hearing date of June 10, 2021 and after.

I have cross-checked the correspondence included in the Staff Report against my correspondence with the CPC and Mr. Netburn that was included in the CPC's "Additional Documents" file posted for the June 10, 2021 hearing. None of my correspondence included in the CPC's file is included in the Staff Report's appendix. That includes emails of June 4, 2021 that identified procedural errors and emails of June 7 and June 8 that delineated extensive violations of SB 330. None of that is in the Staff Report appendix.

In addition, on Jun 4, June 9 and June 10, 2021, I had additional correspondence with Mr. Netburn, the CPC, and Deputy Director Webber concerning the case. None of that is included in the Staff Report.

The latest dated "Public Correspondence" attached to the Staff Report seems to be dated May 31, 2021. Hence it appears that Planning has ignored and excluded all public correspondence since that date.

This case has long been plagued by procedural problems (as well as substantive problems). In the run-up to the original hearing date in June 2021, there was a defective notice, a failure to allow the public to view the case file on request, and then Mr. Netburn made a request before the hearing date for members of the public not to attend the hearing. That was bad.

Now the same staff have ignored and excluded public correspondence about all of that from the case file, along with public correspondence about the merits and legality of the substantive case.

**This strikes me as impermissible in terms of procedure. The pattern that was already bad in the run-up to the June 2021 CPC hearing is now deeper and worse.**

Yours

Michael Salman

President
Pamela Brown

Board of Directors
Johanna Arias-Bhatia
Donna Benjamin
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Nancy Kless
Cipra Nemeth
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www.ncjwla.org

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800-400-6259

November 12, 2021

**Dear Councilmember, Koretz and Members of City Planning Commission,**

On behalf of The National Council of Jewish Women Los Angeles, we strongly oppose the 1434 S. Robertson Project, which would demolish 12 RSO units without replacement in order to build a hotel project.

NCJW|LA is a section of the National Council of Jewish Women (NCJW), a grassroots organization of volunteers and advocates who turn progressive ideals into action. NCJW | LA has served the needs of Los Angeles women and children for more than 100 years. Inspired by Jewish values, we pursue social justice by focusing on the advancement of equity and social justice for women and their families. At the local level we focus on advancing economic justice and equity for women and their families through advocacy efforts and developing programs to ensure high-impact outcomes through a solution-focused approach, grounded in the values of respect, justice, resilience, and community participation.

Rooted in our mission and values, we support Tenants at the 1434-1456 Robertson Blvd apartments and small businesses to save their homes and businesses.

The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

Regards,
*Nabila Sosa*
*Advocacy Program Manager*

Planning CPC <cpc@lacity.org>

# Orthodox Community Opposes 1434 Robertson

**Robby Helperin** <robbyhelperin@gmail.com> Mon, Nov 15, 2021 at 12:39 PM
To: cpc@lacity.org
Cc: daniel.skolnick@lacity.org, +paul.koretz@lacity.org

Dear City Planning Commission and Councilmember Koretz,

As a member of the Orthodox Community, I am writing to oppose the 1434 Robertson Project.

As a professional in the event industry, I am more familiar that most Los Angelinos with hotels and event spaces in the area.

While I'm always delighted to work at a new venue, our community is *infinitely* more impacted by the shortage of housing.

When I heard of a plan to tear down housing units to put up a hotel, my immediate reaction was "We don't need another hotel--we need housing!!"

We need to protect our housing and create more housing opportunities that are affordable, especially in Pico Robertson which is one of the few communities in Los Angeles with a kosher and synagogue infrastructure that supports our community. Countless members of our community have already emigrated out of Los Angeles because of the cost of living--housing being the #1 difficult cost to bear. People are leaving in droves. And it's certainly not because of lack of hotel space!

As a community, we're ALWAYS talking about the danger of LA unaffordable housing. It comes up every week. Yet I've never ever heard any of our community say "Gee, if only we had another hotel in the neighborhood!" Not to mention there's already the Carlyle Hotel 2 blocks North of there already!

Please do not approve a spot zone at 1434 Robertson that will destroy housing and small businesses like Le Petit Jardin, a delightful store we enjoy, that have served our community for years.

At this point we fear our children will never afford to be able to live in Los Angeles near us, and as a result, we may someday be forced to move out ourselves, to be closer to wherever they can afford to live.

When only the choice few can live in Los Angeles, there will not be enough critical mass to sustain the businesses that make the area a haven for our orthodox community and it will collapse. Then not even the hotels will be able to fill rooms and this new project would either be torn down, or converted into cheap, dilapidated housing.

What's the point of that extremely short-term thinking?

**Venice Community Housing**
200 Lincoln Blvd., Venice, CA 90291
Tel: (310) 399-4100 Fax: (310) 399-1130
www.vchcorp.org

November 12, 2021

RE: Letter of Opposition to 1434 S. Robertson Blvd

Honorable Councilmember Koretz and Members of City Planning Commission:

Venice Community Housing submits this letter in opposition to the proposed hotel at 1434 S. Robertson, developed by Sinanian Development and Harkham Enterprises. This development would demolish 12 rent stabilized (RSO) units without replacing the existing affordable units. The loss of ANY affordable units can be devastating to tenants who cannot afford the higher rent. The city must preserve all affordable and rent stabilized housing by mandating replacement units.

Venice Community Housing is an affordable and supportive housing developer, which builds and preserves existing affordable housing. The tools and funding we have to do both are insufficient to meet LA's needs and, therefore, all existing affordable and rent-stabilized housing must be preserved in order to prevent homelessness and displacement. Los Angeles often does not have the legal opportunity to preserve RSO housing, but in this case it does. When developers are asking for discretionary approvals, the City must ensure that all existing housing and affordability is preserved onsite or replaced quickly and nearby.

This development would demolish 12 RSO units without replacing the existing affordable units. The loss of ANY affordable units can be devastating to tenants who cannot afford the higher rent. The city must preserve affordable and rent stabilized housing at all costs by mandating replacement units.

The developers are asking for a zone change and a conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and the general plans. Demolishing RSO rental units and displacing our neighbors is completely preventable in this case and is also inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community.

Twelve less units may seem small, but the compounded impact of this choice and choices like it is the difference between L.A., particularly West L.A., being affordable to the average Angeleno or not. If we allow this loss of affordable units, knowing that creating new units is expensive and politically fraught, we are conceding the fight for an L.A. that's affordable for all. Please reconsider this project and ones like it in the future.

Thank you in advance for your support.

Sincerely,



Becky Dennison
Executive Director

Planning CPC <cpc@lacity.org>

# Opposition to Item #7- 1434 Robertson Hotel

**Yosef Kanefsky** <ravyosef@bnaidavid.com> Thu, Nov 11, 2021 at 8:32 PM
To: "cpc@lacity.org" <cpc@lacity.org>, "paul.koretz@lacity.org" <paul.koretz@lacity.org>, "daniel.skolnick@lacity.org" <daniel.skolnick@lacity.org>, "joan.pelico@lacity.org" <joan.pelico@lacity.org>, "oliver.netburn@lacity.org" <oliver.netburn@lacity.org>, "david.hersh@lacity.org" <david.hersh@lacity.org>

Dear Councilman Koretz and honored staff,

I am writing to express my continuing concern about the proposed hotel project for our neighborhood. To the best of my knowledge, the tenants who would be misplaced have not been offered adequate re-housing options, and the entire project appears to me to be an unnecessary gobbling up of real estate that is now serving the housing and business needs of low-income neighbors. I simply fail to see what is being gained in exchange for that which is obviously being lost.

Thank you

Rabbi Yosef Kanefsky

B'nai David- Judea Congregation

November 18, 2021

Esther Serrato
City Planning Associate
Los Angeles City Planning
Case Number: CPC-2019-4651-SP

Dear Ms. Serrato,

My name is Tom Johnstone and I am the immediate past President of the Rotary Club of Westchester and a 35-year resident of the Westchester Community. My family and I have lived just two blocks from LMU for the past 29 years. I am writing to express my full support of the staff recommendation to approve the amendment to the Loyola Marymount University Master Plan.

Having been established in Westchester in 1928, Loyola Marymount University is in fact the original resident in the Westchester Community. As the community grew up around LMU, mostly after World War II, LMU remained a centerpiece in the community. The university has always been a great neighbor and focal point for community events, both cultural and athletic. When my wife and I were looking for a place to call home and start our family, Westchester was our first choice, largely due to the university. All four of our children attended the sports camps at LMU, that were offered every summer, and our eldest child earned her Bachelor's degree at LMU.

In order to remain competitive and maintain its status as a premier university, the campus must continuously improve. I understand and agree with the rationale for the amended Master Plan. The amendment will allow LMU to retain, recycle and renovate Gersten Pavilion while it pursues improvements to the university's athletic program by building a new competition venue elsewhere on campus, as previously agreed upon in the Master Plan. Upgrading Gersten Pavilion provides essential resources for LMU's student-athletes, including more competitive practice, training and academic support facilities. LMU's reinvestment in Gersten Pavilion is an asset for our entire Westchester Community.

I respectfully urge you to support the proposed amendment to the LMU Master Plan. If you have any questions, please feel free to contact me.

Sincerely,

Tom Johnstone

Tom Johnstone
8031 Nardian Way
Los Angeles, CA 90045
(310) 350-0896, unreasonabletom@gmail.com

Planning CPC <cpc@lacity.org>

# CPC-2019-4651-SP

**Shelby Schulte** <shelschulte@gmail.com> Tue, Nov 16, 2021 at 12:01 PM
To: "estherserrato@lacity.org" <estherserrato@lacity.org>, "cpc@lacity.org" <cpc@lacity.org>
Cc: LMU Community Relations <community@lmu.edu>

Dear Esther,

My name is Shelby Schulte and I'm a resident in Council District 11 which encompasses Westchester, Playa Del Rey, and Playa Vista. I am writing to express my support for Loyola Marymount University's proposed amendment to its Master Plan.

LMU is near and dear to our family. Not only are we direct neighbors, as we can see the campus from our home in Playa Vista, we have a long history with LMU. I got my MBA from LMU in 2004. Our daughter, Lilah, has attended several LMU sports camps over the years. Our family has enjoyed and supported LMU athletics over the years. We truly feel that LMU is an extension of our community.

I fully understand the rationale for LMU's desire to expand the LMU athletics program. The amendment would allow LMU to renovate Gersten Pavilion into a practice facility and modernize other athletic uses, such as health and recovery areas, locker rooms, and the student-athlete academic center, while building a new competition venue elsewhere on campus. A reinvestment in their facilities is a reinvestment in our community.

I fully support the amendment and support the staff recommendation to approve the amendment

Sincerely,

Shelby Schulte

13051 S Icon Circle

Playa Vista, CA 90094

# DAY OF HEARING SUBMISSIONS

**Item No. 7**

# Department of City Planning

City Hall, 200 N. Spring Street, Room 272, Los Angeles, CA 90012

November 17, 2021

TO: City Planning Commission

FROM: Oliver Netburn, City Planner

**TECHNICAL MODIFICATION TO THE TRANSPORTATION/TRAFFIC MITIGATION MEASURES AND ADDITIONAL PUBLIC COMMENTS FOR CASE NO. CPC-2019-7522-VZC-CU-ZAA-SPR; 1434-1456 SOUTH ROBERTSON BOULEVARD**

The following technical modification is to be incorporated into the staff recommendation report to be considered at the City Planning Commission meeting of November 18, 2021, related to Item No. 7 on the meeting agenda.

On July 16, 2020, the Department of City Planning published a Mitigated Negative Declaration (Case No. ENV-2019-7523-MND) for the proposed project, which at the time was a 131-room hotel with 945 square feet of ground floor commercial space. The analysis of that environmental review found potentially significant impacts related to transportation and traffic, and imposed four (4) conditions which can be found under Condition No. C-20.

Subsequently, the proposed project has been revised to include 4,808 square feet of ground floor commercial space. As such, the applicant submitted an updated traffic study to the Los Angeles Department of Transportation (LADOT) for review. On November 9, 2021, LADOT sent a correspondence indicating that they concurred with the analysis of the updated traffic study, along with the proposed mitigation measures (See Attachment A). The updated analysis did not identify any new, avoidable significant impacts, and the new mitigations merely replace the previously imposed mitigations with equal or more effective measures.

Therefore, staff recommends the following modification to Condition No. C-20 (deletions in ~~strikeout~~; additions in **underline**):

20. **Transportation/Traffic.**

a. **Parking Reduction - The Project will provide fewer parking spaces than required. Per code, based on adding bicycle facilities.**

b. ~~Parking Cash-Out~~ **Transit Subsidies** - The project would comply with the state parking cash-out law, which requires employers who provide subsidized parking to offer employees a cash allowance in lieu of a parking space. **Employees would be**

**eligible for a 2.98 dollar per day transit subsidy.** The intention of the subsidy is to cover the costs related to the potential alternative forms of transportation for each employee such that no out of pocket expenses are incurred.

c. Promotions and Marketing – Employees and guests would be provided with materials and promotions encouraging use of alternative modes of transportation. This type of campaign helps to raise awareness of the options available to people who may never consider any alternatives to driving.

d. Include Bike Parking per LAMC – The project will provide indoor bicycle parking spaces and repair station, which will support safe and comfortable bicycle travel to the project.

**e.** Include Secure Bike Parking and Showers per LAMC –This strategy involves implementation of additional end-of-trip bicycle facilities to support safe and comfortable bicycle travel by providing amenities at the project.

**f. Neighborhood Network Improvements – The Project will involve the improvement of nearby sidewalks and pedestrian connections adjacent to the Project site.**

In conjunction with the recommended modified condition, staff recommends modifying the findings, as appropriate.

Additional Public Comments

Upon the issuance of the staff report for the November 18, 2021 CPC meeting, staff became aware that the public comments submitted to the record immediately prior to the June 10, 2021 CPC meeting were mistakenly omitted from the public comments provided in Exhibit C. Attached are those comments for your consideration (See Attachment B).

# ATTACHMENT A

## Updated Traffic Study

## &

## LADOT Correspondence

Connect Create Collaborate

**Oliver Netburn <oliver.netburn@lacity.org>**

# Revised Project - 1434 S. Robertson Bl Hotel-Retail Project

**Wes Pringle** <wes.pringle@lacity.org> Tue, Nov 9, 2021 at 3:07 PM
To: Heather Bleemers <Heather.Bleemers@lacity.org>
Cc: Oliver Netburn <oliver.netburn@lacity.org>, jano@jbatraffic.com

Hi Heather,

DOT has reviewed the transportation analysis prepared by Jano Baghdanian and Associates, dated November 9, 2021. The project has been revised previously with the latest submission, on July 26, 2021, being the subject of a report from DOT on September 21, 2021. With this new analysis the project description has changed. The last version of the project included a 131 guest room hotel and 945 square-feet of retail use. The project now proposes to build 2,671 square-feet of retail use, 1,417 square-feet of high-turnover restaurant use, and the 131 room hotel.

The revised assessment indicates that the project continues to have no significant impacts under Thresholds T-1 (Conflicting with plans, programs, ordinances or polices) and T-3 (Substantially increasing hazards due to a geometric feature or incompatible use).

For Threshold T-2.1 (Causing substantial vehicle miles traveled), the project is located in the Central APC area which has the following thresholds for VMT impact:

- Household VMT per Capita: 6.0
- Work VMT per Employee: 7.6

As cited in the revised VMT Analysis report, the work VMT projection is 9.9 and there is no residential VMT. Therefore, it is concluded that implementation of the Project would result in a significant Work VMT impact.

To mitigate the VMT impact the applicant is proposing these TDM strategies: reduced parking supply (85 spaces required, 77 spaces provided), transit subsidies (90% employees and residents eligible for $2.98 daily subsidy per passenger), promotions and marketing, bike parking per LAMC, secure bike parking and showers, and neighborhood network improvements. When applying these TDM strategies in the VMT Calculator, the proposed project is projected to have a Work VMT per employee of 7.2. Therefore, it is concluded that the project would not result in a significant VMT impact with the application of TDM mitigation measures.

Additionally, the changes to the project did not substantially alter the site access, circulation and operation analysis. As in the previous conclusion, no adverse delays or queueing would result from the project.

DOT concurs with the analysis that the revised project will not create any new impacts.

**Wes Pringle, P.E.**
Transportation Engineer
Metro Development Review
100 S. Main St, 9th Floor
Los Angeles, CA 90012

Los Angeles Department of Transportation
213.972.8482

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**Traffic, Transportation, and Parking Consultants**

JBA
JANO BAGHDANIAN & ASSOCIATES

**833 American Way**
**Suite 505.**
**Glendale, CA 91210**
**Jano@JBAtraffic.com**
**Ph: 818-246-6265**
**Fax: 818-888-4541**
**JBATraffic.com**

# *Robertson Hotel*
# *Traffic Impact Analysis Supplement*
# *City of Los Angeles*
# *November 9, 2021*




Prepared by:

Jano Baghdanian, P.E., T.E., PTOE
Jano Baghdanian & Associates
Traffic, Transportation & Parking Consultants

**Traffic, Transportation, and Parking Consultants**

JBA
JANO BAGHDANIAN & ASSOCIATES

**833 Americana Way**
**Glendale, CA 91210**
**Jano@JBAtraffic.com**
**Ph: 818-246-6265**
**Fax: 818-888-4541**
**JBATraffic.com**

**To:** Wes Pringle, Transportation Engineer, City of Los Angeles

**From:** Jano Baghdanian, JB & Associates

**Date:** November 9, 2021

**Subject:** 1434-1450 S. Robertson Boulevard Modified Traffic Analysis

---

JB & Associates previously submitted a Traffic Impact Study for the Robertson Hotel ("Project") on April 5, 2017. Based on the City of Los Angeles Traffic Impact Study methodology, the traffic study included a detailed analysis of five (5) study intersections and determined that none of the study intersections would be significantly impacted by project-related traffic. On April 18, 2017, the City of Los Angeles concurred with the findings of that study that included the analysis of the following (Please refer to **Appendix A** for copy of the City's letter of concurrence):

- Removal of the existing 7,459 sqft retail
- Removal of the existing 10 apartment units
- Addition of 112 hotel rooms

After the original traffic study was submitted and approved, the Project scope has been modified several times through the design process and supplemental traffic analyses were provided to document that no significant impacts would result from the proposed changes. At this time, the scope of the Project has been finalized and includes additional minor changes to the overall scope:

- Removal of the existing 7,677 sqft retail
- Removal of the existing 12 apartment units
- Addition of 131 hotel rooms
- Addition of 2,671 sqft retail
- Addition of 1,417 sqft of coffee shop

**Table 1** on the following page provides a summary of the historical changes to the project scope.

*Table 1: Summary of Historical Changes to Project Scope*

| Document | Date | New Land Uses | | | Land Uses Removed | | Significant Impacts? |
|---|---|---|---|---|---|---|---|
| | | Hotel (Rooms) | Retail (Tsf) | Coffee Shop (Tsf) | Apartment (Units) | Retail (Tsf) | |
| Original Traffic Impact Analysis | 4/5/2017 | 112 | - | | 10 | 7.459 | **No**[1] |
| Supplemental Analysis (Rev1) | 9/23/2019 | 122 | - | | 10 | 7.459 | **No**[2] |
| Supplemental Analysis (Rev2) | 3/29/2020 | 136 | - | | 10 | 7.459 | **No**[3] |
| Final Supplemental Analysis (Rev3) | 10/25/2021 | 131 | 2.671 | 1.417 | 12 | 7.677 | **No** |

*1. Approved by LADOT with Transportation Assessment Letter dated April 18, 2017. See Appendix A.*

*2. Approved by LADOT with Transportation Assessment Letter dated January 17, 2019. See Appendix A.*

*3. Approved by LADOT with Transportation Assessment Letter dated July 6, 2020. See Appendix A.*

In order to provide an updated analysis of the Project's trips on the surrounding roadway network, this memorandum has been prepared to document that the findings of no significance submitted in the original traffic study would still be applicable with the final Project scope.

## Modified Project Trip Generation

Trip rates from the *Institute of Transportation Engineers (ITE) Trip Generation Manual 9th Edition* were used in the previously submitted traffic analysis. However, since the initial study was completed, an updated version of the manual (*ITE Trip Generation Manual, 10th Edition*) has been released and is referenced in this Project's modified analysis. Use of the 10th Edition is consistent with the City's updated traffic study guidelines and provides for more recently documented trip generation data. Please refer to **Tables 2** & **3** for summaries of the trip generation findings for the original analysis and the final supplemental analysis respectively.

As shown in the tables, the revised Project will result in the addition of 57 AM trips and 33 PM trips when compared to the original study. Please refer to Figure 9a for an illustration of the Project's modified trip assignment.

### Table 2: Original Project Trip Generation[1]

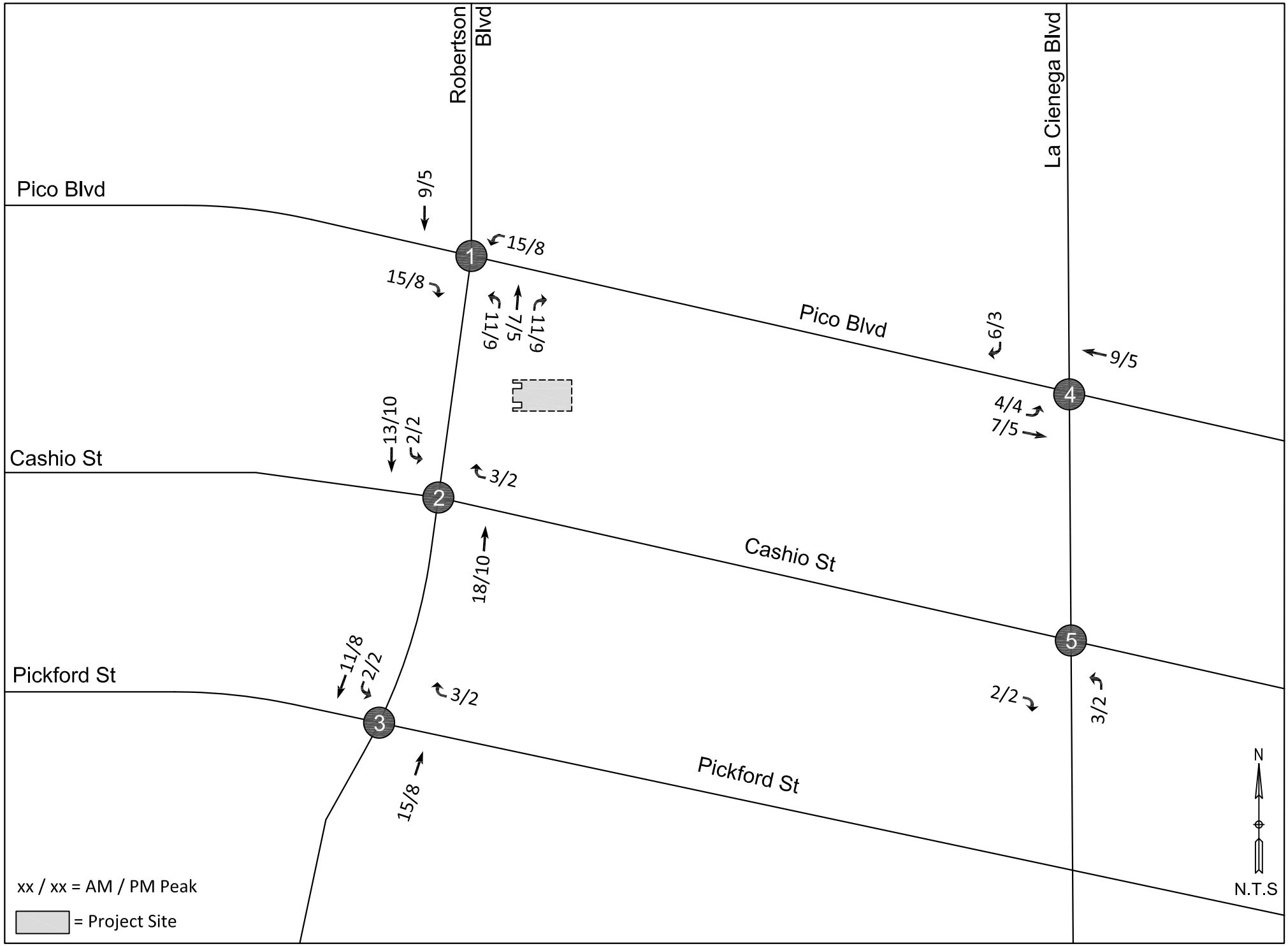
| Land Use (ITE Code) | Size | Units | AM Peak Hour Trips | | | | PM Peak Hour Trips | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | Rate | Total | In | Out | Rate | Total | In | Out |
| **New Project Land Use Added** | | | | | | | | | | |
| Hotel (310) | 112 | Rooms | 0.53 | 59 | 35 | 24 | 0.60 | 67 | 34 | 33 |
| **Existing Land Use Removed** | | | | | | | | | | |
| Retail (820) | 7.459 | Tsf | 0.96 | -7 | -4 | -3 | 3.71 | -28 | -13 | -15 |
| Apartments | 10 | Du | 0.51 | -5 | -1 | -4 | 0.62 | -6 | -4 | -2 |
| **Total Trip Generation** | | | | **47** | **30** | **17** | **-** | **33** | **17** | **16** |

1. Source: ITE Trip Generation, 9th Edition

### Table 3: Modified Project Trip Generation[1]

| Land Use (ITE Code) | Size | Units | AM Peak Hour Trips | | | | PM Peak Hour Trips | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | Rate | Total | In | Out | Rate | Total | In | Out |
| **New Project Land Use Added** | | | | | | | | | | |
| Hotel (310) | 131 | Rooms | 0.47 | 62 | 36 | 26 | 0.60 | 79 | 40 | 39 |
| Coffee Shop w/o Drive Thru (936) | 1.417 | Tsf | 101.14 | 144 | 73 | 71 | 36.31 | 52 | 26 | 26 |
| Internal Capture/Walk-In Reduction[2] (25%) | | | | -36 | -18 | -18 | - | -13 | -7 | -6 |
| Pass-By Trip Reduction[3] (50% of external trips only) | | | | -54 | -27 | -27 | | -20 | -10 | -8 |
| Retail (820) | 2.671 | Tsf | 0.94 | 1 | 1 | 0 | 3.81 | 4 | 2 | 2 |
| **Existing Land Use Removed** | | | | | | | | | | |
| Retail (820) | 7.677 | Tsf | 0.94 | -7 | -4 | -3 | 3.81 | -29 | -14 | -15 |
| Apartments (220) | 12 | Du | 0.46 | -6 | -1 | -5 | 0.56 | -7 | -4 | -3 |
| **Total Trip Generation** | | | | **104** | **60** | **44** | **-** | **66** | **33** | **35** |

1. Source: ITE Trip Generation, 10th Edition
2. Internal Capture/Walk-In Reduction accounts for internal trips between the proposed land uses as well those trips expected to be made by walk-in patrons
3. Pass-by Reduction accounts for trips made as an intermediate stop on the way from an origin to a primary destination




**JB & ASSOCIATES**

Figure 9a: Trip Assignment at Study Intersections

## Modified Project Level of Service Findings

The additional Project trips as a result of the revised Project scope do not change the findings from the initial traffic study where no significant operational impacts were noted.

The results of the updated operational analyses are summarized in the following tables:

- Table 3: Levels of Service for Existing and Existing Plus Project Conditions.
- Table 4: Levels of Service for Future and Future Plus Project Conditions.

As shown in the tables and based on the City's significance criteria, the study intersections would not be significantly impacted as a result of the addition of the Project traffic.

Please refer to **Appendix B** for the Circular 212 analysis worksheets for the study intersections.

### Table 2: Level of Service for Existing and Existing Plus Project Conditions

| Study Intersections | | Existing Conditions | | | | Existing Plus Project Conditions | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | AM Peak | | PM Peak | | AM Peak | | | | PM Peak | | | |
| | | V/C | LOS | V/C | LOS | V/C | LOS | Change in v/c | Significant Impact | V/C | LOS | Change in v/c | Significant Impact |
| 1 | Robertson Blvd & Pico Blvd | 0.727 | C | 0.755 | C | 0.735 | C | 0.008 | no | 0.765 | C | 0.010 | no |
| 2 | Robertson Blvd & Cashio St | 0.702 | C | 0.565 | A | 0.711 | C | 0.009 | no | 0.570 | A | 0.005 | no |
| 3 | Robertson Blvd & Pickford St | 0.617 | B | 0.458 | A | 0.625 | B | 0.008 | no | 0.462 | A | 0.004 | no |
| 4 | La Cienega Blvd & Pico Blvd | 0.796 | C | 0.799 | C | 0.801 | D | 0.005 | no | 0.801 | C | 0.002 | no |
| 5 | La Cienega Blvd & Cashio St | 0.497 | A | 0.515 | A | 0.497 | A | 0.000 | no | 0.517 | A | 0.002 | no |

### Table 4: Level of Service for Future and Future Plus Project Conditions

| Study Intersections | | Future Conditions | | | | Future Plus Project Conditions | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | AM Peak | | PM Peak | | AM Peak | | | | PM Peak | | | |
| | | V/C | LOS | V/C | LOS | V/C | LOS | Change in v/c | Significant Impact | V/C | LOS | Change in v/c | Significant Impact |
| 1 | Robertson Blvd & Pico Blvd | 0.789 | C | 0.831 | D | 0.797 | C | 0.008 | no | 0.842 | D | 0.011 | no |
| 2 | Robertson Blvd & Cashio St | 0.751 | C | 0.607 | B | 0.761 | C | 0.010 | no | 0.611 | B | 0.004 | no |
| 3 | Robertson Blvd & Pickford St | 0.660 | B | 0.492 | A | 0.668 | B | 0.008 | no | 0.496 | A | 0.004 | no |
| 4 | La Cienega Blvd & Pico Blvd | 0.882 | D | 0.904 | E | 0.887 | D | 0.005 | no | 0.906 | E | 0.002 | no |
| 5 | La Cienega Blvd & Cashio St | 0.541 | A | 0.565 | A | 0.541 | A | 0.000 | no | 0.567 | A | 0.002 | no |

## CEQA Analysis of Transportation Impacts

In compliance with CEQA and/or in accordance with City regulations, LADOT may require applicants to analyze and assess project-specific transportation impacts based on the following criteria:

- If the Development Project is estimated to generate a net increase of 250 or more daily vehicle trips and requires discretionary action, a transportation assessment for a Development Project is required.
- A transportation assessment is required by City ordinance or regulation.

According to the TAG, the preparation of a transportation impact assessment requires analysis and prediction of impacts or deficiencies to the circulation system generated by Development or Transportation Projects as well as the identification of feasible measures or corrective conditions to offset any impacts or deficiencies identified through a transportation assessment. The City's TAG identifies three thresholds to assess the project's transportation impacts, as follows:

- **Threshold T-1:** Conflicting with Plans, Programs, Ordinances, or Policies
    - **Impact Criteria:** Would the project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadways, bicycle, and pedestrian facilities?
- **Threshold T-2:** Causing Substantial Vehicle Miles Traveled
    - **Impact Criteria:** Development Projects - The development project will have a potential impact if the project meets the following:
        - For residential projects, the project would generate household VMT per capita exceeding 15% below the existing average household VMT per capita for the Area Planning Commission (APC) area in which the project is located.
        - For office projects, the project would generate work VMT per employee exceeding 15% below the existing average work VMT per employee for the APC in which the project is located.
        - For regional serving retail projects, the project would result in a net increase in VMT.
        - For other land use types, measure VMT impacts for the work trip element using the criteria for office projects above.

| VMT Impact Thresholds | | |
|---|---|---|
| **Table 2.2-1 of the TAG: VMT Impact Criteria (15% Below APC Average)** | | |
| **Area Planning Commission** | **Daily Household VMT per Capita** | **Daily Work VMT per Employee** |
| Central | 6.0 | 7.6 |
| East LA | 7.2 | 12.7 |
| Harbor | 9.2 | 12.3 |
| North Valley | 9.2 | 15.0 |
| South LA | 6.0 | 11.6 |
| South Valley | 9.4 | 11.6 |
| West LA | 7.4 | 11.1 |

- **Threshold T-3:** Substantially Increasing Hazards Due to a Geometric Design Feature or Incompatible Use
    - **Impact Criteria:** Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

The change in land uses provided will not alter the conclusions made in the approved traffic assessment letter dated July 6, 2020 regarding Thresholds T-1 and T-3. This approved traffic assessment letter is provided in **Appendix A**. Nevertheless, the change in land uses may result in significant VMT impacts.

Based on the above land uses, the LADOT's VMT Calculator was used to evaluate Project VMT and compare it to the VMT impact criteria. The table provided below, **Table – VMT Calculation Analysis Results,** shows the Project generating 698 daily trips and a daily VMT of 4,654 miles. Please refer to **Appendix C** for VMT calculation results.

| VMT Calculation Analysis Results | | | |
|---|---|---|---|
| Total Employees: 77<br>Total Population: 0 | | | |
| Proposed Project | | With Mitigation | |
| 962 | Daily Vehicle Trips | 698 | Daily Vehicle Trips |
| 6,410 | Daily VMT | 4,654 | Daily VMT |
| 0 | Household VMT per Capita | 0 | Household VMT per Capita |
| 9.9 | Work VMT per Employee | 7.2 | Work VMT per Employee |
| Significant VMT Impact? | | | |
| APC: Central | | | |
| Impact Threshold: 15% Below APC Average<br>Household = 6.0<br>Work = 7.6 | | | |
| Proposed Project | | With Mitigation | |
| VMT Threshold | Impact | VMT Threshold | Impact |
| Household > 6.0<br>Work > 7.6 | No<br>Yes | Household > 6.0<br>Work > 7.6 | No<br>No |

As shown in the Table presented above, the Project does not exceed the thresholds of significance established by the LADOT with the implementation of the following transportation demand management measures:

- Parking Reduction - The Project will provide fewer parking spaces than required. Per code, based on adding bicycle facilities.
- Transit Subsidies - Employees would be eligible for a 2.98 dollar per day transit subsidy.
- Promotions and Marketing - Employees would be provided with materials and promotions encouraging use of alternative modes of transportation. This type of campaign helps to raise awareness of the options available to various alternatives to driving.
- Bike Parking per LAMC - The project will provide bicycle parking spaces on-site. Providing bicycle parking supports safe and comfortable bicycle travel to the project. The project must design the project to ensure a bicycle, transit, and pedestrian-friendly environment with convenient access points, secure bicycle facilities with lockers and showers.
- Neighborhood Network Improvements – The Project will involve the improvement of nearby sidewalks and pedestrian connections adjacent to the Project site.

***Appendix A***

*City of Los Angeles Assessment Letters*

FORM GEN. 160A (Rev. 1/82)

# CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE

1434 S. Robertson Blvd.
DOT Case No. CEN 17-45326

Date: April 18, 2017

To: Nicholas Hendricks, Senior City Planner
Department of City Planning

From: Wes Pringle, Transportation Engineer
Department of Transportation

Subject: **TRAFFIC IMPACT ASSESSMENT FOR THE PROPOSED HOTEL PROJECT LOCATED AT 1434-50 SOUTH ROBERTSON BOULEVARD (ENV-2016-4815-EAF /CPC-2016-4814-VZC-SPR-CU-ZAA /VTT-74667)**

The Department of Transportation (DOT) has reviewed the traffic analysis prepared by Jano Baghdanian & Associates, dated March 13, 2017 with a subsequent revision dated April 4, 2017 for the proposed hotel project located at 1434 South Robertson Boulevard. Based on DOT's traffic impact criteria[1], the traffic study included the detailed analysis of five intersections and determined that none of the study intersections would be significantly impacted by project-related traffic. The results of the traffic impact analysis, which accounted for other known development projects in evaluating potential cumulative impacts and adequately evaluated the project's traffic impacts on the surrounding community, are summarized in **Attachment 1**.

## DISCUSSION AND FINDINGS

A. Project Description

The project site is currently developed with a total of approximately 7,459 square feet retail and 10 residential apartment units. The project would be replacing the existing structures with the construction of a new 6-story Hotel building containing 112 guest rooms over a one-level subterranean parking garage structure. The project proposes to provide two vehicular access points to the subterranean parking garage and to the development itself. Vehicular access is being proposed via one inbound only access "southerly" driveway on Robertson Boulevard and a second full access "northerly" driveway also on Robertson Boulevard. The two proposed driveways would be located on the east side of Robertson Boulevard (westerly property boundary) between the Alcott Street Alley to the north and Saturn Street to the south as illustrated in **Attachment 2**. The project "southerly" driveway to be located just north of Saturn Street, would provide inbound only access to the subterranean parking garage, to the guest drop-off area and to seven (7) short-term at grade spaces located at the front of the hotel. The project "northerly" driveway to be located approximately 85 north of the southerly driveway, would provide full access to the subterranean parking garage structure. Access to eleven (11) additional at grade parking spaces and a loading area located at the back entrance

[1] Per the DOT Traffic Study Policies and Procedures, a significant impact is identified as an increase in the Critical Movement Analysis (CMA) value, due to project related traffic, of 0.01 or more when the final ("with project") Level of Service (LOS) is LOS E or F; an increase of 0.020 or more when the final LOS is LOS D; or an increase of 0.040 or more when the final LOS is LOS C.

to the project would be provided on-site via the Alleyway on Alcott Street. The project is expected to be completed by 2019.

B. Trip Generation

The project is estimated to generate a net increase of approximately **530 daily trips, a net increase of 47 trips in the A.M. peak hour and a net increase of 33 trips in the P.M. peak hour.** A copy of the trip generation can be found in **Attachment 3**. The trip generation estimates are based on formulas published by the Institute of Transportation Engineers (ITE) Trip Generation, 9th Edition, 2012.

C. Intersection and Freeway Impact Analysis

The traffic study included an intersection and freeway impact analysis that was prepared in accordance with the State-mandated Congestion Management Program (CMP) administered by the Los Angeles County Metropolitan Transportation Authority (MTA). For purposes of CMP intersections, an increase of 50 vehicles or more during the A.M or P.M. peak hour requires further analysis. There are no CMP intersection monitoring locations in the project area for analysis by this study. Therefore, no further analysis is needed. Also, according to this analysis, the project would not be adding 150 or more vehicle trips during the A.M. or P.M. peak hour on nearby freeways. Therefore, the project would not result in significant traffic impacts on the evaluated freeway mainline segment (Freeway I-10 east of Overland Avenue) thus no additional analysis would be required for CMP purposes.

To comply with the Freeway Impact Analysis Agreement executed between Caltrans and DOT in October 2013 and amended in December 2015, the study also included a screening analysis to determine if additional evaluation of freeway mainline segments and freeway off-ramp facilities was necessary beyond the CMP requirements. One segment of freeway and one off-ramp facilities in the vicinity of the project were evaluated for this screening analysis as shown in **Attachment 4**. Exceeding one of the four screening criteria would require the applicant to work directly with Caltrans to prepare more detailed freeway analyses. However, the project did not meet or exceed any of the four thresholds defined in the agreement; therefore, no additional freeway analysis was required.

## PROJECT REQUIREMENTS

A. Construction Impacts

DOT recommends that a construction work site traffic control plan be submitted to DOT for review and approval prior to the start of any construction work. The plan should show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. DOT also recommends that all construction related traffic be restricted to off-peak hours.

B. Highway Dedication and Street Widening Requirements

On January 20, 2016, the City Council adopted the Mobility Plan 2035 which represents the new Mobility Element of the General Plan. A key feature of the updated plan is to revise street standards in an effort to provide a more enhanced balance between traffic flow and other important street functions including transit routes and stops, pedestrian environments, bicycle routes, building design and site access, etc. Per the new Mobility Element, **Robertson Boulevard** has been designated as a Modified Avenue II (Secondary Highways) which would require a

30-foot half-width roadway within an 80-foot half-width right-of-way. The applicant should check with BOE's Land Development Group to determine any other applicable highway dedication, street widening and/or sidewalk requirements for this project.

C. Site Access Improvements

As noted in the project traffic study, the project would be proposing two alternative striping option modifications for Robertson Boulevard between Alcott Street and Saturn Street to provide improved southbound access into the project site at both proposed driveways without impeding the flow of southbound through traffic at that location. Both options would include the implementation of a two-way left turn lane on Robertson Boulevard between Alcott Street and Saturn Street with the second option also proposing a dedicated northbound left turn pocket at Alcott Street as illustrated in **Attachment 5**. The proposed access improvements would be provided with the purpose of improving safety for left turning traffic in and out of the project as well as a way to prevent the southbound flow of traffic from being impeded by southbound vehicles turning left into the driveways at the project site. Therefore, it is recommended that at the time of project implementation, the applicant shall contact the DOT Western District Office at (310) 575-8138 to request further evaluation to determine the feasibility of the proposed striping scheme (median two-way left turn lane channelization) installation at the proposed location on Robertson Boulevard along the project's property frontage. If either striping option is deemed feasible by DOT, full responsibility for its implementation would be required of the applicant. Unless otherwise noted, all transportation improvements and associated work must be guaranteed through the B-Permit process of the Bureau of Engineering (BOE) prior to issuance of any building permits and completed prior to the issuance of any certificate of occupancy. Prior to setting the bond amount, BOE shall require the developer's contractor or Engineer to contact DOT's B-Permit Coordination Engineer at (213) 972-8685 to arrange a pre-design meeting to finalize the plans needed for the project.

.

D. Parking requirements

The project would be providing a total of 73 vehicle parking spaces and 12 bicycle parking space onsite. The parking spaces would be provided in a one-level subterranean parking garage structure (approximately 55 spaces), at the front of the hotel, at grade level, short-term guest registration parking (approximately 7 spaces) and at the project's back entrance, at grade level, where a loading area would also be provided (approximately 11 spaces). The applicant should check with the Department of Building and Safety on the number of Code-required parking spaces needed for the project.

E. Driveway Access and Circulation

The conceptual site plan (**Attachment 2**) is acceptable to DOT. However, the review of this study does not constitute approval of the driveway dimensions, access and circulation scheme. Those require separate review and approval and should be coordinated with DOT's Citywide Planning Coordination Section (201 N. Figueroa Street, 5th Floor, Room 550, at 213-482-7024). In order to minimize and prevent last minute building design changes, the applicant should contact DOT for driveway width and internal circulation requirements so that such traffic flow considerations are designed and incorporated early into the building and parking layout plans. All driveways should be Case 2 – designed with a recommended width of 30 feet for

two-way operations or 16 feet for one-way operations or to the satisfaction of DOT. Any security gates should be a minimum of 20 feet from the property line or to the satisfaction of DOT. Delivery truck loading and unloading should take place on site with no vehicles having to back into the project via the proposed project driveways.

F. Pedestrian Connectivity
Applicants shall consult with the Department of City Planning for any additional requirements pertaining to pedestrian walkability and connectivity, as described in the walkability checklist.

G. Development Review Fees
An ordinance adding Section 19.15 to the Los Angeles Municipal Code relative to application fees paid to DOT for permit issuance activities was adopted by the Los Angeles City Council in 2009 and updated in 2014. This ordinance identifies specific fees for traffic study review, condition clearance, and permit issuance. The applicant shall comply with any applicable fees per this ordinance.

If you have any questions, please contact me at (213) 972-8482.

Attachments

K:\Letters\2017\CEN17-45326_1434 S Robertson Bl_MU_TS_ltr.doc

c: David Hersch, Jay Greenstein, Council District No. 5
Mohammad Blorfroshan, Rudy Guevara, Western District Office, DOT
Taimour Tanavoli, Citywide Planning Coordination Section, DOT
Carl Mills, Central District Office, BOE
Kinikia Gardner, LADCP
Jano Baghdanian, Jano Baghdanian & Associates

*Table 5: Existing Plus Project Conditions LOS*

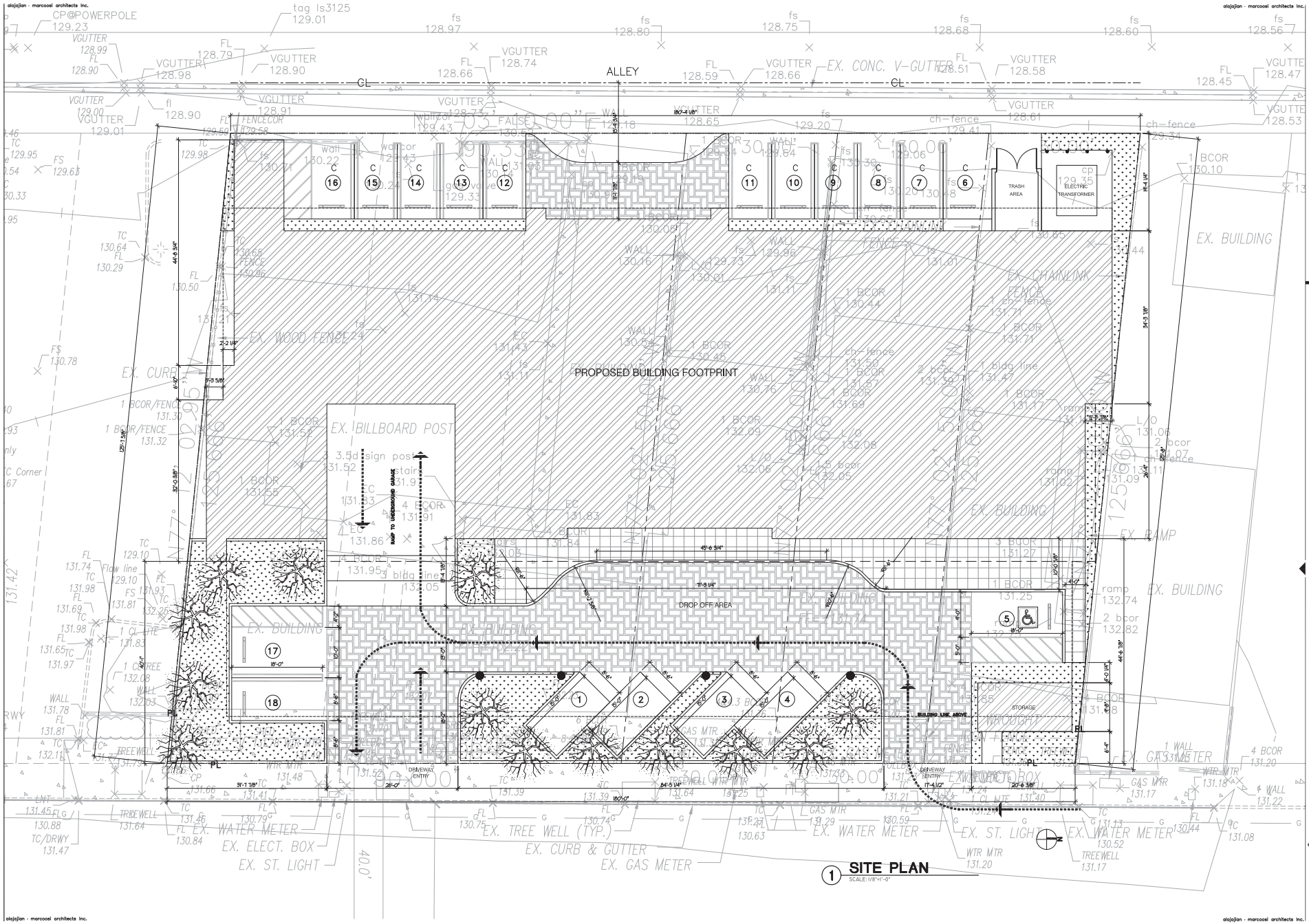
| Study Intersections | | Existing Conditions | | | | Existing Plus Project Conditions | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | AM Peak | | PM Peak | | AM Peak | | | | PM Peak | | | |
| | | V/C | LOS | V/C | LOS | V/C | LOS | Change in v/c | Significant Impact | V/C | LOS | Change in v/c | Significant Impact |
| 1 | Robertson Blvd & Pico Blvd | 0.727 | C | 0.755 | C | 0.731 | C | 0.004 | no | 0.760 | C | 0.005 | no |
| 2 | Robertson Blvd & Cashio St | 0.702 | C | 0.565 | A | 0.706 | C | 0.004 | no | 0.568 | A | 0.003 | no |
| 3 | Robertson Blvd & Pickford St | 0.617 | B | 0.458 | A | 0.621 | B | 0.004 | no | 0.460 | A | 0.002 | no |
| 4 | La Cienega Blvd & Pico Blvd | 0.796 | C | 0.799 | C | 0.798 | C | 0.002 | no | 0.800 | C | 0.001 | no |
| 5 | La Cienega Blvd & Cashio St | 0.497 | A | 0.515 | A | 0.497 | A | 0.000 | no | 0.516 | A | 0.001 | no |

*Table 7: Opening Year (2019) With Project Condition LOS*

| Study Intersections | | Future Conditions | | | | Future Plus Project Conditions | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | AM Peak | | PM Peak | | AM Peak | | | | PM Peak | | | |
| | | V/C | LOS | V/C | LOS | V/C | LOS | Change in v/c | Significant Impact | V/C | LOS | Change in v/c | Significant Impact |
| 1 | Robertson Blvd & Pico Blvd | 0.755 | C | 0.795 | C | 0.759 | C | 0.004 | no | 0.800 | D | 0.005 | no |
| 2 | Robertson Blvd & Cashio St | 0.717 | C | 0.578 | A | 0.722 | C | 0.005 | no | 0.581 | A | 0.003 | no |
| 3 | Robertson Blvd & Pickford St | 0.630 | B | 0.469 | A | 0.634 | B | 0.004 | no | 0.471 | A | 0.002 | no |
| 4 | La Cienega Blvd & Pico Blvd | 0.864 | D | 0.886 | D | 0.866 | D | 0.002 | no | 0.887 | D | 0.001 | no |
| 5 | La Cienega Blvd & Cashio St | 0.516 | A | 0.539 | A | 0.516 | A | 0.000 | no | 0.540 | A | 0.001 | no |

**1434 S. Robertson Blvd., DOT Case No. CEN17-45326**

**Attachment 2 (page 1/2)**




1 SITE PLAN
SCALE: 1/8"=1'-0"

alajajian - marcoosi architects inc.

THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECTS, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.

Alajajian Marcoosi Architects Inc.
320 W. Arden Ave. Suite 120
Glendale, CA 91203
Phone: (818) 244-5130
Fax: (818) 551-1613
E-mail: aramar@worldnet.att.net

Owner:

Project Name:
**HOTEL**

Project Adress:
**1434-1450 S. ROBERTSON BLVD LOS ANGELES, CA**

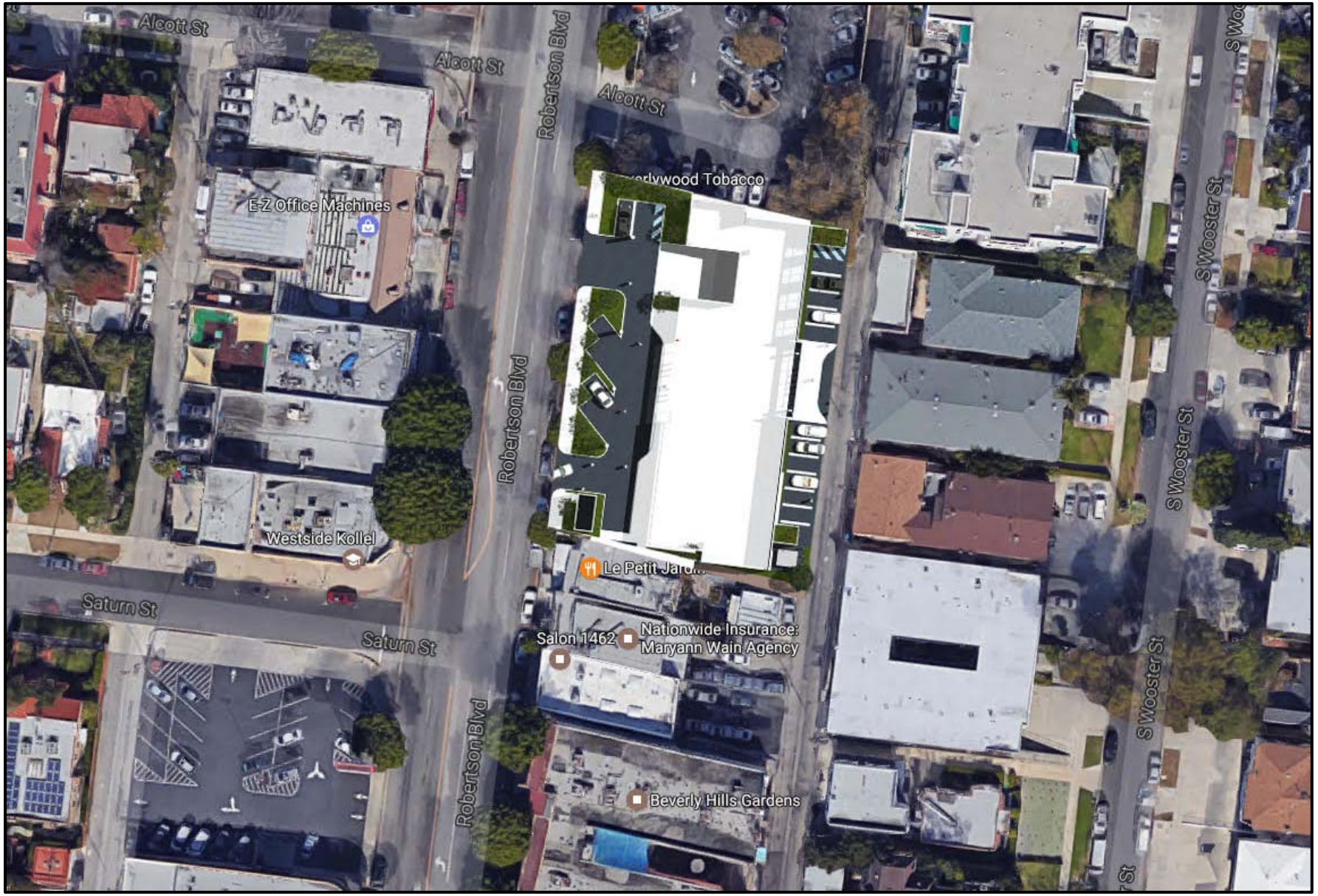
**SITE PLAN**

Scale: 1/8"=1'-0"

Figure 3a

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE
- JOB NO
- SHEET NO

**A-1.1**




Source: Google Maps, 2017

## Table 1: Robertson Blvd Hotel Trip Generation[1]

| Land Use (ITE Code) | Size | Units | AM Peak Hour Trips | | | | PM Peak Hour Trips | | | | Daily Trips | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Rate | Total | In | Out | Rate | Total | In | Out | Rate | Total |
| **New Project Land Use Added** | | | | | | | | | | | | |
| Hotel (310) | 112 | Rooms | 0.53 | 59 | 35 | 24 | 0.60 | 67 | 34 | 33 | 8.17 | 915 |
| **Existing Land Use Removed** | | | | | | | | | | | | |
| Retail | 7.459 | Tsf | 0.96 | -7 | -4 | -3 | 3.71 | -28 | -13 | -15 | 42.70 | -318 |
| Apartments | 10 | Tsf | 0.51 | -5 | -1 | -4 | 0.62 | -6 | -4 | -2 | 6.65 | -67 |
| **Total Trip Generation** | | | | **47** | **30** | **17** | **-** | **33** | **17** | **16** | **-** | **530** |

[1] ITE "Trip Generation" Manual, 9th Edition, 2012

# 10.0 FREEWAY IMPACT ANALYSIS SCREENING CRITERIA

## 10.1 Off-Ramp Screening Analysis

Section E of the *LADOT Traffic Study Policies and Procedures*, Freeway Impact Analysis Screening Criteria, requires that an analysis be performed to determine whether a detailed freeway impact analysis will be necessary. The following analysis indicates that a focused freeway analysis will not be required.

The established criteria sets forth that further off-ramp analysis may be required if the Level of Service of any ramps in the project study area operate at a Level of Service D or worse and the Project related trips would result in a 1% (if LOS D) or 2% (if LOS E or F) more increase to the capacity of the freeway off-ramp facility.

*Table 8: Freeway Off-Ramp Screening Analysis*

| Off-Ramp Name | Off-Ramp Capacity | Number of Lanes | Total Capacity | AM | | PM | | Freeway Analysis Required? |
|---|---|---|---|---|---|---|---|---|
| | | | | Trips Generated | % of Capacity | Trips Generated | % of Capacity | |
| 10 Fwy Off-Ramp & Robertson Blvd[1] | 850 Veh/Hr/Ln | 2 | 1700 Veh/Hr | 5[2] | 0.29% | 3[2] | 0.18% | No[3] |

1. Nearest Off-Ramp
2. Conservatively assumes 15% of inbound trips come from single off-ramp
3. To provide a conservative screening analysis, freeway off-ramp facility is assumed to operate at a LOS F.

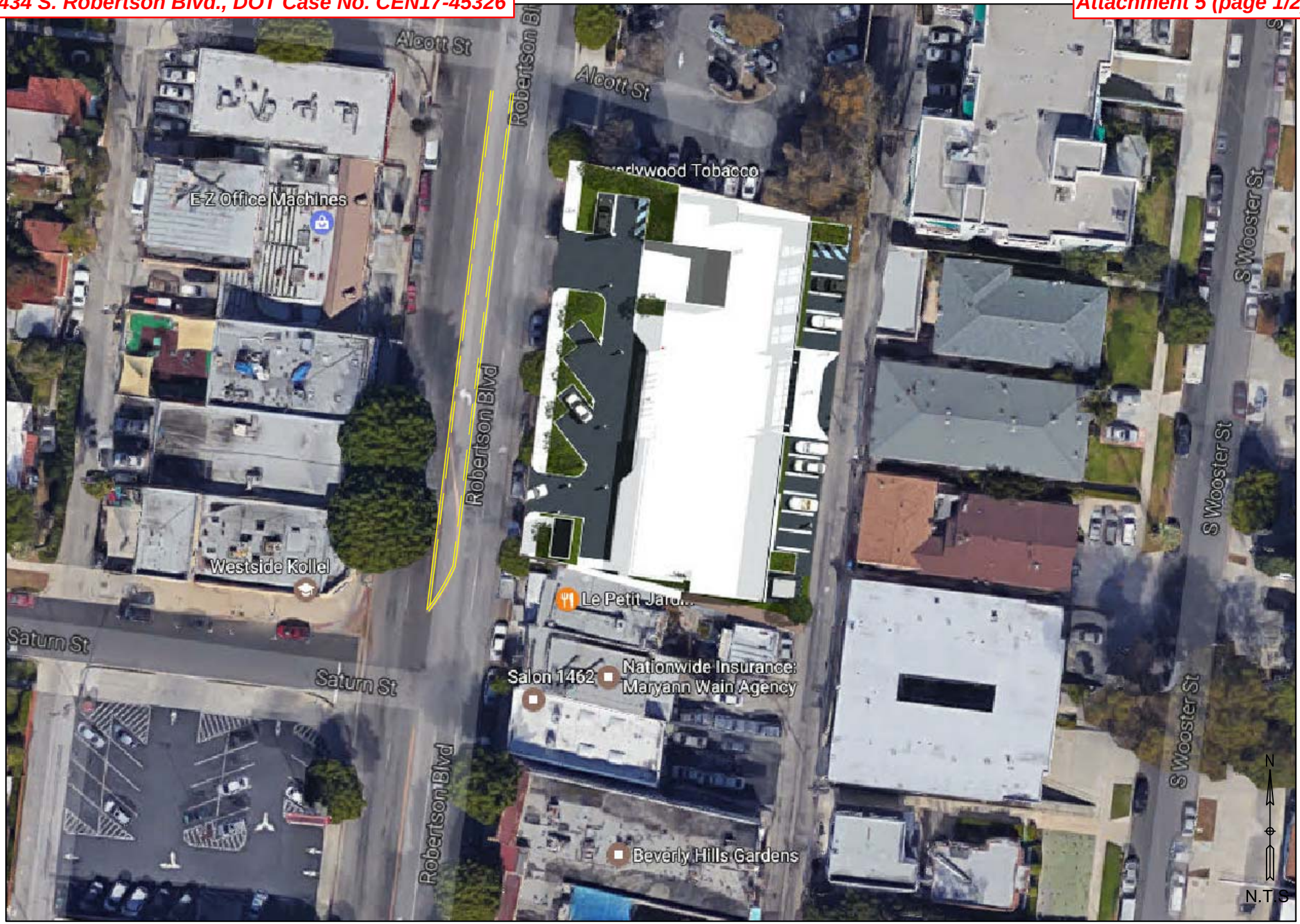
## 10.2 Freeway Mainline Screening Analysis

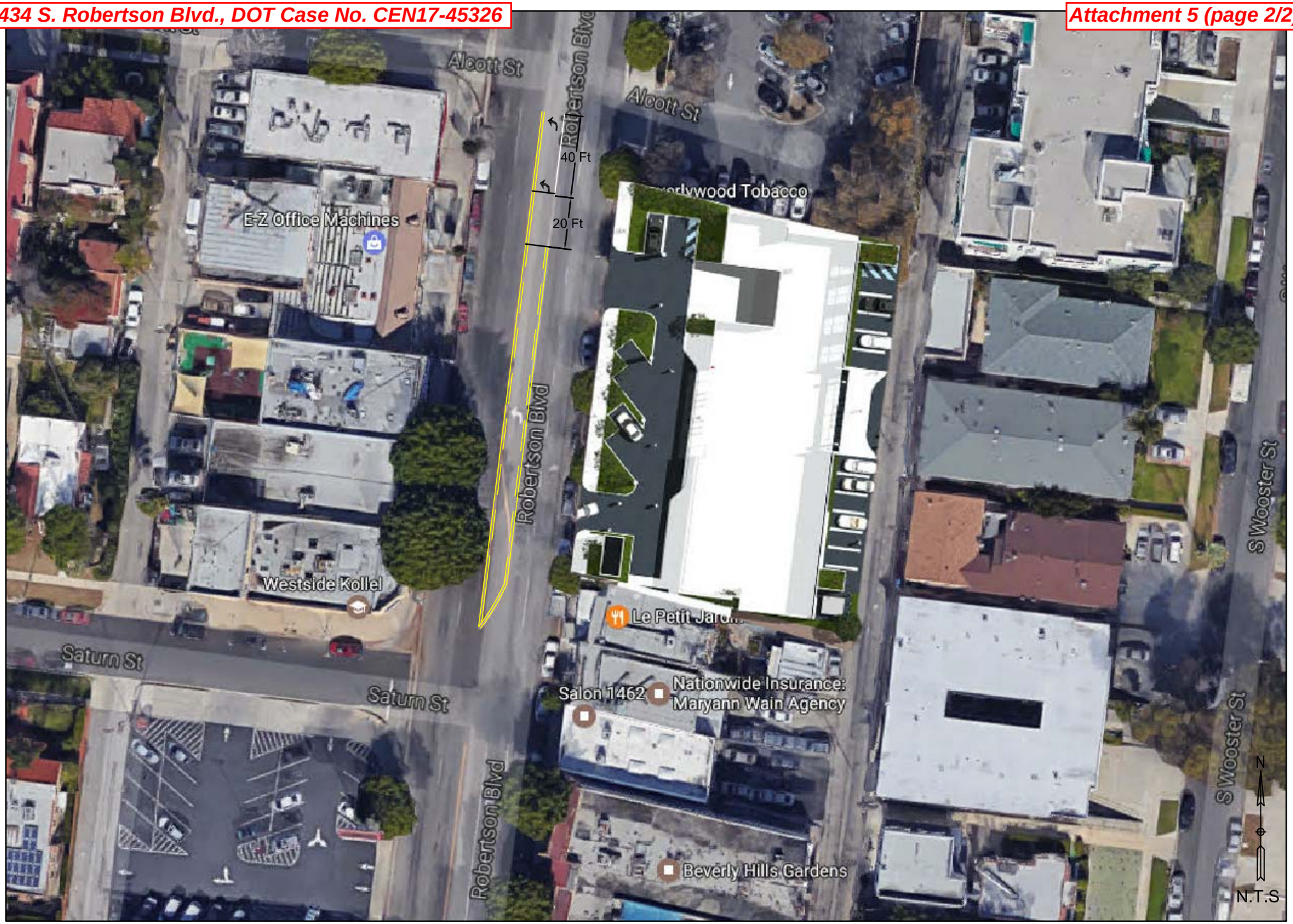
Furthermore, the established criteria sets forth that further freeway segment analysis may be required if the project related trips would result in a 1% or more increase to the freeway mainline capacity of a freeway segment operating at a Level of Service E or F.

*Table 9: Freeway Mainline Screening Analysis*

| Freeway Mainline Segment | Mainline Capacity | Number of Lanes | Total Capacity | AM | | PM | | Freeway Analysis Required? |
|---|---|---|---|---|---|---|---|---|
| | | | | Trips Generated | % of Capacity | Trips Generated | % of Capacity | |
| 10 Fwy near Robertson Blvd | 2000 Veh/Hr/Ln | 5 | 10,000 Veh/Hr | 5[2] | 0.05% | 4[2] | 0.04% | No[3] |

1. Nearest freeway mainline facility
2. Conservatively assumes 20% of trips generated from nearest freeway segment.
3. To provide a conservative screening analysis, freeway mainline segment is assumed to operate at a LOS F.


Alcott St
Robertson Blvd
Alcott St
E-Z Office Machines
Robertson Blvd
S Wooster St
S Wooster St
Westside Kollel
Saturn St
Saturn St
Salon 1462
Nationwide Insurance:
Maryann Wain Agency
Robertson Blvd
Beverly Hills Gardens
S Wooster St
N
N.T.S




**JB & ASSOCIATES**

Two-Way Left Turn (Option 2)

FORM GEN. 160A (Rev. 1/82)

# CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE

1434 S Robertson Blvd
DOT Case No. CEN 18-47898

Date: January 17, 2019

To: Heather Bleemers, Senior City Planner
Department of City Planning

From: Wes Pringle, Transportation Engineer
Department of Transportation

Subject: **UDPATED TRAFFIC ASSESSMENT FOR THE PROPOSED HOTEL PROJECT DEVELOPMENT LOCATED AT 1434-1450 SOUTH ROBERTSON BOULEVARD**

On April 18, 2017, the Department of Transportation (DOT) issued a transportation assessment report to the Department of City Planning for the proposed hotel development located at 1434-50 South Robertson Boulevard. The project was the subject of transportation analyses dated March 13, 2017 prepared by Jano Baghdanian & Associates. However, since the report was released, the project description has been modified and a supplemental transportation analysis, dated December 18, 2018, was prepared by Jano Baghdanian & Associates. The supplemental transportation analysis accounted for the change in the project description.

The current project proposal would increase the total number of Hotel rooms as follows:

| Land Use | Original Project | Current Project |
|---|---|---|
| Hotel | 112 rooms | 122 rooms |

The original project was estimated to generate 530 net new daily trips with 47 net new trips in the a.m. peak hour and 33 net new trips in the p.m. peak hour. The revised project proposal is expected to generate 612 net new daily trips with 53 net new trips in the a.m. peak hour and 39 net new trips in the p.m. peak hour. The previous traffic analysis determined that none of the five analyzed intersections would be significantly impacted by project related traffic. Therefore, the revised project is also not expected to result in any significant traffic impacts.

DOT concurs with the findings of the supplemental analysis that the current project would not result in any significant impacts. All of the project requirements that are identified in DOT's April 18, 2017 letter (attached for reference) shall remain in effect.

If you have any questions, please contact Eduardo Hermoso of my staff at (213) 972-8451.

Attachment

*K:\Letters\2019\CEN18-47898_1434 S Robertson Blvd_updated ts_ltr.doc*

c: Hagu Solomon-Cary, Council District No. 5
Matthew Masuda, Central District, BOE
Rudy Guevara, Western District, DOT
Taimour Tanavoli, Case Management Office, DOT
Jano Baghdanian, Jano Baghdanian & Associates

FORM GEN. 160A (Rev. 1/82)

# CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE

1434 S. Robertson Blvd.
DOT Case No. CEN 17-45326

Date: April 18, 2017

To: Nicholas Hendricks, Senior City Planner
Department of City Planning

From: Wes Pringle, Transportation Engineer
Department of Transportation

Subject: **TRAFFIC IMPACT ASSESSMENT FOR THE PROPOSED HOTEL PROJECT LOCATED AT 1434-50 SOUTH ROBERTSON BOULEVARD (ENV-2016-4815-EAF /CPC-2016-4814-VZC-SPR-CU-ZAA /VTT-74667)**

The Department of Transportation (DOT) has reviewed the traffic analysis prepared by Jano Baghdanian & Associates, dated March 13, 2017 with a subsequent revision dated April 4, 2017 for the proposed hotel project located at 1434 South Robertson Boulevard. Based on DOT's traffic impact criteria[1], the traffic study included the detailed analysis of five intersections and determined that none of the study intersections would be significantly impacted by project-related traffic. The results of the traffic impact analysis, which accounted for other known development projects in evaluating potential cumulative impacts and adequately evaluated the project's traffic impacts on the surrounding community, are summarized in **Attachment 1**.

## DISCUSSION AND FINDINGS

A. Project Description

The project site is currently developed with a total of approximately 7,459 square feet retail and 10 residential apartment units. The project would be replacing the existing structures with the construction of a new 6-story Hotel building containing 112 guest rooms over a one-level subterranean parking garage structure. The project proposes to provide two vehicular access points to the subterranean parking garage and to the development itself. Vehicular access is being proposed via one inbound only access "southerly" driveway on Robertson Boulevard and a second full access "northerly" driveway also on Robertson Boulevard. The two proposed driveways would be located on the east side of Robertson Boulevard (westerly property boundary) between the Alcott Street Alley to the north and Saturn Street to the south as illustrated in **Attachment 2**. The project "southerly" driveway to be located just north of Saturn Street, would provide inbound only access to the subterranean parking garage, to the guest drop-off area and to seven (7) short-term at grade spaces located at the front of the hotel. The project "northerly" driveway to be located approximately 85 north of the southerly driveway, would provide full access to the subterranean parking garage structure. Access to eleven (11) additional at grade parking spaces and a loading area located at the back entrance

[1] Per the DOT Traffic Study Policies and Procedures, a significant impact is identified as an increase in the Critical Movement Analysis (CMA) value, due to project related traffic, of 0.01 or more when the final ("with project") Level of Service (LOS) is LOS E or F; an increase of 0.020 or more when the final LOS is LOS D; or an increase of 0.040 or more when the final LOS is LOS C.

to the project would be provided on-site via the Alleyway on Alcott Street. The project is expected to be completed by 2019.

B. Trip Generation

The project is estimated to generate a net increase of approximately **530 daily trips, a net increase of 47 trips in the A.M. peak hour and a net increase of 33 trips in the P.M. peak hour.** A copy of the trip generation can be found in **Attachment 3**. The trip generation estimates are based on formulas published by the Institute of Transportation Engineers (ITE) Trip Generation, 9th Edition, 2012.

C. Intersection and Freeway Impact Analysis

The traffic study included an intersection and freeway impact analysis that was prepared in accordance with the State-mandated Congestion Management Program (CMP) administered by the Los Angeles County Metropolitan Transportation Authority (MTA). For purposes of CMP intersections, an increase of 50 vehicles or more during the A.M or P.M. peak hour requires further analysis. There are no CMP intersection monitoring locations in the project area for analysis by this study. Therefore, no further analysis is needed. Also, according to this analysis, the project would not be adding 150 or more vehicle trips during the A.M. or P.M. peak hour on nearby freeways. Therefore, the project would not result in significant traffic impacts on the evaluated freeway mainline segment (Freeway I-10 east of Overland Avenue) thus no additional analysis would be required for CMP purposes.

To comply with the Freeway Impact Analysis Agreement executed between Caltrans and DOT in October 2013 and amended in December 2015, the study also included a screening analysis to determine if additional evaluation of freeway mainline segments and freeway off-ramp facilities was necessary beyond the CMP requirements. One segment of freeway and one off-ramp facilities in the vicinity of the project were evaluated for this screening analysis as shown in **Attachment 4**. Exceeding one of the four screening criteria would require the applicant to work directly with Caltrans to prepare more detailed freeway analyses. However, the project did not meet or exceed any of the four thresholds defined in the agreement; therefore, no additional freeway analysis was required.

## PROJECT REQUIREMENTS

A. Construction Impacts

DOT recommends that a construction work site traffic control plan be submitted to DOT for review and approval prior to the start of any construction work. The plan should show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. DOT also recommends that all construction related traffic be restricted to off-peak hours.

B. Highway Dedication and Street Widening Requirements

On January 20, 2016, the City Council adopted the Mobility Plan 2035 which represents the new Mobility Element of the General Plan. A key feature of the updated plan is to revise street standards in an effort to provide a more enhanced balance between traffic flow and other important street functions including transit routes and stops, pedestrian environments, bicycle routes, building design and site access, etc. Per the new Mobility Element, **Robertson Boulevard** has been designated as a Modified Avenue II (Secondary Highways) which would require a

30-foot half-width roadway within an 80-foot half-width right-of-way. The applicant should check with BOE's Land Development Group to determine any other applicable highway dedication, street widening and/or sidewalk requirements for this project.

C. Site Access Improvements

As noted in the project traffic study, the project would be proposing two alternative striping option modifications for Robertson Boulevard between Alcott Street and Saturn Street to provide improved southbound access into the project site at both proposed driveways without impeding the flow of southbound through traffic at that location. Both options would include the implementation of a two-way left turn lane on Robertson Boulevard between Alcott Street and Saturn Street with the second option also proposing a dedicated northbound left turn pocket at Alcott Street as illustrated in **Attachment 5**. The proposed access improvements would be provided with the purpose of improving safety for left turning traffic in and out of the project as well as a way to prevent the southbound flow of traffic from being impeded by southbound vehicles turning left into the driveways at the project site. Therefore, it is recommended that at the time of project implementation, the applicant shall contact the DOT Western District Office at (310) 575-8138 to request further evaluation to determine the feasibility of the proposed striping scheme (median two-way left turn lane channelization) installation at the proposed location on Robertson Boulevard along the project's property frontage. If either striping option is deemed feasible by DOT, full responsibility for its implementation would be required of the applicant. Unless otherwise noted, all transportation improvements and associated work must be guaranteed through the B-Permit process of the Bureau of Engineering (BOE) prior to issuance of any building permits and completed prior to the issuance of any certificate of occupancy. Prior to setting the bond amount, BOE shall require the developer's contractor or Engineer to contact DOT's B-Permit Coordination Engineer at (213) 972-8685 to arrange a pre-design meeting to finalize the plans needed for the project.

.

D. Parking requirements

The project would be providing a total of 73 vehicle parking spaces and 12 bicycle parking space onsite. The parking spaces would be provided in a one-level subterranean parking garage structure (approximately 55 spaces), at the front of the hotel, at grade level, short-term guest registration parking (approximately 7 spaces) and at the project's back entrance, at grade level, where a loading area would also be provided (approximately 11 spaces). The applicant should check with the Department of Building and Safety on the number of Code-required parking spaces needed for the project.

E. Driveway Access and Circulation

The conceptual site plan (**Attachment 2**) is acceptable to DOT. However, the review of this study does not constitute approval of the driveway dimensions, access and circulation scheme. Those require separate review and approval and should be coordinated with DOT's Citywide Planning Coordination Section (201 N. Figueroa Street, 5th Floor, Room 550, at 213-482-7024). In order to minimize and prevent last minute building design changes, the applicant should contact DOT for driveway width and internal circulation requirements so that such traffic flow considerations are designed and incorporated early into the building and parking layout plans. All driveways should be Case 2 – designed with a recommended width of 30 feet for

two-way operations or 16 feet for one-way operations or to the satisfaction of DOT. Any security gates should be a minimum of 20 feet from the property line or to the satisfaction of DOT. Delivery truck loading and unloading should take place on site with no vehicles having to back into the project via the proposed project driveways.

F. Pedestrian Connectivity
Applicants shall consult with the Department of City Planning for any additional requirements pertaining to pedestrian walkability and connectivity, as described in the walkability checklist.

G. Development Review Fees
An ordinance adding Section 19.15 to the Los Angeles Municipal Code relative to application fees paid to DOT for permit issuance activities was adopted by the Los Angeles City Council in 2009 and updated in 2014. This ordinance identifies specific fees for traffic study review, condition clearance, and permit issuance. The applicant shall comply with any applicable fees per this ordinance.

If you have any questions, please contact me at (213) 972-8482.

Attachments

K:\Letters\2017\CEN17-45326_1434 S Robertson Bl_MU_TS_ltr.doc

c: David Hersch, Jay Greenstein, Council District No. 5
Mohammad Blorfroshan, Rudy Guevara, Western District Office, DOT
Taimour Tanavoli, Citywide Planning Coordination Section, DOT
Carl Mills, Central District Office, BOE
Kinikia Gardner, LADCP
Jano Baghdanian, Jano Baghdanian & Associates

*Table 5: Existing Plus Project Conditions LOS*

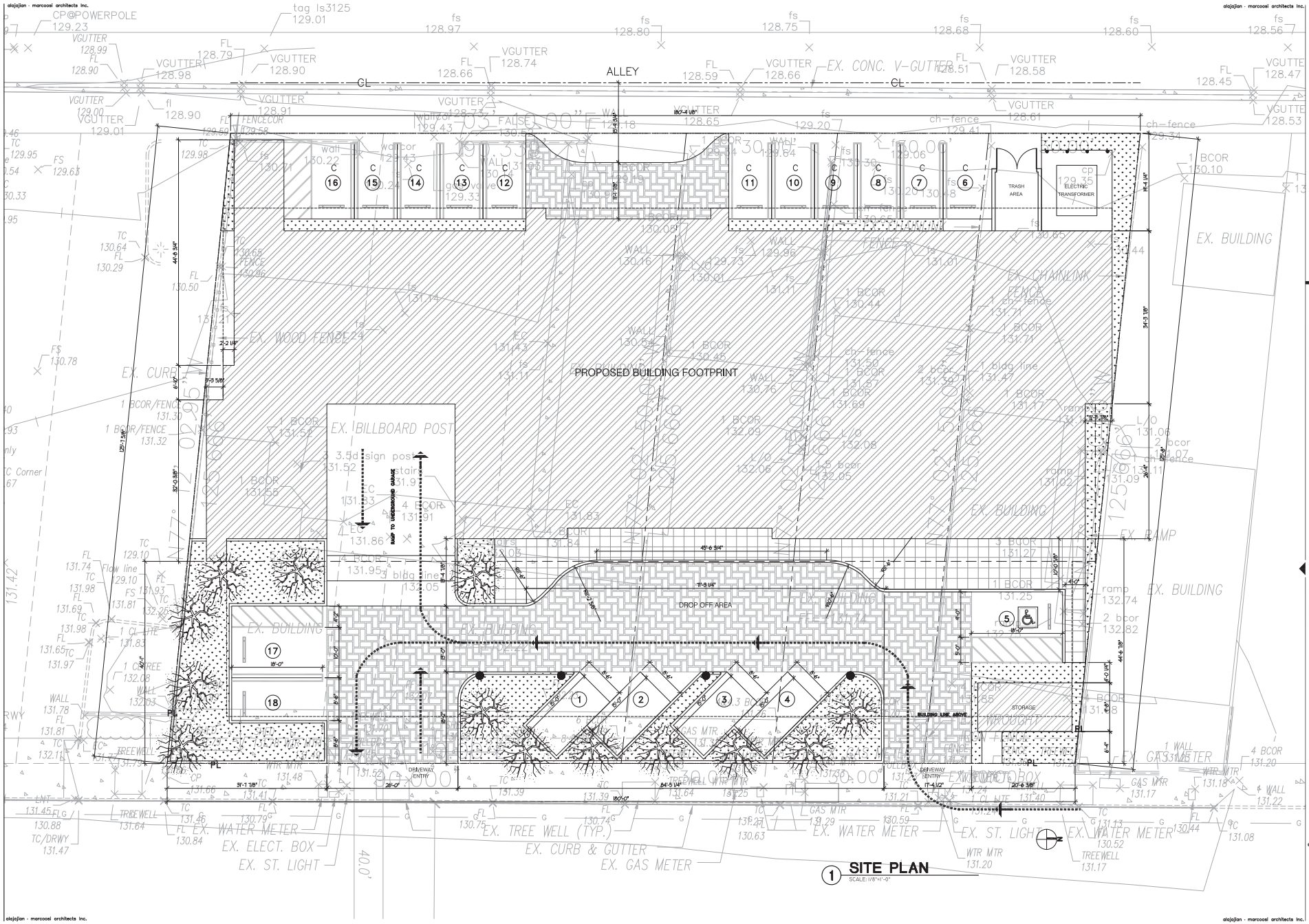
| Study Intersections | | Existing Conditions | | | | Existing Plus Project Conditions | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | AM Peak | | PM Peak | | AM Peak | | | | PM Peak | | | |
| | | V/C | LOS | V/C | LOS | V/C | LOS | Change in v/c | Significant Impact | V/C | LOS | Change in v/c | Significant Impact |
| 1 | Robertson Blvd & Pico Blvd | 0.727 | C | 0.755 | C | 0.731 | C | 0.004 | no | 0.760 | C | 0.005 | no |
| 2 | Robertson Blvd & Cashio St | 0.702 | C | 0.565 | A | 0.706 | C | 0.004 | no | 0.568 | A | 0.003 | no |
| 3 | Robertson Blvd & Pickford St | 0.617 | B | 0.458 | A | 0.621 | B | 0.004 | no | 0.460 | A | 0.002 | no |
| 4 | La Cienega Blvd & Pico Blvd | 0.796 | C | 0.799 | C | 0.798 | C | 0.002 | no | 0.800 | C | 0.001 | no |
| 5 | La Cienega Blvd & Cashio St | 0.497 | A | 0.515 | A | 0.497 | A | 0.000 | no | 0.516 | A | 0.001 | no |

*Table 7: Opening Year (2019) With Project Condition LOS*

| Study Intersections | | Future Conditions | | | | Future Plus Project Conditions | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | AM Peak | | PM Peak | | AM Peak | | | | PM Peak | | | |
| | | V/C | LOS | V/C | LOS | V/C | LOS | Change in v/c | Significant Impact | V/C | LOS | Change in v/c | Significant Impact |
| 1 | Robertson Blvd & Pico Blvd | 0.755 | C | 0.795 | C | 0.759 | C | 0.004 | no | 0.800 | D | 0.005 | no |
| 2 | Robertson Blvd & Cashio St | 0.717 | C | 0.578 | A | 0.722 | C | 0.005 | no | 0.581 | A | 0.003 | no |
| 3 | Robertson Blvd & Pickford St | 0.630 | B | 0.469 | A | 0.634 | B | 0.004 | no | 0.471 | A | 0.002 | no |
| 4 | La Cienega Blvd & Pico Blvd | 0.864 | D | 0.886 | D | 0.866 | D | 0.002 | no | 0.887 | D | 0.001 | no |
| 5 | La Cienega Blvd & Cashio St | 0.516 | A | 0.539 | A | 0.516 | A | 0.000 | no | 0.540 | A | 0.001 | no |

**1434 S. Robertson Blvd., DOT Case No. CEN17-45326**

**Attachment 2 (page 1/2)**




1 SITE PLAN
SCALE: 1/8"=1'-0"

alajajian - marcoosi architects inc.

THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECTS, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.

Alajajian Marcoosi Architects Inc.
320 W. Arden Ave. Suite 120
Glendale, CA 91203
Phone: (818) 244-5130
Fax: (818) 551-1613
E-mail: aramar@worldnet.att.net

Owner:

Project Name:
**HOTEL**

Project Adress:
**1434-1450 S. ROBERTSON BLVD LOS ANGELES, CA**

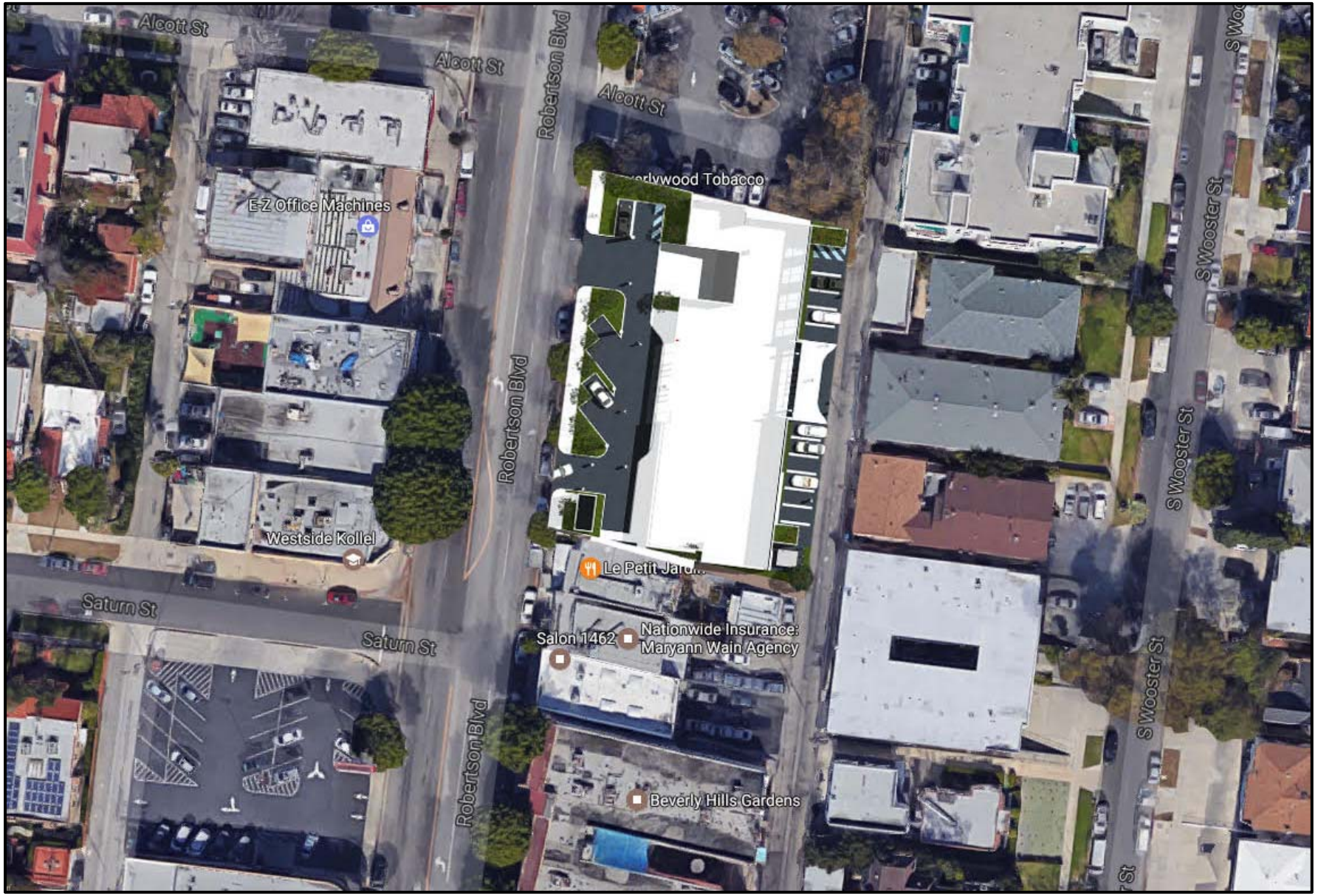
**SITE PLAN**

Scale: 1/8"=1'-0"

Figure 3a

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE
- JOB NO
- SHEET NO

**A-1.1**




Source: Google Maps, 2017

## Table 1: Robertson Blvd Hotel Trip Generation[1]

| Land Use (ITE Code) | Size | Units | AM Peak Hour Trips | | | | PM Peak Hour Trips | | | | Daily Trips | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Rate | Total | In | Out | Rate | Total | In | Out | Rate | Total |
| **New Project Land Use Added** | | | | | | | | | | | | |
| Hotel (310) | 112 | Rooms | 0.53 | 59 | 35 | 24 | 0.60 | 67 | 34 | 33 | 8.17 | 915 |
| **Existing Land Use Removed** | | | | | | | | | | | | |
| Retail | 7.459 | Tsf | 0.96 | -7 | -4 | -3 | 3.71 | -28 | -13 | -15 | 42.70 | -318 |
| Apartments | 10 | Tsf | 0.51 | -5 | -1 | -4 | 0.62 | -6 | -4 | -2 | 6.65 | -67 |
| **Total Trip Generation** | | | | **47** | **30** | **17** | **-** | **33** | **17** | **16** | **-** | **530** |

[1] ITE "Trip Generation" Manual, 9th Edition, 2012

# 10.0 FREEWAY IMPACT ANALYSIS SCREENING CRITERIA

## 10.1 Off-Ramp Screening Analysis

Section E of the *LADOT Traffic Study Policies and Procedures*, Freeway Impact Analysis Screening Criteria, requires that an analysis be performed to determine whether a detailed freeway impact analysis will be necessary. The following analysis indicates that a focused freeway analysis will not be required.

The established criteria sets forth that further off-ramp analysis may be required if the Level of Service of any ramps in the project study area operate at a Level of Service D or worse and the Project related trips would result in a 1% (if LOS D) or 2% (if LOS E or F) more increase to the capacity of the freeway off-ramp facility.

*Table 8: Freeway Off-Ramp Screening Analysis*

| Off-Ramp Name | Off-Ramp Capacity | Number of Lanes | Total Capacity | AM | | PM | | Freeway Analysis Required? |
|---|---|---|---|---|---|---|---|---|
| | | | | Trips Generated | % of Capacity | Trips Generated | % of Capacity | |
| 10 Fwy Off-Ramp & Robertson Blvd[1] | 850 Veh/Hr/Ln | 2 | 1700 Veh/Hr | 5[2] | 0.29% | 3[2] | 0.18% | No[3] |

1. Nearest Off-Ramp
2. Conservatively assumes 15% of inbound trips come from single off-ramp
3. To provide a conservative screening analysis, freeway off-ramp facility is assumed to operate at a LOS F.

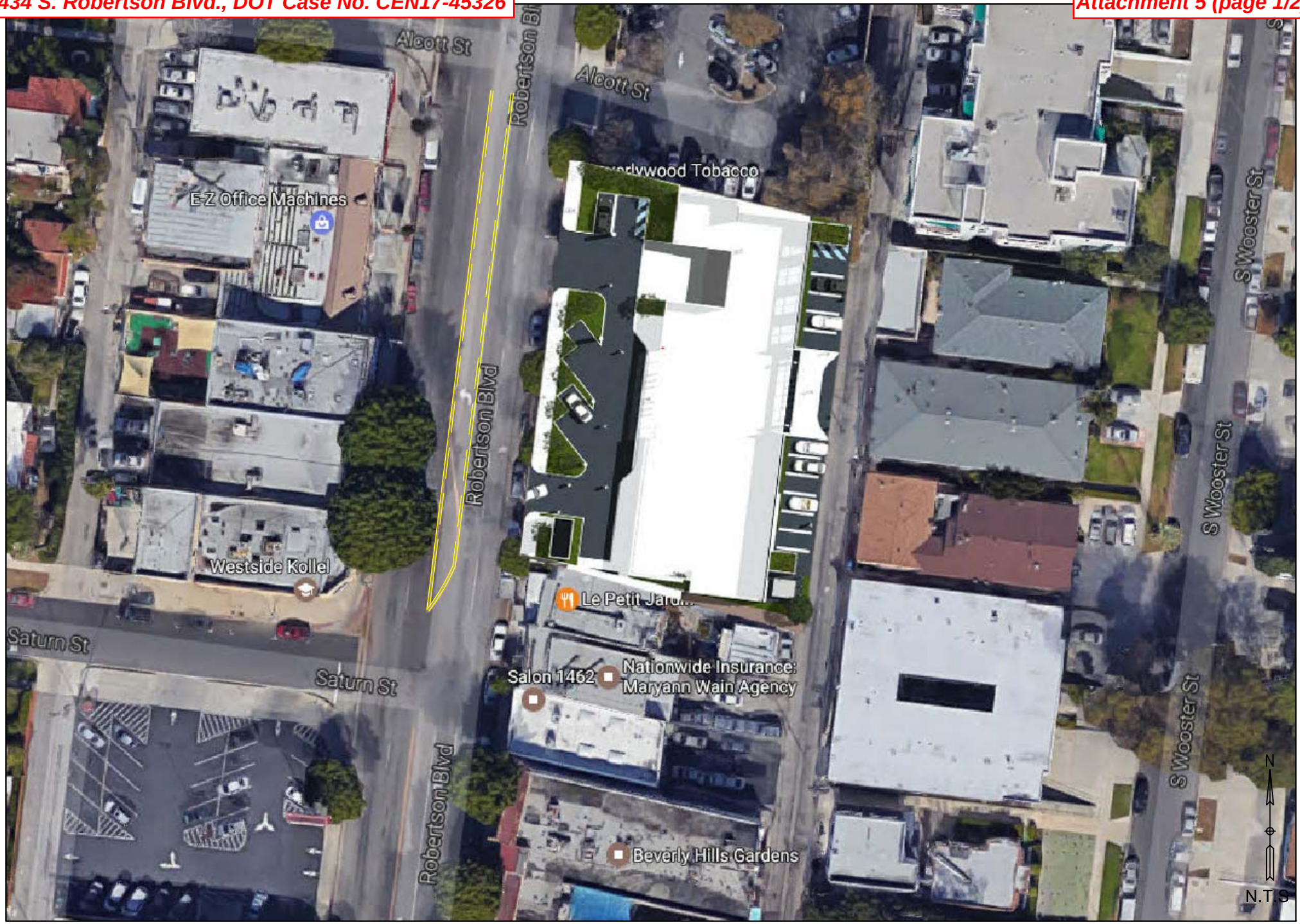
## 10.2 Freeway Mainline Screening Analysis

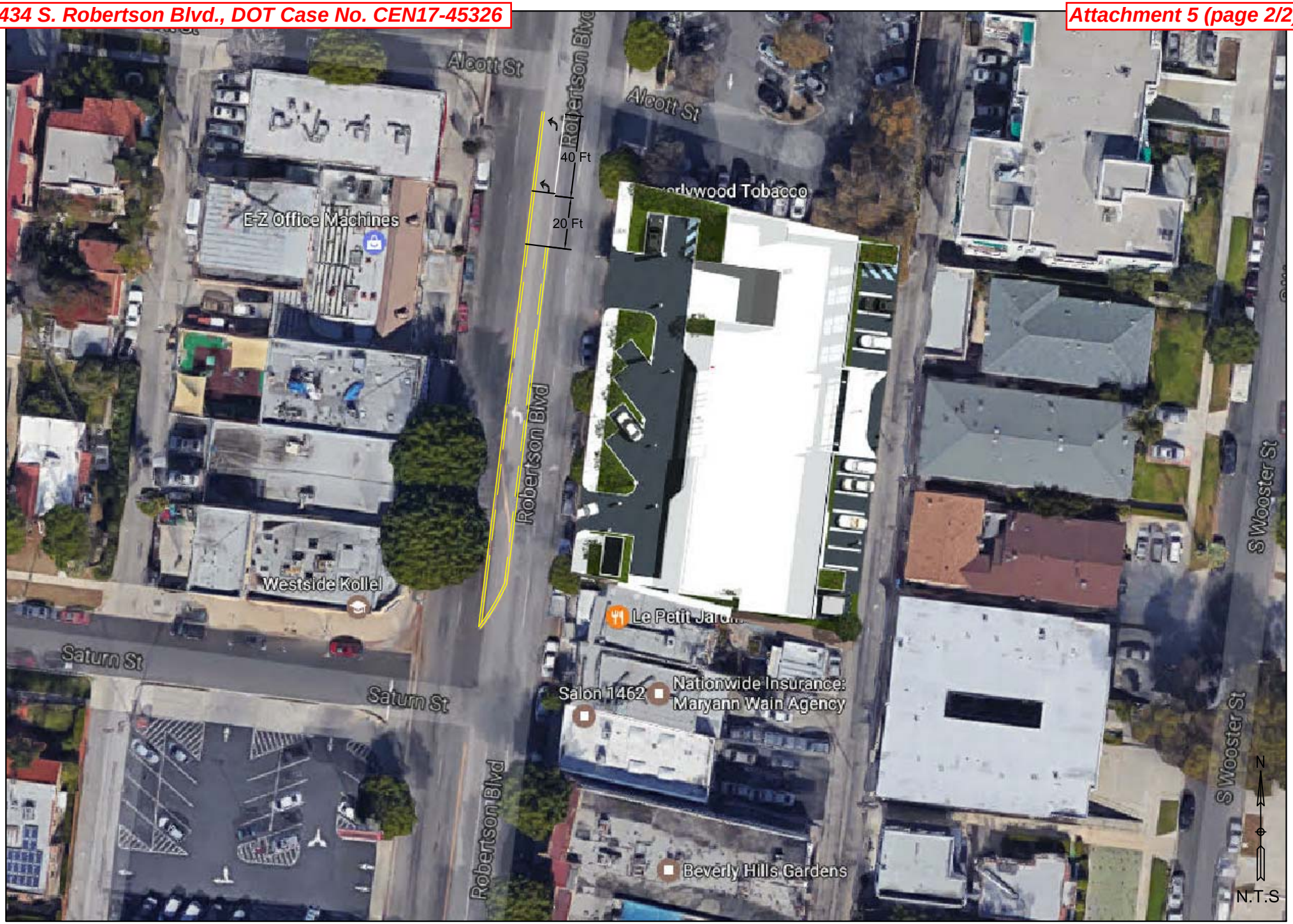
Furthermore, the established criteria sets forth that further freeway segment analysis may be required if the project related trips would result in a 1% or more increase to the freeway mainline capacity of a freeway segment operating at a Level of Service E or F.

*Table 9: Freeway Mainline Screening Analysis*

| Freeway Mainline Segment | Mainline Capacity | Number of Lanes | Total Capacity | AM | | PM | | Freeway Analysis Required? |
|---|---|---|---|---|---|---|---|---|
| | | | | Trips Generated | % of Capacity | Trips Generated | % of Capacity | |
| 10 Fwy near Robertson Blvd | 2000 Veh/Hr/Ln | 5 | 10,000 Veh/Hr | 5[2] | 0.05% | 4[2] | 0.04% | No[3] |

1. Nearest freeway mainline facility
2. Conservatively assumes 20% of trips generated from nearest freeway segment.
3. To provide a conservative screening analysis, freeway mainline segment is assumed to operate at a LOS F.


Alcott St
Robertson Blvd
Alcott St
E-Z Office Machines
Robertson Blvd
S Wooster St
S Wooster St
Westside Kollel
Saturn St
Saturn St
Salon 1462
Nationwide Insurance:
Maryann Wain Agency
Robertson Blvd
Beverly Hills Gardens
S Wooster St
N
N.T.S




**JB & ASSOCIATES**

Two-Way Left Turn (Option 2)

FORM GEN. 160A (Rev. 1/82)

**CITY OF LOS ANGELES**

INTER-DEPARTMENTAL CORRESPONDENCE

1434 S Robertson Bl.
DOT Case No. CEN 20-49818

Date: July 6, 2020

To: Milena Zasadzien, Senior City Planner
Department of City Planning

From: Wes Pringle, Transportation Engineer
Department of Transportation

Subject: **TRANSPORTATION IMPACT ASSESSMENT FOR ROBERTSON HOTEL PROJECT LOCATED AT 1434-1450 S. ROBERTSON BOULEVARD**

*On January 17, 2019, the Department of Transportation (DOT) issued an initial traffic assessment report to the Department of City Planning on the Robertson Hotel project located at 1434-1450 S. Robertson Boulevard, Los Angeles. In this initial traffic study, which was subjected to the Transportation Impact Study Guidelines, it was determined that out of the **five** signalized, **none** of those study intersections would result in a significant impact due to the project-related traffic. However, subsequent to the releasing of this report, on October 10, 2019, pursuant to Senate Bill (SB) 743 and the recent changes to Section 15064.3 of the State's California Environmental Quality Act (CEQA) Guidelines, the City of Los Angeles adopted vehicle miles traveled (VMT) as the criteria by which to determine transportation impacts under CEQA. Therefore, in response to this action the applicant submitted a VMT analysis for the proposed project in addition to the previous analysis submitted on March 1st, 2020. Therefore, please replace the previous January 17, 2019 assessment, in its entirety, with this report which addresses the totality of the transportation analysis.*

---

The Department of Transportation (DOT) has reviewed the transportation analyses prepared by Jano Baghdanian & Associates, for the Robertson Hotel project located at 1434-1450 S. Robertson Boulevard, Los Angeles. In compliance with Senate Bill 743 and the California Environmental Quality Act (CEQA), a vehicle miles traveled (VMT) analysis is required to identify the project's ability to promote the reduction of green-house gas emissions, access to diverse land-uses, and the development of multi-modal networks. The significance of a project's impact in this regard is measured against the VMT thresholds established in DOT's Transportation Assessment Guidelines (TAG), as described below.

**DISCUSSION AND FINDINGS**

A. Project Description

The project site is currently developed with a total of approximately 7,459 square feet retail and 10 residential apartment units. The project would be replacing the existing structures with the construction of a new 6-story Hotel building containing 136 guest rooms over a one-level subterranean parking garage structure. Project proposes a one-way driveway on Robertson Boulevard for ingress and two driveways in the alley, abutting the west side of the project site.

The northerly driveway on the alley is one-way for egress and the southerly driveway on the alley is a two-way driveway for ingress and egress. The two-way driveway in the alley will also be used for deliveries to the site. The project is expected to be completed by 2022. A copy of the site plan is provided as **Attachment A.**

B. CEQA Screening Threshold

Prior to accounting for trip reductions resulting from the application of Transportation Demand Management (TDM) Strategies, a trip generation analysis was conducted to determine if the project would exceed the net 250 daily vehicle trips screening threshold. Using the City of Los Angeles VMT Calculator tool, which draws upon trip rate estimates published in the Institute of Transportation Engineers' (ITE's) Trip Generation, **9th Edition** manual as well as applying trip generation adjustments when applicable, based on sociodemographic data and the built environment factors of the project's surroundings, it was determined that the project **does** exceed the net 250 daily vehicle trips threshold. A copy of the VMT calculator screening page, with the corresponding net daily trips estimate, is provided as **Attachment B** to this report.

C. Transportation Impacts

On July 30, 2019, pursuant to Senate Bill (SB) 743 and the recent changes to Section 15064.3 of the State's California Environmental Quality Act (CEQA) Guidelines, the City of Los Angeles adopted vehicle miles traveled (VMT) as a criteria in determining transportation impacts under CEQA. The new DOT Transportation Assessment Guidelines (TAG) provide instructions on preparing transportation assessments for land use proposals and defines the significant impact thresholds.

The DOT VMT Calculator tool measures project impact in terms of Household VMT per Capita, and Work VMT per Employee. DOT identified distinct thresholds for significant VMT impacts for each of the seven Area Planning Commission (APC) areas in the City. For the Central APC area, in which the project is located, the following thresholds have been established:

- Household VMT per Capita: 6.0
- Work VMT per Employee: 7.6

As cited in the VMT Analysis report, the work VMT projection, after applying following TDM strategies, is **7.6, as compare to 9.8**. The Project does not propose any residential uses. Therefore, it is concluded that implementation of the Project would **not** result in any significant Household or Work VMT impacts. A copy of the VMT Calculator summary report is provided as **attachment B** to this report.

Additionally, the analysis included further discussion of the transportation impact thresholds:
T-1 Conflicting with plans, programs, ordinances, or policies
T-2.1 Causing substantial vehicle miles traveled
T-3 Substantially increasing hazards due to a geometric design feature or incompatible use

The assessment determined that the project would **not** have a significant transportation impact under Thresholds T-1 and T-3. A project's impact per Threshold T-2.1 is determined by using the

VMT calculator and is discussed further below. A copy of the VMT Calculator summary report is provided as **Attachment B**.

To mitigate the VMT impact, the applicant is proposing these TDM strategies: reduce parking supply, unbundle parking, promotions and marketing, transit subsidy, implement/improve on-street bicycle facility, include bike parking per Los Angeles Municipal Code (LAMC), include secure bike parking and showers per LAMC. When applying these TDM strategies in the VMT Calculator, the proposed project is projected Work VMT per employee of 7.6. Therefore, it is concluded that implementation of the project would result in no significant VMT impact. A copy of the VMT Calculator summary report is provided as **Attachment B**.

D. Access and Circulation

During the preparation of the new CEQA guidelines, the State's Office of Planning and Research stressed that lead agencies can continue to apply traditional operational analysis requirements to inform land use decisions provided that such analyses were outside of the CEQA process. The authority for requiring non-CEQA transportation analysis and requiring improvements to address potential circulation deficiencies, lies in the City of Los Angeles' Site Plan Review authority as established in Section 16.05 of the Los Angeles Municipal Code (LAMC), Section 16.05. Therefore, DOT continues to require and review a project's site access, circulation, and operational plan to determine if any safety and access enhancements, transit amenities, intersection improvements, traffic signal upgrades, neighborhood traffic calming, or other improvements are needed. In accordance with this authority, the project has completed a circulation analysis using a "level of service" screening methodology of the trips generated by the proposed development. DOT has reviewed this analysis and determined that it adequately discloses operational concerns. A copy of the circulation analysis table that summarizes these potential deficiencies is provided as **Attachment C** to this report.

**PROJECT REQUIREMENTS**

**A. CEQA-Related Mitigation**

LADOT recommends that the applicant be required to implement the following transportation demand management (TDM) mitigation measures:

- Parking Cash-Out – The Project's tenants would comply with the state parking cash-out law, which requires employers who provide subsidized parking to offer employees a cash allowance in lieu of a parking space. The intention of the subsidy is to cover the costs related to the potential alternative forms of transportation for each employee such that no out of pocket expenses are incurred.

- Promotions and Marketing – Employees and residents would be provided with materials and promotions encouraging use of alternative modes of transportation. This type of campaign helps to raise awareness of the options available to people who may never consider any alternatives to driving.

- Include Bike Parking per LAMC – The project will provide indoor bicycle parking spaces and repair station, which will support safe and comfortable bicycle travel to the project.

- Include Secure Bike Parking and Showers per LAMC –This strategy involves implementation of additional end-of-trip bicycle facilities to support safe and comfortable bicycle travel by providing amenities at the project.

**B. Non-CEQA Related Requirements and Considerations**

To comply with transportation and mobility goals and provisions of adopted City plans and ordinances, the applicant should be required to implement the following:

1. Construction Impacts
   DOT recommends that a construction work site traffic control plan be submitted to DOT's Citywide Temporary Traffic Control Section or Permit Plan Review Section for review and approval prior to the start of any construction work. Refer to http://ladot.lacity.org/businesses/temporary-traffic-control-plans to determine which section to coordinate review of the work site traffic control plan. The plan should show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. DOT also recommends that all construction related truck traffic be restricted to off-peak hours.

2. Highway Dedication and Street Widening Requirements
   Per the new Mobility Element, **Robertson Boulevard**, has been designated as a Modified Avenue II, which would require a 30-foot half-width roadway within a 80-foot half-width right-of-way.

3. Parking Requirements
   The traffic study indicated that the project would provide a total of **77 vehicle parking** spaces on-site. The applicant should check with the Department of Building and Safety on the number of Code-required parking spaces needed for the project.

4. Driveway Access and Circulation
   Project proposes a one-way driveway on Robertson Boulevard for ingress and two driveways in the alley, abutting the west side of the project site. The northerly driveway on the alley is one-way for egress and the southerly driveway on the alley is a two-way driveway for ingress and egress. All deliveries and truck loading/unloading shall take place along the alley way only. If delivery trucks are expected during peak hours a dock manager shall be available on-site to facilitate loading zone. The proposed site plan illustrated in **Attachment D** is acceptable to DOT; however, review of the study does not constitute approval of internal circulation schemes and driveway dimensions. Those require separate review and approval and should be coordinated with DOT's Citywide Planning Coordination Section (201 N. Figueroa Street, 5th Floor, Station 3, @ 213-482-7024). In order to minimize and prevent last minute building design changes, the applicant should contact DOT, prior to the commencement of building or parking layout design efforts, for driveway width and internal circulation requirements. Any changes to the project's site access, circulation scheme, or loading/unloading area after issuance of this report would require separate review and approval and should be coordinated as well.

5. Development Review Fees
   An ordinance adding Section 19.15 to the Los Angeles Municipal Code relative to application fees paid to DOT for permit issuance activities was adopted by the Los Angeles City Council in 2009 and updated in 2014. Ordinance No. 183270 identifies specific fees for traffic study review, condition clearance, and permit issuance. The applicant shall comply with any applicable fees per this ordinance.

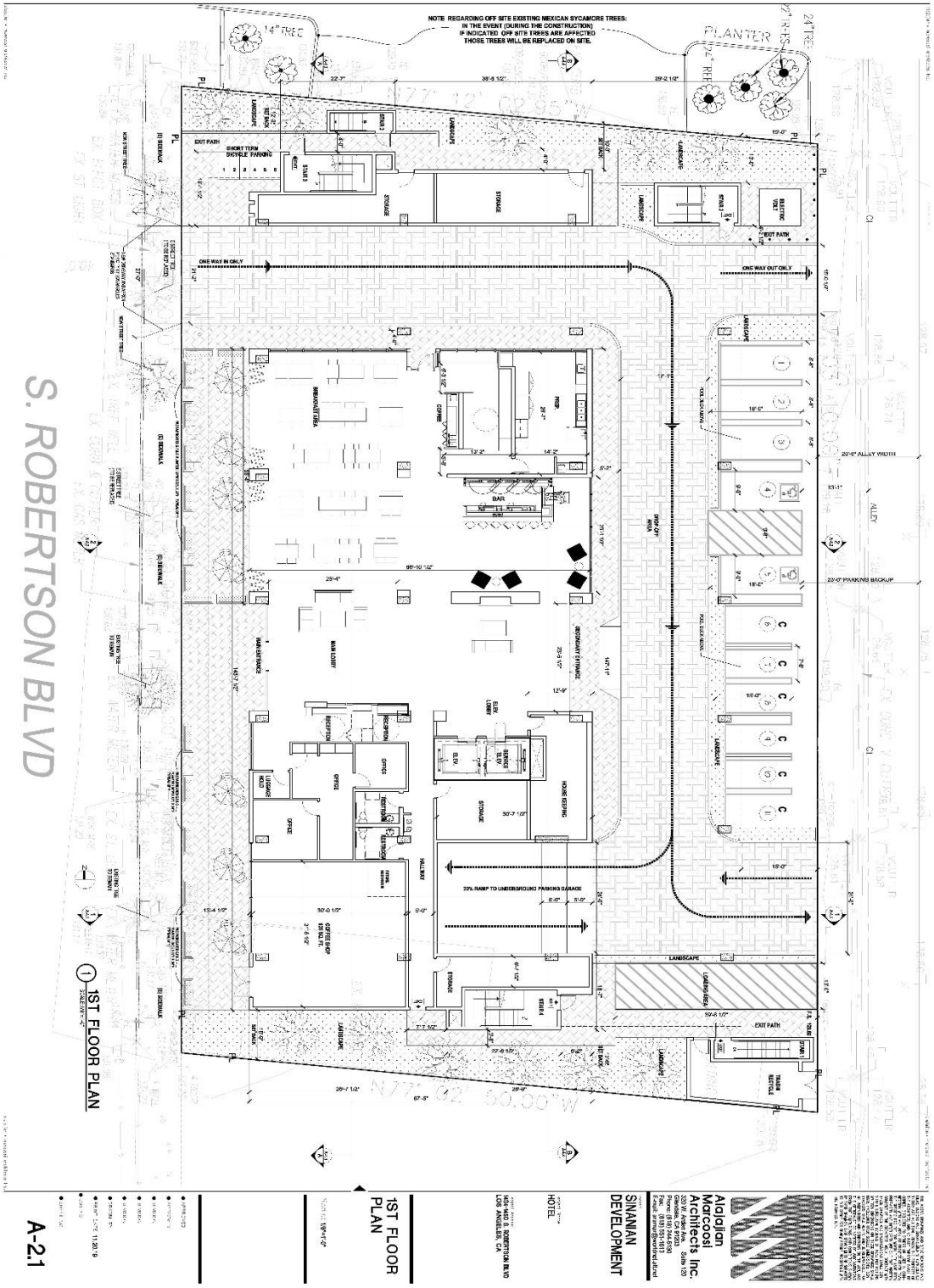
If you have any questions, please contact Russell Hasan at (213) 482-7117.

Attachments

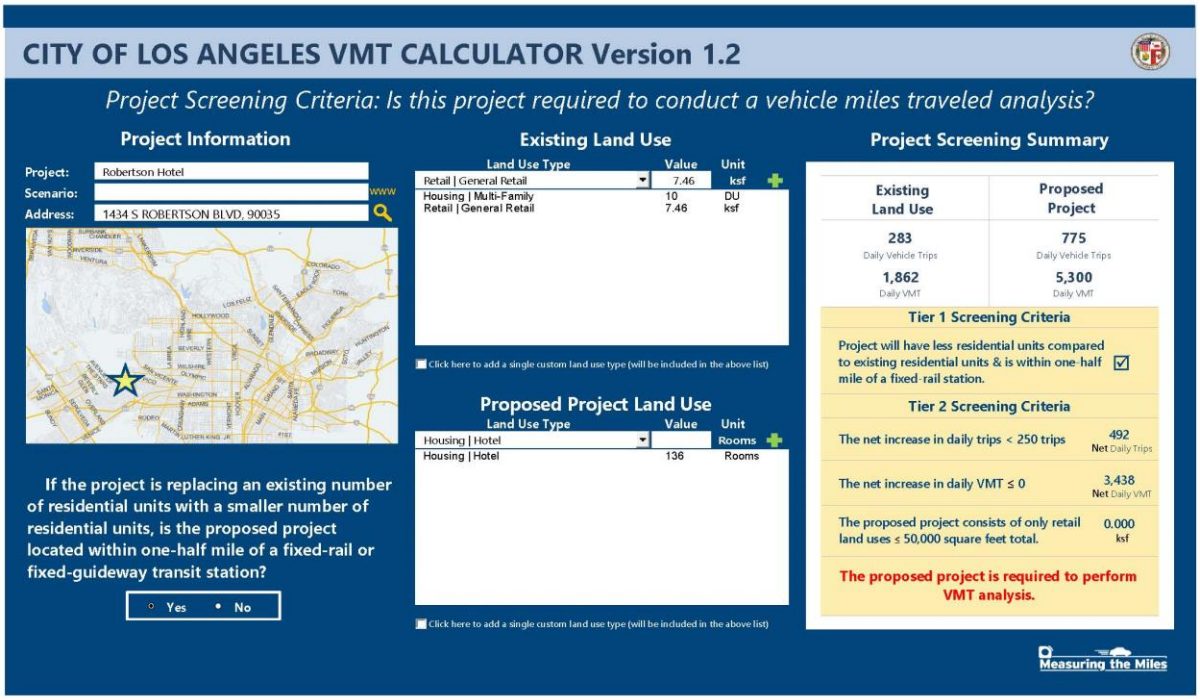
*C:\Users\316246\Downloads\CEN 20-49818_1434 S Robertson Bl Hotel_CEQA_Rev1.docx*

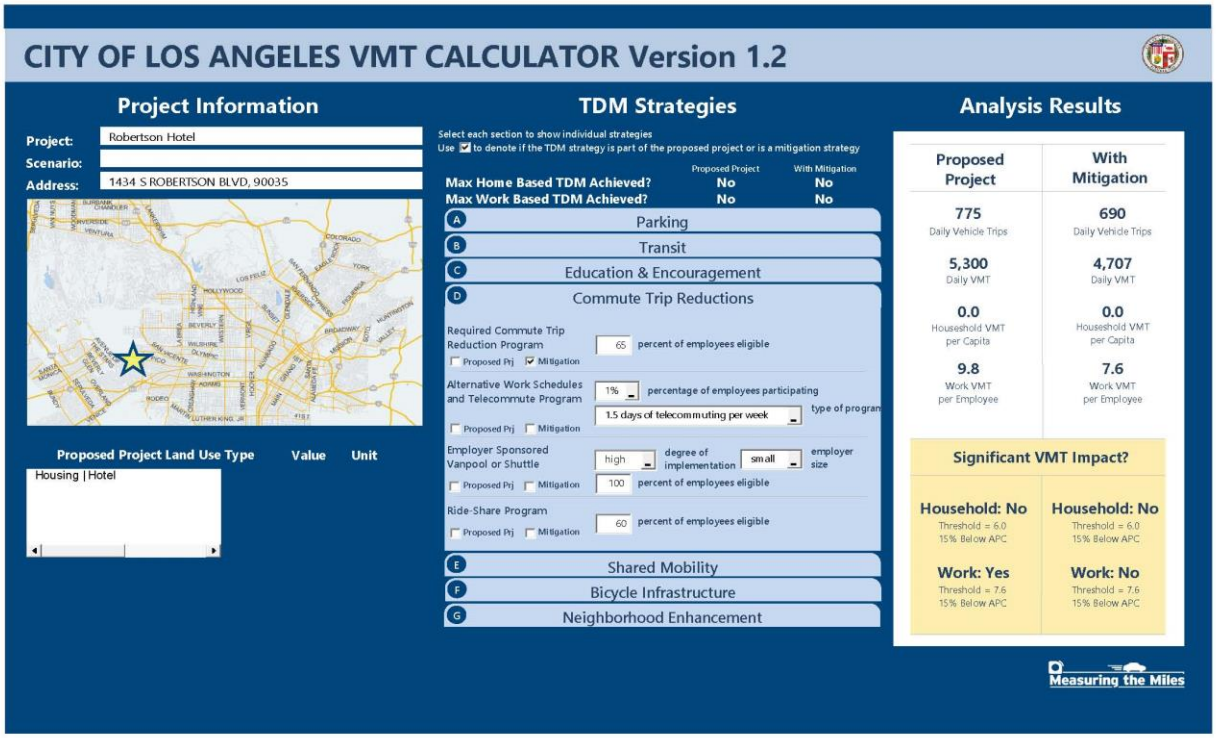
c: Daniel Skolnick, Council District 5
Rudy Guevara, Western District Office, DOT
Taimour Tanavoli, Case Management Office, DOT
Matthew Masuda, Central District, BOE
Jano Baghdanian, JB & Associates, LLC.

Attachment A



Attachment B




CITY OF LOS ANGELES VMT CALCULATOR Version 1.2
Project Information
Project: Robertson Hotel
Scenario:
Address: 1434 S ROBERTSON BLVD, 90035
Proposed Project Land Use Type
Value
Unit
Housing | Hotel
TDM Strategies
Select each section to show individual strategies
Use to denote if the TDM strategy is part of the proposed project or is a mitigation strategy
Proposed Project
With Mitigation
Max Home Based TDM Achieved? No No
Max Work Based TDM Achieved? No No
A Parking
B Transit
C Education & Encouragement
D Commute Trip Reductions
Required Commute Trip Reduction Program
65 percent of employees eligible
Proposed Prj Mitigation
Alternative Work Schedules and Telecommute Program
1% percentage of employees participating
1.5 days of telecommuting per week type of program
Proposed Prj Mitigation
Employer Sponsored Vanpool or Shuttle
high degree of implementation
small employer size
Proposed Prj Mitigation
100 percent of employees eligible
Ride-Share Program
60 percent of employees eligible
Proposed Prj Mitigation
E Shared Mobility
F Bicycle Infrastructure
G Neighborhood Enhancement
Analysis Results
Proposed Project
With Mitigation
775
Daily Vehicle Trips
690
Daily Vehicle Trips
5,300
Daily VMT
4,707
Daily VMT
0.0
Household VMT per Capita
0.0
Household VMT per Capita
9.8
Work VMT per Employee
7.6
Work VMT per Employee
Significant VMT Impact?
Household: No
Threshold = 6.0
15% Below APC
Household: No
Threshold = 6.0
15% Below APC
Work: Yes
Threshold = 7.6
15% Below APC
Work: No
Threshold = 7.6
15% Below APC
Measuring the Miles

3/30/2020

**CITY OF LOS ANGELES VMT CALCULATOR**

**Report 1: Project & Analysis Overview**

Date: March 30, 2020
Project Name: Robertson Hotel
Project Scenario:
Project Address: 1434 S ROBERTSON BLVD, 90035

Version 1.2

**Project Information**

| Land Use Type | | Value | Units |
|---|---|---|---|
| Housing | Single Family | 0 | DU |
| | Multi Family | 0 | DU |
| | Townhouse | 0 | DU |
| | Hotel | 136 | Rooms |
| | Motel | 0 | Rooms |
| Affordable Housing | Family | 0 | DU |
| | Senior | 0 | DU |
| | Special Needs | 0 | DU |
| | Permanent Supportive | 0 | DU |
| Retail | General Retail | 0.000 | ksf |
| | Furniture Store | 0.000 | ksf |
| | Pharmacy/Drugstore | 0.000 | ksf |
| | Supermarket | 0.000 | ksf |
| | Bank | 0.000 | ksf |
| | Health Club | 0.000 | ksf |
| | High-Turnover Sit-Down Restaurant | 0.000 | ksf |
| | Fast-Food Restaurant | 0.000 | ksf |
| | Quality Restaurant | 0.000 | ksf |
| | Auto Repair | 0.000 | ksf |
| | Home Improvement | 0.000 | ksf |
| | Free-Standing Discount | 0.000 | ksf |
| | Movie Theater | 0 | Seats |
| Office | General Office | 0.000 | ksf |
| | Medical Office | 0.000 | ksf |
| Industrial | Light Industrial | 0.000 | ksf |
| | Manufacturing | 0.000 | ksf |
| | Warehousing/Self-Storage | 0.000 | ksf |
| School | University | 0 | Students |
| | High School | 0 | Students |
| | Middle School | 0 | Students |
| | Elementary | 0 | Students |
| | Private School (K-12) | 0 | Students |
| Other | | 0 | Trips |

Project and Analysis Overview
1 of 2

## CITY OF LOS ANGELES VMT CALCULATOR

**Report 1: Project & Analysis Overview**

Date: March 30, 2020
Project Name: Robertson Hotel
Project Scenario:
Project Address: 1434 S ROBERTSON BLVD, 90035

Version 1.2

| Analysis Results | | | |
|---|---|---|---|
| Total Employees: 68 | | | |
| Total Population: 0 | | | |
| ***Proposed Project*** | | ***With Mitigation*** | |
| 775 | Daily Vehicle Trips | 690 | Daily Vehicle Trips |
| 5,300 | Daily VMT | 4,707 | Daily VMT |
| 0 | Household VMT per Capita | 0 | Household VMT per Capita |
| 9.8 | Work VMT per Employee | 7.6 | Work VMT per Employee |

| Significant VMT Impact? | | | |
|---|---|---|---|
| **APC: Central** | | | |
| Impact Threshold: 15% Below APC Average<br>Household = 6.0<br>Work = 7.6 | | | |
| ***Proposed Project*** | | ***With Mitigation*** | |
| **VMT Threshold** | **Impact** | **VMT Threshold** | **Impact** |
| Household > 6.0 | No | Household > 6.0 | No |
| Work > 7.6 | Yes | Work > 7.6 | No |

Project and Analysis Overview
2 of 2

**CITY OF LOS ANGELES VMT CALCULATOR**

Report 2: TDM Inputs

Date: March 30, 2020
Project Name: Robertson Hotel
Project Scenario:
Project Address: 1434 S ROBERTSON BLVD, 90035

Version 1.2

**TDM Strategy Inputs**

| Strategy Type | | Description | Proposed Project | Mitigations |
|---|---|---|---|---|
| Parking | Reduce parking supply | City code parking provision (spaces) | 71 | 71 |
| | | Actual parking provision (spaces) | 77 | 77 |
| | *Unbundle parking* | *Monthly cost for parking ($)* | *$0* | *$0* |
| | *Parking cash-out* | *Employees eligible (%)* | *0%* | *0%* |
| | *Price workplace parking* | *Daily parking charge ($)* | *$0.00* | *$0.00* |
| | | *Employees subject to priced parking (%)* | *0%* | *0%* |
| | *Residential area parking permits* | *Cost of annual permit ($)* | *$0* | *$0* |

(cont. on following page)

Report 2: TDM Inputs
1 of 4

**CITY OF LOS ANGELES VMT CALCULATOR**
Report 2: TDM Inputs

Date: March 30, 2020
Project Name: Robertson Hotel
Project Scenario:
Project Address: 1434 S ROBERTSON BLVD, 90035

Version 1.2

**TDM Strategy Inputs, Cont.**

| Strategy Type | | Description | Proposed Project | Mitigations |
|---|---|---|---|---|
| Transit | Reduce transit headways | Reduction in headways (increase in frequency) (%) | 0% | 0% |
| | | Existing transit mode share (as a percent of total daily trips) (%) | 0% | 0% |
| | | Lines within project site improved (<50%, >=50%) | 0 | 0 |
| | Implement neighborhood shuttle | Degree of implementation (low, medium, high) | 0 | 0 |
| | | Employees and residents eligible (%) | 0% | 0% |
| | Transit subsidies | Employees and residents eligible (%) | 0% | 60% |
| | | Amount of transit subsidy per passenger (daily equivalent) ($) | $0.00 | $0.75 |
| Education & Encouragement | Voluntary travel behavior change program | Employees and residents participating (%) | 0% | 0% |
| | Promotions and marketing | Employees and residents participating (%) | 0% | 100% |

(cont. on following page)

Report 2: TDM Inputs
2 of 4

**CITY OF LOS ANGELES VMT CALCULATOR**
Report 2: TDM Inputs

Date: March 30, 2020
Project Name: Robertson Hotel
Project Scenario:
Project Address: 1434 S ROBERTSON BLVD, 90035

Version 1.2

**TDM Strategy Inputs, Cont.**

| Strategy Type | | Description | Proposed Project | Mitigations |
|---|---|---|---|---|
| Commute Trip Reductions | Required commute trip reduction program | Employees participating (%) | 0% | 65% |
| | Alternative Work Schedules and Telecommute | Employees participating (%) | 0% | 0% |
| | | Type of program | 0 | 0 |
| | Employer sponsored vanpool or shuttle | Degree of implementation (low, medium, high) | 0 | 0 |
| | | Employees eligible (%) | 0% | 0% |
| | | Employer size (small, medium, large) | 0 | 0 |
| | Ride-share program | Employees eligible (%) | 0% | 0% |
| Shared Mobility | Car share | Car share project setting (Urban, Suburban, All Other) | 0 | 0 |
| | Bike share | Within 600 feet of existing bike share station - OR- implementing new bike share station (Yes/No) | 0 | 0 |
| | School carpool program | Level of implementation (Low, Medium, High) | 0 | 0 |

(cont. on following page)

Report 2: TDM Inputs
3 of 4

**CITY OF LOS ANGELES VMT CALCULATOR**
Report 2: TDM Inputs

Date: March 30, 2020
Project Name: Robertson Hotel
Project Scenario:
Project Address: 1434 S ROBERTSON BLVD, 90035

Version 1.2

**TDM Strategy Inputs, Cont.**

| Strategy Type | | Description | Proposed Project | Mitigations |
|---|---|---|---|---|
| Bicycle Infrastructure | *Implement/Improve on-street bicycle facility* | *Provide bicycle facility along site (Yes/No)* | *0* | *0* |
| | Include Bike parking per LAMC | Meets City Bike Parking Code (Yes/No) | *0* | Yes |
| | Include secure bike parking and showers | Includes indoor bike parking/lockers, showers, & repair station (Yes/No) | *0* | Yes |
| Neighborhood Enhancement | *Traffic calming improvements* | *Streets with traffic calming improvements (%)* | *0%* | *0%* |
| | | *Intersections with traffic calming improvements (%)* | *0%* | *0%* |
| | Pedestrian network improvements | Included (within project and connecting off-site/within project only) | *0* | within project only |

Report 2: TDM Inputs
4 of 4

## CITY OF LOS ANGELES VMT CALCULATOR

**Report 3: TDM Outputs**

Date: March 30, 2020
Project Name: Robertson Hotel
Project Scenario:
Project Address: 1434 S ROBERTSON BLVD, 90035

*Version 1.2*

### TDM Adjustments by Trip Purpose & Strategy

**Place type: Compact Infill**

| | | *Home Based Work Production* | | *Home Based Work Attraction* | | *Home Based Other Production* | | *Home Based Other Attraction* | | *Non-Home Based Other Production* | | *Non-Home Based Other Attraction* | | *Source* |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | |
| Parking | Reduce parking supply | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | TDM Strategy Appendix, Parking sections 1 - 5 |
| | Unbundle parking | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | |
| | Parking cash-out | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | |
| | Price workplace parking | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | |
| | Residential area parking permits | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | |
| Transit | Reduce transit headways | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | TDM Strategy Appendix, Transit sections 1 - 3 |
| | Implement neighborhood shuttle | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | |
| | Transit subsidies | 0% | 4% | 0% | 4% | 0% | 4% | 0% | 4% | 0% | 4% | 0% | 4% | |
| Education & Encouragement | Voluntary travel behavior change program | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | TDM Strategy Appendix, Education & Encouragement sections 1 - 2 |
| | Promotions and marketing | 0% | 4% | 0% | 4% | 0% | 4% | 0% | 4% | 0% | 4% | 0% | 0% | |
| Commute Trip Reductions | Required commute trip reduction program | 0% | 0% | 0% | 14% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | TDM Strategy Appendix, Commute Trip Reductions sections 1 - 4 |
| | Alternative Work Schedules and Telecommute Program | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | |
| | Employer sponsored vanpool or shuttle | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | |
| | Ride-share program | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | |
| Shared Mobility | Car-share | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | TDM Strategy Appendix, Shared Mobility sections 1 - 3 |
| | Bike share | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | |
| | School carpool program | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | |

## CITY OF LOS ANGELES VMT CALCULATOR

Report 3: TDM Outputs

Date: March 30, 2020
Project Name: Robertson Hotel
Project Scenario:
Project Address: 1434 S ROBERTSON BLVD, 90035

Version 1.2

### TDM Adjustments by Trip Purpose & Strategy, Cont.

Place type: Compact Infill

| | | Home Based Work Production | | Home Based Work Attraction | | Home Based Other Production | | Home Based Other Attraction | | Non-Home Based Other Production | | Non-Home Based Other Attraction | | Source |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | |
| Bicycle Infrastructure | Implement/ Improve on-street bicycle facility | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | TDM Strategy Appendix, Bicycle Infrastructure sections 1 - 3 |
| | Include Bike parking per LAMC | 0.0% | 0.6% | 0.0% | 0.6% | 0.0% | 0.6% | 0.0% | 0.6% | 0.0% | 0.6% | 0.0% | 0.6% | |
| | Include secure bike parking and showers | 0.0% | 0.6% | 0.0% | 0.6% | 0.0% | 0.6% | 0.0% | 0.6% | 0.0% | 0.6% | 0.0% | 0.6% | |
| Neighborhood Enhancement | Traffic calming improvements | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | TDM Strategy Appendix, Neighborhood Enhancement sections 1 - 2 |
| | Pedestrian network improvements | 0.0% | 1.0% | 0.0% | 1.0% | 0.0% | 1.0% | 0.0% | 1.0% | 0.0% | 1.0% | 0.0% | 1.0% | |

### Final Combined & Maximum TDM Effect

| | Home Based Work Production | | Home Based Work Attraction | | Home Based Other Production | | Home Based Other Attraction | | Non-Home Based Other Production | | Non-Home Based Other Attraction | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated |
| COMBINED TOTAL | 0% | 10% | 0% | 22% | 0% | 10% | 0% | 10% | 0% | 10% | 0% | 6% |
| MAX. TDM EFFECT | 0% | 10% | 0% | 22% | 0% | 10% | 0% | 10% | 0% | 10% | 0% | 10% |

*= Minimum (X%, 1-[(1-A)*(1-B)…])*
*where X%=*

| | | |
|---|---|---|
| PLACE TYPE MAX: | urban | 75% |
| | compact infill | 40% |
| | suburban center | 20% |
| | suburban | 15% |

Note: (1-[(1-A)*(1-B)…]) reflects the dampened combined effectiveness of TDM Strategies (e.g., A, B,…). See the TDM Strategy Appendix (*Transportation Assessment Guidelines Attachment G)* for further discussion of dampening.

Report 3: TDM Outputs
2 of 2

# CITY OF LOS ANGELES VMT CALCULATOR

**Report 4: MXD Methodology**

Date: March 30, 2020
Project Name: Robertson Hotel
Project Scenario:
Project Address: 1434 S ROBERTSON BLVD, 90035

*Version 1.2*

## MXD Methodology - Project Without TDM

| | Unadjusted Trips | MXD Adjustment | MXD Trips | Average Trip Length | Unadjusted VMT | MXD VMT |
|---|---|---|---|---|---|---|
| Home Based Work Production | 0 | 0.0% | 0 | 6.5 | 0 | 0 |
| Home Based Other Production | 0 | 0.0% | 0 | 4.9 | 0 | 0 |
| Non-Home Based Other Production | 101 | -9.9% | 91 | 7.2 | 727 | 655 |
| Home-Based Work Attraction | 99 | -20.2% | 79 | 8.4 | 832 | 664 |
| Home-Based Other Attraction | 810 | -36.5% | 514 | 6.7 | 5,427 | 3,444 |
| Non-Home Based Other Attraction | 101 | -9.9% | 91 | 5.9 | 596 | 537 |

## MXD Methodology with TDM Measures

| | *Proposed Project* | | | *Project with Mitigation Measures* | | |
|---|---|---|---|---|---|---|
| | TDM Adjustment | Project Trips | Project VMT | TDM Adjustment | Mitigated Trips | Mitigated VMT |
| Home Based Work Production | 0.0% | 0 | 0 | -9.6% | 0 | 0 |
| Home Based Other Production | 0.0% | 0 | 0 | -9.6% | 0 | 0 |
| Non-Home Based Other Production | 0.0% | 91 | 655 | -9.6% | 82 | 592 |
| Home-Based Work Attraction | 0.0% | 79 | 664 | -22.0% | 62 | 518 |
| Home-Based Other Attraction | 0.0% | 514 | 3,444 | -9.6% | 464 | 3,112 |
| Non-Home Based Other Attraction | 0.0% | 91 | 537 | -9.6% | 82 | 485 |

## MXD VMT Methodology Per Capita & Per Employee

Total Population: 0
Total Employees: 68
APC: Central

| | *Proposed Project* | *Project with Mitigation Measures* |
|---|---|---|
| *Total Home Based Production VMT* | **0** | **0** |
| *Total Home Based Work Attraction VMT* | **664** | **518** |
| *Total Home Based VMT Per Capita* | **0.0** | **0.0** |
| *Total Work Based VMT Per Employee* | **9.8** | **7.6** |

Report 4: MXD Methodologies
1 of 1

Attachment C

## *Table 3: Original Traffic Study LOS Findings*

| Study Intersections | | Future Conditions | | | | Future Plus Project Conditions | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | AM Peak | | PM Peak | | AM Peak | | | | PM Peak | | | |
| | | V/C | LOS | V/C | LOS | V/C | LOS | Change in v/c | Significant Impact | V/C | LOS | Change in v/c | Significant Impact |
| 1 | Robertson Blvd & Pico Blvd | 0.755 | C | 0.795 | C | 0.759 | C | 0.004 | no | 0.800 | D | 0.005 | no |
| 2 | Robertson Blvd & Cashio St | 0.717 | C | 0.578 | A | 0.722 | C | 0.005 | no | 0.581 | A | 0.003 | no |
| 3 | Robertson Blvd & Pickford St | 0.630 | B | 0.469 | A | 0.634 | B | 0.004 | no | 0.471 | A | 0.002 | no |
| 4 | La Cienega Blvd & Pico Blvd | 0.864 | D | 0.886 | D | 0.866 | D | 0.002 | no | 0.887 | D | 0.001 | no |
| 5 | La Cienega Blvd & Cashio St | 0.516 | A | 0.539 | A | 0.516 | A | 0.000 | no | 0.540 | A | 0.001 | no |

## *Table 4: Modified Project LOS Findings*

| Study Intersection | | Original Study Findings | | | | Modified Project Analysis | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Future w/o Project | | Future + Project | | Additional Peak Hour Trips[1] | "Worst Case" Scenario Increase in V/C[2] | Future + Project Modified | | | |
| | | V/C | LOS | V/C | LOS | | | V/C[3] | LOS | Change in V/C[4] | Significant Impact[5] |
| 1 | Robertson Blvd & Pico Blvd (PM) | 0.795 | C | 0.800 | D | 15 | 0.009 | 0.809 | D | 0.014 | No |
| 2 | La Cienega Blvd & Pico Blvd (AM) | 0.864 | D | 0.866 | D | 5 | 0.003 | 0.869 | D | 0.005 | No |
| 3 | La Cienega Blvd & Pico Blvd (PM) | 0.886 | D | 0.887 | D | 15 | 0.009 | 0.896 | D | 0.010 | No |

1. *Per Table 1, Modified Project Trip Generation*
2. *"Worst Case" Scenario defined as the addition of all additional peak hour trips to critical movements* $\left(\frac{Additional\ Critical\ Movement\ Trips}{Saturation\ Flow\ Rate}\right)$
3. *Calculated as Future + Project conditions from original study + "Worst Case" scenario change in V/C.*
4. *Based on a comparison of the Future w/o Project condition and the Future + Project Modified condition*
5. *Based on the City of Los Angeles' threshold of significance defined as a change in V/C ≥ 0.020 when LOS is D or worse.*

Attachment D

***Table 1: Original Project Trip Generation[1]***

| Land Use (ITE Code) | Size | Units | AM Peak Hour Trips | | | | PM Peak Hour Trips | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | Rate | Total | In | Out | Rate | Total | In | Out |
| **New Project Land Use Added** | | | | | | | | | | |
| Hotel (310) | 112 | Rooms | 0.53 | 59 | 35 | 24 | 0.60 | 67 | 34 | 33 |
| **Existing Land Use Removed** | | | | | | | | | | |
| Retail (820) | 7.46 | Tsf | 0.96 | -7 | -4 | -3 | 3.71 | -28 | -13 | -15 |
| Apartments (220) | 10 | Tsf | 0.51 | -5 | -1 | -4 | 0.62 | -6 | -4 | -2 |
| ***Total Trip Generation*** | | | | ***47*** | ***30*** | ***17*** | - | ***33*** | ***17*** | ***16*** |

1. *Source: ITE Trip Generation, 10th Edition*

***Table 2: Modified Project Trip Generation[2]***

| Land Use (ITE Code) | Size | Units | AM Peak Hour Trips | | | | PM Peak Hour Trips | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | Rate | Total | In | Out | Rate | Total | In | Out |
| **New Project Land Use Added** | | | | | | | | | | |
| Hotel (310) | 136 | Rooms | 0.47 | 64 | 38 | 26 | 0.60 | 82 | 42 | 40 |
| **Existing Land Use Removed** | | | | | | | | | | |
| Retail (820) | 7.46 | Tsf | 0.94 | -7 | -4 | -3 | 3.81 | -28 | -13 | -15 |
| Apartments (220) | 10 | Tsf | 0.46 | -5 | -1 | -4 | 0.56 | -6 | -4 | -2 |
| ***Total Trip Generation*** | | | | ***52*** | ***33*** | ***19*** | - | ***48*** | ***25*** | ***23*** |

2. *Source: ITE Trip Generation, 10th Edition*

***Appendix B***

*Circular 212 Level of Service Summary Sheets*

# Level of Service Workheet
## (Circular 212 Method)

| I/S #: | North-South Street: | Robertson Blvd | Year of Count: | 2017 | Ambient Growth: (%): | 1 | Conducted by: | TA | Date: | 10/25/2021 |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | East-West Street: | Pico Blvd | Projection Year: | 2023 | Peak Hour: | 7:30 | Reviewed by: | JB | Project: | Robertson Hotel |

| | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| No. of Phases | | | 3 | | | 3 | | | 3 | | | 3 | | | 3 | | | 3 | |
| Opposed Ø'ing: N/S-1, E/W-2 or Both-3? | | | 0 | | | 0 | | | 0 | | | 0 | | | 0 | | | 0 | |
| Right Turns: FREE-1, NRTOR-2 or OLA-3? | NB-- | 0 SB-- | 0 | NB-- | 0 SB-- | 0 | NB-- | 0 SB-- | 0 | NB-- | 0 SB-- | 0 | NB-- | 0 SB-- | 0 | NB-- | 0 SB-- | 0 | |
| | EB-- | 3 WB-- | 0 | EB-- | 3 WB-- | 0 | EB-- | 3 WB-- | 0 | EB-- | 3 WB-- | 0 | EB-- | 3 WB-- | 0 | EB-- | 3 WB-- | 0 | |
| ATSAC-1 or ATSAC+ATCS-2? | | | 2 | | | 2 | | | 2 | | | 2 | | | 2 | | | 2 | |
| Override Capacity | | | 0 | | | 0 | | | 0 | | | 0 | | | 0 | | | 0 | |

| MOVEMENT | EXISTING CONDITION | | | EXISTING PLUS PROJECT | | | FUTURE CONDITION W/O PROJECT | | | | FUTURE CONDITION W/ PROJECT | | | | FUTURE W/ PROJECT W/ MITIGATION | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Volume | No. of Lanes | Lane Volume | Project Traffic | Total Volume | Lane Volume | Added Volume | Total Volume | No. of Lanes | Lane Volume | Added Volume | Total Volume | No. of Lanes | Lane Volume | Added Volume | Total Volume | No. of Lanes | Lane Volume |
| **NORTHBOUND** | | | | | | | | | | | | | | | | | | |
| Left | 215 | 2 | **118** | 11 | 226 | **124** | 0 | 228 | 2 | **125** | 11 | 239 | 2 | **131** | 0 | 239 | 2 | **131** |
| Left-Through | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| Through | 1007 | 1 | 558 | 7 | 1014 | 567 | 0 | 1069 | 1 | 592 | 7 | 1076 | 1 | 601 | 0 | 1076 | 1 | 601 |
| Through-Right | | 1 | | | | | | | 1 | | | | 1 | | | | 1 | |
| Right | 108 | 0 | 108 | 11 | 119 | 119 | 0 | 115 | 0 | 115 | 11 | 126 | 0 | 126 | 0 | 126 | 0 | 126 |
| Left-Through-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| Left-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| **SOUTHBOUND** | | | | | | | | | | | | | | | | | | |
| Left | 61 | 1 | 61 | 0 | 61 | 61 | 0 | 65 | 1 | 65 | 0 | 65 | 1 | 65 | 0 | 65 | 1 | 65 |
| Left-Through | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| Through | 899 | 1 | **506** | 9 | 908 | **511** | 0 | 954 | 1 | **537** | 9 | 963 | 1 | **542** | 0 | 963 | 1 | **542** |
| Through-Right | | 1 | | | | | | | 1 | | | | 1 | | | | 1 | |
| Right | 113 | 0 | 113 | 0 | 113 | 113 | 0 | 120 | 0 | 120 | 0 | 120 | 0 | 120 | 0 | 120 | 0 | 120 |
| Left-Through-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| Left-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| **EASTBOUND** | | | | | | | | | | | | | | | | | | |
| Left | 52 | 1 | **52** | 0 | 52 | **52** | 0 | 55 | 1 | **55** | 0 | 55 | 1 | **55** | 0 | 55 | 1 | **55** |
| Left-Through | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| Through | 541 | 2 | 271 | 0 | 541 | 271 | 25 | 599 | 2 | 300 | 0 | 599 | 2 | 300 | 0 | 599 | 2 | 300 |
| Through-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| Right | 142 | 1 | 24 | 15 | 157 | 33 | 0 | 151 | 1 | 26 | 15 | 166 | 1 | 35 | 0 | 166 | 1 | 35 |
| Left-Through-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| Left-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| **WESTBOUND** | | | | | | | | | | | | | | | | | | |
| Left | 59 | 1 | 59 | 15 | 74 | 74 | 0 | 63 | 1 | 63 | 15 | 78 | 1 | 78 | 0 | 78 | 1 | 78 |
| Left-Through | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| Through | 1458 | 2 | **503** | 0 | 1458 | **503** | 47 | 1595 | 2 | **550** | 0 | 1595 | 2 | **550** | 0 | 1595 | 2 | **550** |
| Through-Right | | 1 | | | | | | | 1 | | | | 1 | | | | 1 | |
| Right | 52 | 0 | 52 | 0 | 52 | 52 | 0 | 55 | 0 | 55 | 0 | 55 | 0 | 55 | 0 | 55 | 0 | 55 |
| Left-Through-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| Left-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| CRITICAL VOLUMES | North-South: | | 624 | North-South: | | 635 | North-South: | | | 662 | North-South: | | | 673 | North-South: | | | 673 |
| | East-West: | | 555 | East-West: | | 555 | East-West: | | | 605 | East-West: | | | 605 | East-West: | | | 605 |
| | SUM: | | 1179 | SUM: | | 1190 | SUM: | | | 1267 | SUM: | | | 1278 | SUM: | | | 1278 |
| VOLUME/CAPACITY (V/C) RATIO: | | | 0.827 | | | 0.835 | | | | 0.889 | | | | 0.897 | | | | 0.897 |
| V/C LESS ATSAC/ATCS ADJUSTMENT: | | | 0.727 | | | 0.735 | | | | 0.789 | | | | 0.797 | | | | 0.797 |
| LEVEL OF SERVICE (LOS): | | | C | | | C | | | | C | | | | C | | | | C |

*REMARKS:*

Version: 1i Beta; 8/4/2011

**PROJECT IMPACT**

| | | | |
|---|---|---|---|
| Change in *v/c* due to project: | 0.008 | Δ*v/c* after mitigation: | 0.008 |
| Significant impacted? | NO | Fully mitigated? | N/A |

# Level of Service Workheet
## (Circular 212 Method)

| I/S #: | North-South Street: | Robertson Blvd | Year of Count: | 2017 | Ambient Growth: (%): | 1 | Conducted by: | TA | Date: | 10/25/2021 |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | East-West Street: | Pico Blvd | Projection Year: | 2023 | Peak Hour: | 16:45 | Reviewed by: | JB | Project: | Robertson Hotel |

| | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| No. of Phases | | | 3 | | | 3 | | | 3 | | | 3 | | | 3 | | | 3 | |
| Opposed Ø'ing: N/S-1, E/W-2 or Both-3? | | | 0 | | | 0 | | | 0 | | | 0 | | | 0 | | | 0 | |
| Right Turns: FREE-1, NRTOR-2 or OLA-3? | NB-- 0 | SB-- | 0 | NB-- 0 | SB-- | 0 | NB-- 0 | SB-- | 0 | NB-- 0 | SB-- | 0 | NB-- 0 | SB-- | 0 | NB-- 0 | SB-- | 0 | |
| | EB-- 3 | WB-- | 0 | EB-- 3 | WB-- | 0 | EB-- 3 | WB-- | 0 | EB-- 3 | WB-- | 0 | EB-- 3 | WB-- | 0 | EB-- 3 | WB-- | 0 | |
| ATSAC-1 or ATSAC+ATCS-2? | | | 2 | | | 2 | | | 2 | | | 2 | | | 2 | | | 2 | |
| Override Capacity | | | 0 | | | 0 | | | 0 | | | 0 | | | 0 | | | 0 | |

| MOVEMENT | EXISTING CONDITION | | | EXISTING PLUS PROJECT | | | FUTURE CONDITION W/O PROJECT | | | | FUTURE CONDITION W/ PROJECT | | | | FUTURE W/ PROJECT W/ MITIGATION | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Volume | No. of Lanes | Lane Volume | Project Traffic | Total Volume | Lane Volume | Added Volume | Total Volume | No. of Lanes | Lane Volume | Added Volume | Total Volume | No. of Lanes | Lane Volume | Added Volume | Total Volume | No. of Lanes | Lane Volume |
| **NORTHBOUND** | | | | | | | | | | | | | | | | | | |
| Left | 218 | 2 | **120** | 9 | 227 | **125** | 0 | 231 | 2 | **127** | 9 | 240 | 2 | **132** | 0 | 240 | 2 | **132** |
| Left-Through | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| Through | 877 | 1 | 519 | 5 | 882 | 526 | 0 | 931 | 1 | 551 | 5 | 936 | 1 | 558 | 0 | 936 | 1 | 558 |
| Through-Right | | 1 | | | | | | | 1 | | | | 1 | | | | 1 | |
| Right | 161 | 0 | 161 | 9 | 170 | 170 | 0 | 171 | 0 | 171 | 9 | 180 | 0 | 180 | 0 | 180 | 0 | 180 |
| Left-Through-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| Left-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| **SOUTHBOUND** | | | | | | | | | | | | | | | | | | |
| Left | 88 | 1 | 88 | 0 | 88 | 88 | 0 | 93 | 1 | 93 | 0 | 93 | 1 | 93 | 0 | 93 | 1 | 93 |
| Left-Through | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| Through | 1040 | 1 | **558** | 5 | 1045 | **560** | 0 | 1104 | 1 | **592** | 5 | 1109 | 1 | **595** | 0 | 1109 | 1 | **595** |
| Through-Right | | 1 | | | | | | | 1 | | | | 1 | | | | 1 | |
| Right | 75 | 0 | 75 | 0 | 75 | 75 | 0 | 80 | 0 | 80 | 0 | 80 | 0 | 80 | 0 | 80 | 0 | 80 |
| Left-Through-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| Left-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| **EASTBOUND** | | | | | | | | | | | | | | | | | | |
| Left | 57 | 1 | 57 | 0 | 57 | 57 | 0 | 61 | 1 | 61 | 0 | 61 | 1 | 61 | 0 | 61 | 1 | 61 |
| Left-Through | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| Through | 959 | 2 | **480** | 0 | 959 | **480** | 67 | 1085 | 2 | **543** | 0 | 1085 | 2 | **543** | 0 | 1085 | 2 | **543** |
| Through-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| Right | 141 | 1 | 21 | 8 | 149 | 24 | 0 | 150 | 1 | 23 | 8 | 158 | 1 | 26 | 0 | 158 | 1 | 26 |
| Left-Through-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| Left-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| **WESTBOUND** | | | | | | | | | | | | | | | | | | |
| Left | 60 | 1 | **60** | 8 | 68 | **68** | 0 | 64 | 1 | **64** | 8 | 72 | 1 | **72** | 0 | 72 | 1 | **72** |
| Left-Through | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| Through | 702 | 2 | 351 | 0 | 702 | 351 | 52 | 797 | 2 | 399 | 0 | 797 | 2 | 290 | 0 | 797 | 2 | 290 |
| Through-Right | | 0 | | | | | | | 0 | | | | 1 | | | | 1 | |
| Right | 68 | 1 | 24 | 0 | 68 | 24 | 0 | 72 | 1 | 26 | 0 | 72 | 0 | 72 | 0 | 72 | 0 | 72 |
| Left-Through-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| Left-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| CRITICAL VOLUMES | North-South: | | 678 | North-South: | | 685 | North-South: | | | 719 | North-South: | | | 727 | North-South: | | | 727 |
| | East-West: | | 540 | East-West: | | 548 | East-West: | | | 607 | East-West: | | | 615 | East-West: | | | 615 |
| | SUM: | | 1218 | SUM: | | 1233 | SUM: | | | 1326 | SUM: | | | 1342 | SUM: | | | 1342 |
| VOLUME/CAPACITY *(V/C)* RATIO: | | | 0.855 | | | 0.865 | | | | 0.931 | | | | 0.942 | | | | 0.942 |
| *V/C* LESS ATSAC/ATCS ADJUSTMENT: | | | 0.755 | | | 0.765 | | | | 0.831 | | | | 0.842 | | | | 0.842 |
| LEVEL OF SERVICE (LOS): | | | C | | | C | | | | D | | | | D | | | | D |

*REMARKS:*

Version: 1i Beta; 8/4/2011

**PROJECT IMPACT**

| | | | |
|---|---|---|---|
| Change in *v/c* due to project: | 0.011 | Δ*v/c* after mitigation: | 0.011 |
| Significant impacted? | NO | Fully mitigated? | N/A |

# Level of Service Workheet
## (Circular 212 Method)

| I/S #: | North-South Street: | Robertson Blvd | Year of Count: | 2017 | Ambient Growth: (%): | 1 | Conducted by: | TA | Date: | 10/25/2021 |
|---|---|---|---|---|---|---|---|---|---|---|
| 2 | East-West Street: | Cashio St | Projection Year: | 2023 | Peak Hour: | 8:45 | Reviewed by: | JB | Project: | Robertson Hotel |

| | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| No. of Phases | | | 2 | | | 2 | | | 2 | | | 2 | | | 2 | | | | 2 |
| Opposed Ø'ing: N/S-1, E/W-2 or Both-3? | | | 0 | | | 0 | | | 0 | | | 0 | | | 0 | | | | 0 |
| Right Turns: FREE-1, NRTOR-2 or OLA-3? | NB-- | 0 | SB-- 0 | NB-- | 0 | SB-- 0 | NB-- | 0 | SB-- 0 | NB-- | 0 | SB-- 0 | NB-- | 0 | SB-- 0 | NB-- | 0 | SB-- | 0 |
| | EB-- | 0 | WB-- 0 | EB-- | 0 | WB-- 0 | EB-- | 0 | WB-- 0 | EB-- | 0 | WB-- 0 | EB-- | 0 | WB-- 0 | EB-- | 0 | WB-- | 0 |
| ATSAC-1 or ATSAC+ATCS-2? | | | 2 | | | 2 | | | 2 | | | 2 | | | 2 | | | | 2 |
| Override Capacity | | | 0 | | | 0 | | | 0 | | | 0 | | | 0 | | | | 0 |

| | MOVEMENT | EXISTING CONDITION | | | EXISTING PLUS PROJECT | | | FUTURE CONDITION W/O PROJECT | | | | FUTURE CONDITION W/ PROJECT | | | | FUTURE W/ PROJECT W/ MITIGATION | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Volume | No. of Lanes | Lane Volume | Project Traffic | Total Volume | Lane Volume | Added Volume | Total Volume | No. of Lanes | Lane Volume | Added Volume | Total Volume | No. of Lanes | Lane Volume | Added Volume | Total Volume | No. of Lanes | Lane Volume |
| NORTHBOUND | Left | 41 | 1 | 41 | 0 | 41 | 41 | 0 | 44 | 1 | 44 | 0 | 44 | 1 | 44 | 0 | 44 | 1 | 44 |
| | Left-Through | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | Through | 1391 | 1 | 717 | 18 | 1409 | 726 | 0 | 1477 | 1 | 761 | 18 | 1495 | 1 | 770 | 0 | 1495 | 1 | 770 |
| | Through-Right | | 1 | | | | | | | 1 | | | | 1 | | | | 1 | |
| | Right | 42 | 0 | 42 | 0 | 42 | 42 | 0 | 45 | 0 | 45 | 0 | 45 | 0 | 45 | 0 | 45 | 0 | 45 |
| | Left-Through-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | Left-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| SOUTHBOUND | Left | 33 | 1 | 33 | 2 | 35 | 35 | 0 | 35 | 1 | 35 | 2 | 37 | 1 | 37 | 0 | 37 | 1 | 37 |
| | Left-Through | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | Through | 939 | 1 | 477 | 13 | 952 | 483 | 0 | 997 | 1 | 506 | 13 | 1010 | 1 | 513 | 0 | 1010 | 1 | 513 |
| | Through-Right | | 1 | | | | | | | 1 | | | | 1 | | | | 1 | |
| | Right | 14 | 0 | 14 | 0 | 14 | 14 | 0 | 15 | 0 | 15 | 0 | 15 | 0 | 15 | 0 | 15 | 0 | 15 |
| | Left-Through-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | Left-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| EASTBOUND | Left | 14 | 0 | 14 | 0 | 14 | 14 | 0 | 15 | 0 | 15 | 0 | 15 | 0 | 15 | 0 | 15 | 0 | 15 |
| | Left-Through | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | Through | 44 | 0 | 88 | 0 | 44 | 88 | 0 | 47 | 0 | 94 | 0 | 47 | 0 | 94 | 0 | 47 | 0 | 94 |
| | Through-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | Right | 30 | 0 | 0 | 0 | 30 | 0 | 0 | 32 | 0 | 0 | 0 | 32 | 0 | 0 | 0 | 32 | 0 | 0 |
| | Left-Through-Right | | 1 | | | | | | | 1 | | | | 1 | | | | 1 | |
| | Left-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| WESTBOUND | Left | 73 | 0 | 73 | 0 | 73 | 73 | 0 | 77 | 0 | 77 | 0 | 77 | 0 | 77 | 0 | 77 | 0 | 77 |
| | Left-Through | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | Through | 270 | 0 | 439 | 0 | 270 | 442 | 0 | 287 | 0 | 466 | 0 | 287 | 0 | 469 | 0 | 287 | 0 | 469 |
| | Through-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | Right | 96 | 0 | 0 | 3 | 99 | 0 | 0 | 102 | 0 | 0 | 3 | 105 | 0 | 0 | 0 | 105 | 0 | 0 |
| | Left-Through-Right | | 1 | | | | | | | 1 | | | | 1 | | | | 1 | |
| | Left-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| CRITICAL VOLUMES | | North-South: | | 750 | North-South: | | 761 | North-South: | | | 796 | North-South: | | | 807 | North-South: | | | 807 |
| | | East-West: | | 453 | East-West: | | 456 | East-West: | | | 481 | East-West: | | | 484 | East-West: | | | 484 |
| | | SUM: | | 1203 | SUM: | | 1217 | SUM: | | | 1277 | SUM: | | | 1291 | SUM: | | | 1291 |
| VOLUME/CAPACITY (V/C) RATIO: | | | | 0.802 | | | 0.811 | | | | 0.851 | | | | 0.861 | | | | 0.861 |
| V/C LESS ATSAC/ATCS ADJUSTMENT: | | | | 0.702 | | | 0.711 | | | | 0.751 | | | | 0.761 | | | | 0.761 |
| LEVEL OF SERVICE (LOS): | | | | C | | | C | | | | C | | | | C | | | | C |

*REMARKS:*

Version: 1i Beta; 8/4/2011

**PROJECT IMPACT**

| | | | |
|---|---|---|---|
| Change in *v/c* due to project: | 0.010 | Δ*v/c* after mitigation: | 0.010 |
| Significant impacted? | NO | Fully mitigated? | N/A |

# Level of Service Workheet
## (Circular 212 Method)

| I/S #: | North-South Street: | Robertson Blvd | Year of Count: | 2017 | Ambient Growth: (%): | 1 | Conducted by: | TA | Date: | 10/25/2021 |
|---|---|---|---|---|---|---|---|---|---|---|
| 2 | East-West Street: | Cashio St | Projection Year: | 2023 | Peak Hour: | 16:45 | Reviewed by: | JB | Project: | Robertson Hotel |

| | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| No. of Phases | | | 2 | | | 2 | | | 2 | | | 2 | | | 2 | | | | 2 |
| Opposed Ø'ing: N/S-1, E/W-2 or Both-3? | | | 0 | | | 0 | | | 0 | | | 0 | | | 0 | | | | 0 |
| Right Turns: FREE-1, NRTOR-2 or OLA-3? | NB-- | 0 | SB-- 0 | NB-- | 0 | SB-- 0 | NB-- | 0 | SB-- 0 | NB-- | 0 | SB-- 0 | NB-- | 0 | SB-- 0 | NB-- | 0 | SB-- | 0 |
| | EB-- | 0 | WB-- 0 | EB-- | 0 | WB-- 0 | EB-- | 0 | WB-- 0 | EB-- | 0 | WB-- 0 | EB-- | 0 | WB-- 0 | EB-- | 0 | WB-- | 0 |
| ATSAC-1 or ATSAC+ATCS-2? | | | 2 | | | 2 | | | 2 | | | 2 | | | 2 | | | | 2 |
| Override Capacity | | | 0 | | | 0 | | | 0 | | | 0 | | | 0 | | | | 0 |

| MOVEMENT | EXISTING CONDITION | | | EXISTING PLUS PROJECT | | | FUTURE CONDITION W/O PROJECT | | | | FUTURE CONDITION W/ PROJECT | | | | FUTURE W/ PROJECT W/ MITIGATION | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Volume | No. of Lanes | Lane Volume | Project Traffic | Total Volume | Lane Volume | Added Volume | Total Volume | No. of Lanes | Lane Volume | Added Volume | Total Volume | No. of Lanes | Lane Volume | Added Volume | Total Volume | No. of Lanes | Lane Volume |
| **NORTHBOUND** | | | | | | | | | | | | | | | | | | |
| Left | 18 | 1 | 18 | 0 | 18 | 18 | 0 | 19 | 1 | 19 | 0 | 19 | 1 | 19 | 0 | 19 | 1 | 19 |
| Left-Through | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| Through | 1068 | 1 | **555** | 10 | 1078 | **560** | 0 | 1134 | 1 | **590** | 10 | 1144 | 1 | **595** | 0 | 1144 | 1 | **595** |
| Through-Right | | 1 | | | | | | | 1 | | | | 1 | | | | 1 | |
| Right | 42 | 0 | 42 | 0 | 42 | 42 | 0 | 45 | 0 | 45 | 0 | 45 | 0 | 45 | 0 | 45 | 0 | 45 |
| Left-Through-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| Left-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| **SOUTHBOUND** | | | | | | | | | | | | | | | | | | |
| Left | 61 | 1 | **61** | 2 | 63 | **63** | 0 | 65 | 1 | **65** | 2 | 67 | 1 | **67** | 0 | 67 | 1 | **67** |
| Left-Through | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| Through | 1074 | 1 | 543 | 10 | 1084 | 548 | 0 | 1140 | 1 | 577 | 10 | 1150 | 1 | 582 | 0 | 1150 | 1 | 582 |
| Through-Right | | 1 | | | | | | | 1 | | | | 1 | | | | 1 | |
| Right | 12 | 0 | 12 | 0 | 12 | 12 | 0 | 13 | 0 | 13 | 0 | 13 | 0 | 13 | 0 | 13 | 0 | 13 |
| Left-Through-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| Left-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| **EASTBOUND** | | | | | | | | | | | | | | | | | | |
| Left | 39 | 0 | 39 | 0 | 39 | 39 | 0 | 41 | 0 | 41 | 0 | 41 | 0 | 41 | 0 | 41 | 0 | 41 |
| Left-Through | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| Through | 212 | 0 | **319** | 0 | 212 | **319** | 0 | 225 | 0 | **338** | 0 | 225 | 0 | **338** | 0 | 225 | 0 | **338** |
| Through-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| Right | 68 | 0 | 0 | 0 | 68 | 0 | 0 | 72 | 0 | 0 | 0 | 72 | 0 | 0 | 0 | 72 | 0 | 0 |
| Left-Through-Right | | 1 | | | | | | | 1 | | | | 1 | | | | 1 | |
| Left-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| **WESTBOUND** | | | | | | | | | | | | | | | | | | |
| Left | 63 | 0 | **63** | 0 | 63 | **63** | 0 | 67 | 0 | **67** | 0 | 67 | 0 | **67** | 0 | 67 | 0 | **67** |
| Left-Through | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| Through | 56 | 0 | 166 | 0 | 56 | 168 | 0 | 59 | 0 | 176 | 0 | 59 | 0 | 178 | 0 | 59 | 0 | 178 |
| Through-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| Right | 47 | 0 | 0 | 2 | 49 | 0 | 0 | 50 | 0 | 0 | 2 | 52 | 0 | 0 | 0 | 52 | 0 | 0 |
| Left-Through-Right | | 1 | | | | | | | 1 | | | | 1 | | | | 1 | |
| Left-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| CRITICAL VOLUMES | North-South: | | 616 | North-South: | | 623 | North-South: | | | 655 | North-South: | | | 662 | North-South: | | | 662 |
| | East-West: | | 382 | East-West: | | 382 | East-West: | | | 405 | East-West: | | | 405 | East-West: | | | 405 |
| | SUM: | | 998 | SUM: | | 1005 | SUM: | | | 1060 | SUM: | | | 1067 | SUM: | | | 1067 |
| VOLUME/CAPACITY (V/C) RATIO: | | | 0.665 | | | 0.670 | | | | 0.707 | | | | 0.711 | | | | 0.711 |
| V/C LESS ATSAC/ATCS ADJUSTMENT: | | | **0.565** | | | **0.570** | | | | **0.607** | | | | **0.611** | | | | **0.611** |
| LEVEL OF SERVICE (LOS): | | | **A** | | | **A** | | | | **B** | | | | **B** | | | | **B** |

*REMARKS:*

Version: 1i Beta; 8/4/2011

**PROJECT IMPACT**

| | | | |
|---|---|---|---|
| Change in *v/c* due to project: | 0.004 | Δ*v/c* after mitigation: | 0.004 |
| Significant impacted? | NO | Fully mitigated? | N/A |

# Level of Service Workheet
## (Circular 212 Method)

| I/S #: | North-South Street: | Robertson Blvd | Year of Count: | 2017 | Ambient Growth: (%): | 1 | Conducted by: | TA | Date: | 10/25/2021 |
|---|---|---|---|---|---|---|---|---|---|---|
| 3 | East-West Street: | Pickford St | Projection Year: | 2023 | Peak Hour: | 8:45 | Reviewed by: | JB | Project: | Robertson Hotel |

| | EXISTING CONDITION | EXISTING PLUS PROJECT | FUTURE CONDITION W/O PROJECT | FUTURE CONDITION W/ PROJECT | FUTURE W/ PROJECT W/ MITIGATION |
|---|---|---|---|---|---|
| No. of Phases | 2 | 2 | 2 | 2 | 2 |
| Opposed Ø'ing: N/S-1, E/W-2 or Both-3? | 0 | 0 | 0 | 0 | 0 |
| Right Turns: FREE-1, NRTOR-2 or OLA-3? | NB-- 0 SB-- 0<br>EB-- 2 WB-- 0 | NB-- 0 SB-- 0<br>EB-- 2 WB-- 0 | NB-- 0 SB-- 0<br>EB-- 2 WB-- 0 | NB-- 0 SB-- 0<br>EB-- 2 WB-- 0 | NB-- 0 SB-- 0<br>EB-- 2 WB-- 0 |
| ATSAC-1 or ATSAC+ATCS-2? | 2 | 2 | 2 | 2 | 2 |
| Override Capacity | 0 | 0 | 0 | 0 | 0 |

| | MOVEMENT | EXISTING CONDITION | | | EXISTING PLUS PROJECT | | | FUTURE CONDITION W/O PROJECT | | | | FUTURE CONDITION W/ PROJECT | | | | FUTURE W/ PROJECT W/ MITIGATION | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Volume | No. of Lanes | Lane Volume | Project Traffic | Total Volume | Lane Volume | Added Volume | Total Volume | No. of Lanes | Lane Volume | Added Volume | Total Volume | No. of Lanes | Lane Volume | Added Volume | Total Volume | No. of Lanes | Lane Volume |
| NORTHBOUND | Left | 12 | 1 | 12 | 0 | 12 | 12 | 0 | 13 | 1 | 13 | 0 | 13 | 1 | 13 | 0 | 13 | 1 | 13 |
| | Left-Through | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | Through | 1523 | 2 | **762** | 15 | 1538 | **769** | 0 | 1617 | 2 | **809** | 15 | 1632 | 2 | **816** | 0 | 1632 | 2 | **816** |
| | Through-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | Right | 26 | 1 | 26 | 0 | 26 | 26 | 0 | 28 | 1 | 28 | 0 | 28 | 1 | 28 | 0 | 28 | 1 | 28 |
| | Left-Through-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | Left-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| SOUTHBOUND | Left | 19 | 1 | **19** | 2 | 21 | **21** | 0 | 20 | 1 | **20** | 2 | 22 | 1 | **22** | 0 | 22 | 1 | **22** |
| | Left-Through | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | Through | 1073 | 1 | 543 | 11 | 1084 | 548 | 0 | 1139 | 1 | 576 | 11 | 1150 | 1 | 582 | 0 | 1150 | 1 | 582 |
| | Through-Right | | 1 | | | | | | | 1 | | | | 1 | | | | 1 | |
| | Right | 12 | 0 | 12 | 0 | 12 | 12 | 0 | 13 | 0 | 13 | 0 | 13 | 0 | 13 | 0 | 13 | 0 | 13 |
| | Left-Through-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | Left-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| EASTBOUND | Left | 17 | 0 | **17** | 0 | 17 | **17** | 0 | 18 | 0 | **18** | 0 | 18 | 0 | **18** | 0 | 18 | 0 | **18** |
| | Left-Through | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | Through | 17 | 0 | 57 | 0 | 17 | 57 | 0 | 18 | 0 | 60 | 0 | 18 | 0 | 60 | 0 | 18 | 0 | 60 |
| | Through-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | Right | 23 | 0 | 0 | 0 | 23 | 0 | 0 | 24 | 0 | 0 | 0 | 24 | 0 | 0 | 0 | 24 | 0 | 0 |
| | Left-Through-Right | | 1 | | | | | | | 1 | | | | 1 | | | | 1 | |
| | Left-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| WESTBOUND | Left | 101 | 0 | 101 | 0 | 101 | 101 | 0 | 107 | 0 | 107 | 0 | 107 | 0 | 107 | 0 | 107 | 0 | 107 |
| | Left-Through | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | Through | 104 | 0 | **277** | 0 | 104 | **280** | 0 | 110 | 0 | **293** | 0 | 110 | 0 | **296** | 0 | 110 | 0 | **296** |
| | Through-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | Right | 72 | 0 | 0 | 3 | 75 | 0 | 0 | 76 | 0 | 0 | 3 | 79 | 0 | 0 | 0 | 79 | 0 | 0 |
| | Left-Through-Right | | 1 | | | | | | | 1 | | | | 1 | | | | 1 | |
| | Left-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | CRITICAL VOLUMES | North-South: | | 781 | North-South: | | 790 | North-South: | | | 829 | North-South: | | | 838 | North-South: | | | 838 |
| | | East-West: | | 294 | East-West: | | 297 | East-West: | | | 311 | East-West: | | | 314 | East-West: | | | 314 |
| | | SUM: | | 1075 | SUM: | | 1087 | SUM: | | | 1140 | SUM: | | | 1152 | SUM: | | | 1152 |
| | VOLUME/CAPACITY (V/C) RATIO: | | | 0.717 | | | 0.725 | | | | 0.760 | | | | 0.768 | | | | 0.768 |
| | V/C LESS ATSAC/ATCS ADJUSTMENT: | | | 0.617 | | | 0.625 | | | | 0.660 | | | | 0.668 | | | | 0.668 |
| | LEVEL OF SERVICE (LOS): | | | B | | | B | | | | B | | | | B | | | | B |

*REMARKS:*

Version: 1i Beta; 8/4/2011

**PROJECT IMPACT**

| | | | |
|---|---|---|---|
| Change in *v/c* due to project: | 0.008 | Δ*v/c* after mitigation: | 0.008 |
| Significant impacted? | NO | Fully mitigated? | N/A |

# Level of Service Workheet
## (Circular 212 Method)

| I/S #: | North-South Street: | Robertson Blvd | Year of Count: | 2017 | Ambient Growth: (%): | 1 | Conducted by: | TA | Date: | 10/25/2021 |
|---|---|---|---|---|---|---|---|---|---|---|
| 3 | East-West Street: | Pickford St | Projection Year: | 2023 | Peak Hour: | 17:00 | Reviewed by: | JB | Project: | Robertson Hotel |

| | EXISTING CONDITION | EXISTING PLUS PROJECT | FUTURE CONDITION W/O PROJECT | FUTURE CONDITION W/ PROJECT | FUTURE W/ PROJECT W/ MITIGATION |
|---|---|---|---|---|---|
| No. of Phases | 2 | 2 | 2 | 2 | 2 |
| Opposed Ø'ing: N/S-1, E/W-2 or Both-3? | 0 | 0 | 0 | 0 | 0 |
| Right Turns: FREE-1, NRTOR-2 or OLA-3? | NB-- 0 SB-- 0<br>EB-- 2 WB-- 0 | NB-- 0 SB-- 0<br>EB-- 2 WB-- 0 | NB-- 0 SB-- 0<br>EB-- 2 WB-- 0 | NB-- 0 SB-- 0<br>EB-- 2 WB-- 0 | NB-- 0 SB-- 0<br>EB-- 2 WB-- 0 |
| ATSAC-1 or ATSAC+ATCS-2? | 2 | 2 | 2 | 2 | 2 |
| Override Capacity | 0 | 0 | 0 | 0 | 0 |

| | MOVEMENT | EXISTING CONDITION | | | EXISTING PLUS PROJECT | | | FUTURE CONDITION W/O PROJECT | | | | FUTURE CONDITION W/ PROJECT | | | | FUTURE W/ PROJECT W/ MITIGATION | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Volume | No. of Lanes | Lane Volume | Project Traffic | Total Volume | Lane Volume | Added Volume | Total Volume | No. of Lanes | Lane Volume | Added Volume | Total Volume | No. of Lanes | Lane Volume | Added Volume | Total Volume | No. of Lanes | Lane Volume |
| NORTHBOUND | Left | 20 | 1 | 20 | 0 | 20 | 20 | 0 | 21 | 1 | 21 | 0 | 21 | 1 | 21 | 0 | 21 | 1 | 21 |
| | Left-Through | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | Through | 1221 | 2 | **611** | 8 | 1229 | **615** | 0 | 1296 | 2 | **648** | 8 | 1304 | 2 | **652** | 0 | 1304 | 2 | **652** |
| | Through-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | Right | 119 | 1 | 119 | 0 | 119 | 119 | 0 | 126 | 1 | 126 | 0 | 126 | 1 | 126 | 0 | 126 | 1 | 126 |
| | Left-Through-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | Left-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| SOUTHBOUND | Left | 39 | 1 | **39** | 2 | 41 | **41** | 0 | 41 | 1 | **41** | 2 | 43 | 1 | **43** | 0 | 43 | 1 | **43** |
| | Left-Through | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | Through | 1229 | 1 | 619 | 8 | 1237 | 623 | 0 | 1305 | 1 | 658 | 8 | 1313 | 1 | 662 | 0 | 1313 | 1 | 662 |
| | Through-Right | | 1 | | | | | | | 1 | | | | 1 | | | | 1 | |
| | Right | 9 | 0 | 9 | 0 | 9 | 9 | 0 | 10 | 0 | 10 | 0 | 10 | 0 | 10 | 0 | 10 | 0 | 10 |
| | Left-Through-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | Left-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| EASTBOUND | Left | 10 | 0 | 10 | 0 | 10 | 10 | 0 | 11 | 0 | 11 | 0 | 11 | 0 | 11 | 0 | 11 | 0 | 11 |
| | Left-Through | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | Through | 114 | 0 | **143** | 0 | 114 | **143** | 0 | 121 | 0 | **152** | 0 | 121 | 0 | **152** | 0 | 121 | 0 | **152** |
| | Through-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | Right | 19 | 0 | 0 | 0 | 19 | 0 | 0 | 20 | 0 | 0 | 0 | 20 | 0 | 0 | 0 | 20 | 0 | 0 |
| | Left-Through-Right | | 1 | | | | | | | 1 | | | | 1 | | | | 1 | |
| | Left-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| WESTBOUND | Left | 44 | 0 | **44** | 0 | 44 | **44** | 0 | 47 | 0 | **47** | 0 | 47 | 0 | **47** | 0 | 47 | 0 | **47** |
| | Left-Through | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | Through | 16 | 0 | 80 | 0 | 16 | 82 | 0 | 17 | 0 | 85 | 0 | 17 | 0 | 87 | 0 | 17 | 0 | 87 |
| | Through-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | Right | 20 | 0 | 0 | 2 | 22 | 0 | 0 | 21 | 0 | 0 | 2 | 23 | 0 | 0 | 0 | 23 | 0 | 0 |
| | Left-Through-Right | | 1 | | | | | | | 1 | | | | 1 | | | | 1 | |
| | Left-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | CRITICAL VOLUMES | *North-South:* | | 650 | *North-South:* | | 656 | *North-South:* | | | 689 | *North-South:* | | | 695 | *North-South:* | | | 695 |
| | | *East-West:* | | 187 | *East-West:* | | 187 | *East-West:* | | | 199 | *East-West:* | | | 199 | *East-West:* | | | 199 |
| | | *SUM:* | | 837 | *SUM:* | | 843 | *SUM:* | | | 888 | *SUM:* | | | 894 | *SUM:* | | | 894 |
| | VOLUME/CAPACITY *(V/C)* RATIO: | | | 0.558 | | | 0.562 | | | | 0.592 | | | | 0.596 | | | | 0.596 |
| | *V/C* LESS ATSAC/ATCS ADJUSTMENT: | | | 0.458 | | | 0.462 | | | | 0.492 | | | | 0.496 | | | | 0.496 |
| | LEVEL OF SERVICE (LOS): | | | A | | | A | | | | A | | | | A | | | | A |

*REMARKS:*

Version: 1i Beta; 8/4/2011

**PROJECT IMPACT**

| | | | |
|---|---|---|---|
| Change in *v/c* due to project: | 0.004 | ∆*v/c* after mitigation: | 0.004 |
| Significant impacted? | NO | Fully mitigated? | N/A |

# Level of Service Workheet
## (Circular 212 Method)

| I/S #: | North-South Street: | La Cienega Blvd | Year of Count: | 2017 | Ambient Growth: (%): | 1 | Conducted by: | TA | Date: | 10/25/2021 |
|---|---|---|---|---|---|---|---|---|---|---|
| 4 | East-West Street: | Pico Blvd | Projection Year: | 2023 | Peak Hour: | 7:45 | Reviewed by: | JB | Project: | Robertson Hotel |

| | EXISTING CONDITION | | | EXISTING PLUS PROJECT | | | FUTURE CONDITION W/O PROJECT | | | | FUTURE CONDITION W/ PROJECT | | | | FUTURE W/ PROJECT W/ MITIGATION | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |
| No. of Phases | | | 4 | | | 4 | | | | 4 | | | | 4 | | | | 4 |
| Opposed Ø'ing: N/S-1, E/W-2 or Both-3? | | | 0 | | | 0 | | | | 0 | | | | 0 | | | | 0 |
| Right Turns: FREE-1, NRTOR-2 or OLA-3? | NB-- 0 | SB-- | 0 | NB-- 0 | SB-- | 0 | NB-- 0 | SB-- | | 0 | NB-- 0 | SB-- | | 0 | NB-- 0 | SB-- | | 0 |
| | EB-- 0 | WB-- | 0 | EB-- 0 | WB-- | 0 | EB-- 0 | WB-- | | 0 | EB-- 0 | WB-- | | 0 | EB-- 0 | WB-- | | 0 |
| ATSAC-1 or ATSAC+ATCS-2? | | | 2 | | | 2 | | | | 2 | | | | 2 | | | | 2 |
| Override Capacity | | | 0 | | | 0 | | | | 0 | | | | 0 | | | | 0 |

| | MOVEMENT | Volume | No. of Lanes | Lane Volume | Project Traffic | Total Volume | Lane Volume | Added Volume | Total Volume | No. of Lanes | Lane Volume | Added Volume | Total Volume | No. of Lanes | Lane Volume | Added Volume | Total Volume | No. of Lanes | Lane Volume |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| NORTHBOUND | Left | 171 | 1 | 171 | 0 | 171 | 171 | 0 | 182 | 1 | 182 | 0 | 182 | 1 | 182 | 0 | 182 | 1 | 182 |
| | Left-Through | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | Through | 1944 | 2 | **672** | 0 | 1944 | **672** | 30 | 2094 | 2 | **725** | 0 | 2094 | 2 | **725** | 0 | 2094 | 2 | **725** |
| | Through-Right | | 1 | | | | | | | 1 | | | | 1 | | | | 1 | |
| | Right | 73 | 0 | 73 | 0 | 73 | 73 | 3 | 80 | 0 | 80 | 0 | 80 | 0 | 80 | 0 | 80 | 0 | 80 |
| | Left-Through-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | Left-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| SOUTHBOUND | Left | 24 | 1 | **24** | 0 | 24 | **24** | 8 | 33 | 1 | **33** | 0 | 33 | 1 | **33** | 0 | 33 | 1 | **33** |
| | Left-Through | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | Through | 909 | 2 | 353 | 0 | 909 | 355 | 34 | 999 | 2 | 389 | 0 | 999 | 2 | 391 | 0 | 999 | 2 | 391 |
| | Through-Right | | 1 | | | | | | | 1 | | | | 1 | | | | 1 | |
| | Right | 151 | 0 | 151 | 6 | 157 | 157 | 8 | 168 | 0 | 168 | 6 | 174 | 0 | 174 | 0 | 174 | 0 | 174 |
| | Left-Through-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | Left-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| EASTBOUND | Left | 62 | 1 | **62** | 4 | 66 | **66** | 6 | 72 | 1 | **72** | 4 | 76 | 1 | **76** | 0 | 76 | 1 | **76** |
| | Left-Through | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | Through | 537 | 1 | 340 | 7 | 544 | 344 | 19 | 589 | 1 | 371 | 7 | 596 | 1 | 374 | 0 | 596 | 1 | 374 |
| | Through-Right | | 1 | | | | | | | 1 | | | | 1 | | | | 1 | |
| | Right | 143 | 0 | 143 | 0 | 143 | 143 | 0 | 152 | 0 | 152 | 0 | 152 | 0 | 152 | 0 | 152 | 0 | 152 |
| | Left-Through-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | Left-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| WESTBOUND | Left | 57 | 1 | 57 | 0 | 57 | 57 | 5 | 66 | 1 | 66 | 0 | 66 | 1 | 66 | 0 | 66 | 1 | 66 |
| | Left-Through | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | Through | 1373 | 2 | **474** | 9 | 1382 | **477** | 39 | 1496 | 2 | **520** | 9 | 1505 | 2 | **523** | 0 | 1505 | 2 | **523** |
| | Through-Right | | 1 | | | | | | | 1 | | | | 1 | | | | 1 | |
| | Right | 48 | 0 | 48 | 0 | 48 | 48 | 12 | 63 | 0 | 63 | 0 | 63 | 0 | 63 | 0 | 63 | 0 | 63 |
| | Left-Through-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | Left-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| CRITICAL VOLUMES | | North-South: | | 696 | North-South: | | 696 | North-South: | | | 758 | North-South: | | | 758 | North-South: | | | 758 |
| | | East-West: | | 536 | East-West: | | 543 | East-West: | | | 592 | East-West: | | | 599 | East-West: | | | 599 |
| | | SUM: | | 1232 | SUM: | | 1239 | SUM: | | | 1350 | SUM: | | | 1357 | SUM: | | | 1357 |
| VOLUME/CAPACITY (V/C) RATIO: | | | | 0.896 | | | 0.901 | | | | 0.982 | | | | 0.987 | | | | 0.987 |
| V/C LESS ATSAC/ATCS ADJUSTMENT: | | | | 0.796 | | | 0.801 | | | | 0.882 | | | | 0.887 | | | | 0.887 |
| LEVEL OF SERVICE (LOS): | | | | C | | | D | | | | D | | | | D | | | | D |

*REMARKS:*

Version: 1i Beta; 8/4/2011

**PROJECT IMPACT**

| | | | |
|---|---|---|---|
| Change in *v/c* due to project: | 0.005 | Δ*v/c* after mitigation: | 0.005 |
| Significant impacted? | NO | Fully mitigated? | N/A |

# Level of Service Worksheet
## (Circular 212 Method)

| I/S #: | North-South Street: | La Cienega Blvd | Year of Count: | 2017 | Ambient Growth: (%): | 1 | Conducted by: | TA | Date: | 10/25/2021 |
|---|---|---|---|---|---|---|---|---|---|---|
| 4 | East-West Street: | Pico Blvd | Projection Year: | 2023 | Peak Hour: | 17:00 | Reviewed by: | JB | Project: | Robertson Hotel |

| | EXISTING CONDITION | | | EXISTING PLUS PROJECT | | | FUTURE CONDITION W/O PROJECT | | | | FUTURE CONDITION W/ PROJECT | | | | FUTURE W/ PROJECT W/ MITIGATION | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |
| No. of Phases | | | 4 | | | 4 | | | | 4 | | | | 4 | | | | 4 |
| Opposed Ø'ing: N/S-1, E/W-2 or Both-3? | | | 0 | | | 0 | | | | 0 | | | | 0 | | | | 0 |
| Right Turns: FREE-1, NRTOR-2 or OLA-3? | NB-- 0 | SB-- | 0 | NB-- 0 | SB-- | 0 | NB-- 0 | SB-- | | 0 | NB-- 0 | SB-- | | 0 | NB-- 0 | SB-- | | 0 |
| | EB-- 0 | WB-- | 0 | EB-- 0 | WB-- | 0 | EB-- 0 | WB-- | | 0 | EB-- 0 | WB-- | | 0 | EB-- 0 | WB-- | | 0 |
| ATSAC-1 or ATSAC+ATCS-2? | | | 2 | | | 2 | | | | 2 | | | | 2 | | | | 2 |
| Override Capacity | | | 0 | | | 0 | | | | 0 | | | | 0 | | | | 0 |

| MOVEMENT | | Volume | No. of Lanes | Lane Volume | Project Traffic | Total Volume | Lane Volume | Added Volume | Total Volume | No. of Lanes | Lane Volume | Added Volume | Total Volume | No. of Lanes | Lane Volume | Added Volume | Total Volume | No. of Lanes | Lane Volume |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| NORTHBOUND | Left | 150 | 1 | 150 | 0 | 150 | 150 | 0 | 159 | 1 | 159 | 0 | 159 | 1 | 159 | 0 | 159 | 1 | 159 |
| | Left-Through | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | Through | 1452 | 2 | **525** | 0 | 1452 | **525** | 44 | 1585 | 2 | **575** | 0 | 1585 | 2 | **575** | 0 | 1585 | 2 | **575** |
| | Through-Right | | 1 | | | | | | | 1 | | | | 1 | | | | 1 | |
| | Right | 123 | 0 | 123 | 0 | 123 | 123 | 10 | 141 | 0 | 141 | 0 | 141 | 0 | 141 | 0 | 141 | 0 | 141 |
| | Left-Through-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | Left-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| SOUTHBOUND | Left | 53 | 1 | **53** | 0 | 53 | **53** | 16 | 72 | 1 | **72** | 0 | 72 | 1 | **72** | 0 | 72 | 1 | **72** |
| | Left-Through | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | Through | 1155 | 2 | 419 | 0 | 1155 | 420 | 34 | 1260 | 2 | 458 | 0 | 1260 | 2 | 459 | 0 | 1260 | 2 | 459 |
| | Through-Right | | 1 | | | | | | | 1 | | | | 1 | | | | 1 | |
| | Right | 101 | 0 | 101 | 3 | 104 | 104 | 8 | 115 | 0 | 115 | 3 | 118 | 0 | 118 | 0 | 118 | 0 | 118 |
| | Left-Through-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | Left-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| EASTBOUND | Left | 69 | 1 | 69 | 4 | 73 | 73 | 10 | 83 | 1 | 83 | 4 | 87 | 1 | 87 | 0 | 87 | 1 | 87 |
| | Left-Through | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | Through | 880 | 1 | **509** | 5 | 885 | **512** | 57 | 991 | 1 | **569** | 5 | 996 | 1 | **571** | 0 | 996 | 1 | **571** |
| | Through-Right | | 1 | | | | | | | 1 | | | | 1 | | | | 1 | |
| | Right | 138 | 0 | 138 | 0 | 138 | 138 | 0 | 146 | 0 | 146 | 0 | 146 | 0 | 146 | 0 | 146 | 0 | 146 |
| | Left-Through-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | Left-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| WESTBOUND | Left | 149 | 1 | **149** | 0 | 149 | **149** | 7 | 165 | 1 | **165** | 0 | 165 | 1 | **165** | 0 | 165 | 1 | **165** |
| | Left-Through | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | Through | 558 | 1 | 300 | 5 | 563 | 303 | 44 | 636 | 1 | 347 | 5 | 641 | 1 | 350 | 0 | 641 | 1 | 350 |
| | Through-Right | | 1 | | | | | | | 1 | | | | 1 | | | | 1 | |
| | Right | 42 | 0 | 42 | 0 | 42 | 42 | 13 | 58 | 0 | 58 | 0 | 58 | 0 | 58 | 0 | 58 | 0 | 58 |
| | Left-Through-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | Left-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| CRITICAL VOLUMES | | North-South: | | 578 | North-South: | | 578 | North-South: | | | 647 | North-South: | | | 647 | North-South: | | | 647 |
| | | East-West: | | 658 | East-West: | | 661 | East-West: | | | 734 | East-West: | | | 736 | East-West: | | | 736 |
| | | SUM: | | 1236 | SUM: | | 1239 | SUM: | | | 1381 | SUM: | | | 1383 | SUM: | | | 1383 |
| VOLUME/CAPACITY *(V/C)* RATIO: | | | | 0.899 | | | 0.901 | | | | 1.004 | | | | 1.006 | | | | 1.006 |
| *V/C* LESS ATSAC/ATCS ADJUSTMENT: | | | | 0.799 | | | 0.801 | | | | 0.904 | | | | 0.906 | | | | 0.906 |
| LEVEL OF SERVICE (LOS): | | | | C | | | D | | | | E | | | | E | | | | E |

*REMARKS:*

Version: 1i Beta; 8/4/2011

**PROJECT IMPACT**

Change in *v/c* due to project: 0.002 — Δ*v/c* after mitigation: 0.002

Significant impacted? NO — Fully mitigated? N/A

# Level of Service Workheet
## (Circular 212 Method)

| I/S #: | North-South Street: | La Cienega Blvd | Year of Count: | 2017 | Ambient Growth: (%): | 1 | Conducted by: | TA | Date: | 10/25/2021 |
|---|---|---|---|---|---|---|---|---|---|---|
| 5 | East-West Street: | Cashio St | Projection Year: | 2023 | Peak Hour: | 8:15 | Reviewed by: | JB | Project: | Roberton Hotel |

| | EXISTING CONDITION | EXISTING PLUS PROJECT | FUTURE CONDITION W/O PROJECT | FUTURE CONDITION W/ PROJECT | FUTURE W/ PROJECT W/ MITIGATION |
|---|---|---|---|---|---|
| No. of Phases | 2 | 2 | 2 | 2 | 2 |
| Opposed Ø'ing: N/S-1, E/W-2 or Both-3? | 0 | 0 | 0 | 0 | 0 |
| Right Turns: FREE-1, NRTOR-2 or OLA-3? | NB-- 0 SB-- 0 EB-- 0 WB-- 0 | NB-- 0 SB-- 0 EB-- 0 WB-- 0 | NB-- 0 SB-- 0 EB-- 0 WB-- 0 | NB-- 0 SB-- 0 EB-- 0 WB-- 0 | NB-- 0 SB-- 0 EB-- 0 WB-- 0 |
| ATSAC-1 or ATSAC+ATCS-2? | 2 | 2 | 2 | 2 | 2 |
| Override Capacity | 0 | 0 | 0 | 0 | 0 |

| | MOVEMENT | EXISTING CONDITION | | | EXISTING PLUS PROJECT | | | FUTURE CONDITION W/O PROJECT | | | | FUTURE CONDITION W/ PROJECT | | | | FUTURE W/ PROJECT W/ MITIGATION | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Volume | No. of Lanes | Lane Volume | Project Traffic | Total Volume | Lane Volume | Added Volume | Total Volume | No. of Lanes | Lane Volume | Added Volume | Total Volume | No. of Lanes | Lane Volume | Added Volume | Total Volume | No. of Lanes | Lane Volume |
| NORTHBOUND | Left | 61 | 1 | 61 | 3 | 64 | 64 | 0 | 65 | 1 | 65 | 3 | 68 | 1 | 68 | 0 | 68 | 1 | 68 |
| | Left-Through | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | Through | 2056 | 2 | **689** | 0 | 2056 | **689** | 33 | 2215 | 2 | **742** | 0 | 2215 | 2 | **742** | 0 | 2215 | 2 | **742** |
| | Through-Right | | 1 | | | | | | | 1 | | | | 1 | | | | 1 | |
| | Right | 10 | 0 | 10 | 0 | 10 | 10 | 0 | 11 | 0 | 11 | 0 | 11 | 0 | 11 | 0 | 11 | 0 | 11 |
| | Left-Through-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | Left-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| SOUTHBOUND | Left | 6 | 1 | **6** | 0 | 6 | **6** | 0 | 6 | 1 | **6** | 0 | 6 | 1 | **6** | 0 | 6 | 1 | **6** |
| | Left-Through | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | Through | 1341 | 2 | 456 | 0 | 1341 | 456 | 39 | 1462 | 2 | 497 | 0 | 1462 | 2 | 497 | 0 | 1462 | 2 | 497 |
| | Through-Right | | 1 | | | | | | | 1 | | | | 1 | | | | 1 | |
| | Right | 26 | 0 | 26 | 0 | 26 | 26 | 0 | 28 | 0 | 28 | 0 | 28 | 0 | 28 | 0 | 28 | 0 | 28 |
| | Left-Through-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | Left-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| EASTBOUND | Left | 23 | 0 | **23** | 0 | 23 | **23** | 0 | 24 | 0 | **24** | 0 | 24 | 0 | **24** | 0 | 24 | 0 | **24** |
| | Left-Through | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | Through | 36 | 0 | 88 | 0 | 36 | 90 | 0 | 38 | 0 | 93 | 0 | 38 | 0 | 95 | 0 | 38 | 0 | 95 |
| | Through-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | Right | 29 | 0 | 0 | 2 | 31 | 0 | 0 | 31 | 0 | 0 | 2 | 33 | 0 | 0 | 0 | 33 | 0 | 0 |
| | Left-Through-Right | | 1 | | | | | | | 1 | | | | 1 | | | | 1 | |
| | Left-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| WESTBOUND | Left | 37 | 0 | 37 | 0 | 37 | 37 | 0 | 39 | 0 | 39 | 0 | 39 | 0 | 39 | 0 | 39 | 0 | 39 |
| | Left-Through | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | Through | 126 | 0 | **178** | 0 | 126 | **178** | 0 | 134 | 0 | **189** | 0 | 134 | 0 | **189** | 0 | 134 | 0 | **189** |
| | Through-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | Right | 15 | 0 | 0 | 0 | 15 | 0 | 0 | 16 | 0 | 0 | 0 | 16 | 0 | 0 | 0 | 16 | 0 | 0 |
| | Left-Through-Right | | 1 | | | | | | | 1 | | | | 1 | | | | 1 | |
| | Left-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | CRITICAL VOLUMES | North-South: | | 695 | North-South: | | 695 | North-South: | | | 748 | North-South: | | | 748 | North-South: | | | 748 |
| | | East-West: | | 201 | East-West: | | 201 | East-West: | | | 213 | East-West: | | | 213 | East-West: | | | 213 |
| | | SUM: | | 896 | SUM: | | 896 | SUM: | | | 961 | SUM: | | | 961 | SUM: | | | 961 |
| | VOLUME/CAPACITY (V/C) RATIO: | | | 0.597 | | | 0.597 | | | | 0.641 | | | | 0.641 | | | | 0.641 |
| | V/C LESS ATSAC/ATCS ADJUSTMENT: | | | 0.497 | | | 0.497 | | | | 0.541 | | | | 0.541 | | | | 0.541 |
| | LEVEL OF SERVICE (LOS): | | | A | | | A | | | | A | | | | A | | | | A |

*REMARKS:*

Version: 1i Beta; 8/4/2011

**PROJECT IMPACT**

Change in *v/c* due to project: 0.000 — Δ*v/c* after mitigation: 0.000

Significant impacted? NO — Fully mitigated? N/A

# Level of Service Workheet
## (Circular 212 Method)

| I/S #: | North-South Street: | La Cienega Blvd | Year of Count: | 2017 | Ambient Growth: (%): | 1 | Conducted by: | TA | Date: | 10/25/2021 |
|---|---|---|---|---|---|---|---|---|---|---|
| 5 | East-West Street: | Cashio St | Projection Year: | 2023 | Peak Hour: | 17:00 | Reviewed by: | JB | Project: | Roberton Hotel |

| | EXISTING CONDITION | EXISTING PLUS PROJECT | FUTURE CONDITION W/O PROJECT | FUTURE CONDITION W/ PROJECT | FUTURE W/ PROJECT W/ MITIGATION |
|---|---|---|---|---|---|
| No. of Phases | 2 | 2 | 2 | 2 | 2 |
| Opposed Ø'ing: N/S-1, E/W-2 or Both-3? | 0 | 0 | 0 | 0 | 0 |
| Right Turns: FREE-1, NRTOR-2 or OLA-3? | NB-- 0 SB-- 0<br>EB-- 0 WB-- 0 | NB-- 0 SB-- 0<br>EB-- 0 WB-- 0 | NB-- 0 SB-- 0<br>EB-- 0 WB-- 0 | NB-- 0 SB-- 0<br>EB-- 0 WB-- 0 | NB-- 0 SB-- 0<br>EB-- 0 WB-- 0 |
| ATSAC-1 or ATSAC+ATCS-2? | 2 | 2 | 2 | 2 | 2 |
| Override Capacity | 0 | 0 | 0 | 0 | 0 |

| | MOVEMENT | EXISTING CONDITION | | | EXISTING PLUS PROJECT | | | FUTURE CONDITION W/O PROJECT | | | | FUTURE CONDITION W/ PROJECT | | | | FUTURE W/ PROJECT W/ MITIGATION | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Volume | No. of Lanes | Lane Volume | Project Traffic | Total Volume | Lane Volume | Added Volume | Total Volume | No. of Lanes | Lane Volume | Added Volume | Total Volume | No. of Lanes | Lane Volume | Added Volume | Total Volume | No. of Lanes | Lane Volume |
| NORTHBOUND | Left | 14 | 1 | 14 | 2 | 16 | 16 | 0 | 15 | 1 | 15 | 2 | 17 | 1 | 17 | 0 | 17 | 1 | 17 |
| | Left-Through | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | Through | 1753 | 2 | **588** | 0 | 1753 | **588** | 53 | 1914 | 2 | **642** | 0 | 1914 | 2 | **642** | 0 | 1914 | 2 | **642** |
| | Through-Right | | 1 | | | | | | | 1 | | | | 1 | | | | 1 | |
| | Right | 12 | 0 | 12 | 0 | 12 | 12 | 0 | 13 | 0 | 13 | 0 | 13 | 0 | 13 | 0 | 13 | 0 | 13 |
| | Left-Through-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | Left-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| SOUTHBOUND | Left | 24 | 1 | **24** | 0 | 24 | **24** | 0 | 25 | 1 | **25** | 0 | 25 | 1 | **25** | 0 | 25 | 1 | **25** |
| | Left-Through | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | Through | 1553 | 2 | 525 | 0 | 1553 | 525 | 41 | 1690 | 2 | 571 | 0 | 1690 | 2 | 571 | 0 | 1690 | 2 | 571 |
| | Through-Right | | 1 | | | | | | | 1 | | | | 1 | | | | 1 | |
| | Right | 21 | 0 | 21 | 0 | 21 | 21 | 0 | 22 | 0 | 22 | 0 | 22 | 0 | 22 | 0 | 22 | 0 | 22 |
| | Left-Through-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | Left-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| EASTBOUND | Left | 77 | 0 | 77 | 0 | 77 | 77 | 0 | 82 | 0 | 82 | 0 | 82 | 0 | 82 | 0 | 82 | 0 | 82 |
| | Left-Through | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | Through | 156 | 0 | **296** | 0 | 156 | **298** | 0 | 166 | 0 | **315** | 0 | 166 | 0 | **317** | 0 | 166 | 0 | **317** |
| | Through-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | Right | 63 | 0 | 0 | 2 | 65 | 0 | 0 | 67 | 0 | 0 | 2 | 69 | 0 | 0 | 0 | 69 | 0 | 0 |
| | Left-Through-Right | | 1 | | | | | | | 1 | | | | 1 | | | | 1 | |
| | Left-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| WESTBOUND | Left | 15 | 0 | **15** | 0 | 15 | **15** | 0 | 16 | 0 | **16** | 0 | 16 | 0 | **16** | 0 | 16 | 0 | **16** |
| | Left-Through | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | Through | 21 | 0 | 51 | 0 | 21 | 51 | 0 | 22 | 0 | 54 | 0 | 22 | 0 | 54 | 0 | 22 | 0 | 54 |
| | Through-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | Right | 15 | 0 | 0 | 0 | 15 | 0 | 0 | 16 | 0 | 0 | 0 | 16 | 0 | 0 | 0 | 16 | 0 | 0 |
| | Left-Through-Right | | 1 | | | | | | | 1 | | | | 1 | | | | 1 | |
| | Left-Right | | 0 | | | | | | | 0 | | | | 0 | | | | 0 | |
| | CRITICAL VOLUMES | North-South: | | 612 | North-South: | | 612 | North-South: | | | 667 | North-South: | | | 667 | North-South: | | | 667 |
| | | East-West: | | 311 | East-West: | | 313 | East-West: | | | 331 | East-West: | | | 333 | East-West: | | | 333 |
| | | SUM: | | 923 | SUM: | | 925 | SUM: | | | 998 | SUM: | | | 1000 | SUM: | | | 1000 |
| | VOLUME/CAPACITY (V/C) RATIO: | | | 0.615 | | | 0.617 | | | | 0.665 | | | | 0.667 | | | | 0.667 |
| | V/C LESS ATSAC/ATCS ADJUSTMENT: | | | **0.515** | | | **0.517** | | | | **0.565** | | | | **0.567** | | | | **0.567** |
| | LEVEL OF SERVICE (LOS): | | | **A** | | | **A** | | | | **A** | | | | **A** | | | | **A** |

*REMARKS:*

Version: 1i Beta; 8/4/2011

**PROJECT IMPACT**

| | | | |
|---|---|---|---|
| Change in *v/c* due to project: | 0.002 | Δ*v/c* after mitigation: | 0.002 |
| Significant impacted? | NO | Fully mitigated? | N/A |

***Appendix C***

*VMT Calculation Results*

# CITY OF LOS ANGELES VMT CALCULATOR Version 1.3

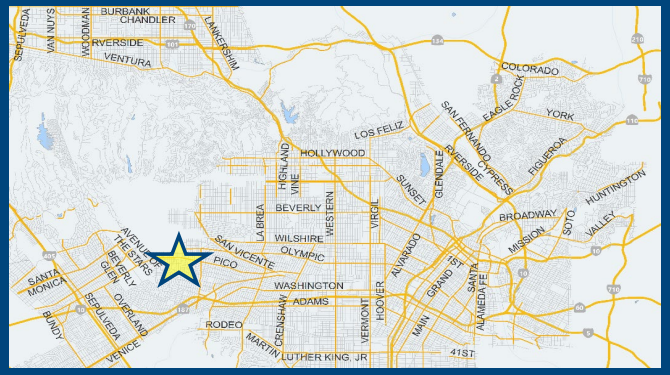
*Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?*

## Project Information

**Project:** Robertson Hotel

**Scenario:**

**Address:** 1434 S ROBERTSON BLVD, 90035




**Is the project replacing an existing number of residential units with a smaller number of residential units AND is located within one-half mile of a fixed-rail or fixed-guideway transit**

○ Yes ○ No

## Existing Land Use

| Land Use Type | Value | Unit |
|---|---|---|
| Retail \| General Retail | 7.000 | ksf |
| Retail \| General Retail | 7 | ksf |

☐ Click here to add a single custom land use type (will be included in the above list)

## Proposed Project Land Use

| Land Use Type | Value | Unit |
|---|---|---|
| Retail \| General Retail | 2.671 | ksf |
| Housing \| Hotel | 131 | Rooms |
| Retail \| General Retail | 2.671 | ksf |
| Retail \| High-Turnover Sit-Down Restaurant | 1.417 | ksf |

☐ Click here to add a single custom land use type (will be included in the above list)

## Project Screening Summary

| Existing Land Use | Proposed |
|---|---|
| 238 Daily Vehicle Trips | 962 Daily Vehicle Trips |
| 1,571 Daily VMT | 6,410 Daily VMT |

### Tier 1 Screening Criteria

Project will have less residential units compared to existing residential units & is within one-half mile of a fixed-rail station. ☐

### Tier 2 Screening Criteria

| | |
|---|---|
| The net increase in daily trips < 250 trips | 724 Net Daily Trips |
| The net increase in daily VMT ≤ 0 | 4,839 Net Daily VMT |
| The proposed project consists of only retail land uses ≤ 50,000 square feet total. | 4.088 ksf |

**The proposed project is required to perform VMT analysis.**

Measuring the Miles

11/1/2021

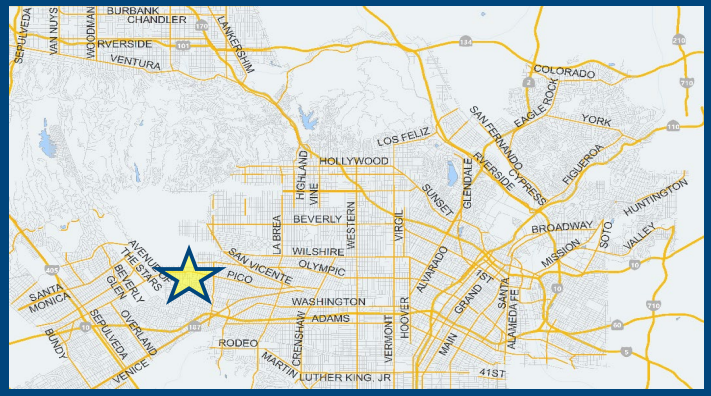
# CITY OF LOS ANGELES VMT CALCULATOR Version 1.3

## Project Information

**Project:** Robertson Hotel

**Scenario:**

**Address:** 1434 S ROBERTSON BLVD, 90035




| Proposed Project Land Use Type | Value | Unit |
|---|---|---|
| Housing \| Hotel | 131 | Rooms |
| Retail \| General Retail | 2.671 | ksf |
| Retail \| High-Turnover Sit-Down Restaurant | 1.417 | ksf |

## TDM Strategies

Select each section to show individual strategies

Use ☑ to denote if the TDM strategy is part of the proposed project or is a mitigation strategy

| | Proposed Project | With Mitigation |
|---|---|---|
| **Max Home Based TDM Achieved?** | **No** | **No** |
| **Max Work Based TDM Achieved?** | **No** | **No** |

- **A** Parking
- **B** Transit
- **C** Education & Encouragement
- **D** Commute Trip Reductions

**Required Commute Trip Reduction Program**
100 percent of employees eligible
☐ Proposed Prj ☐ Mitigation

**Alternative Work Schedules and Telecommute Program**
1% percentage of employees participating
1.5 days of telecommuting per week type of program
☐ Proposed Prj ☐ Mitigation

**Employer Sponsored Vanpool or Shuttle**
high degree of implementation
small employer size
100 percent of employees eligible
☐ Proposed Prj ☐ Mitigation

**Ride-Share Program**
100 percent of employees eligible
☐ Proposed Prj ☐ Mitigation

- **E** Shared Mobility
- **F** Bicycle Infrastructure
- **G** Neighborhood Enhancement

## Analysis Results

| Proposed Project | With |
|---|---|
| **962** Daily Vehicle Trips | **698** Daily Vehicle Trips |
| **6,410** Daily VMT | **4,654** Daily VMT |
| **0.0** Household VMT per Capita | **0.0** Household VMT |
| **9.9** Work VMT per Employee | **7.2** Work VMT per Employee |

### Significant VMT Impact?

| Proposed Project | With |
|---|---|
| **Household: No** Threshold = 6.0 15% Below APC | **Household: No** Threshold = 6.0 15% Below APC |
| **Work: Yes** Threshold = 7.6 15% Below APC | **Work: No** Threshold = 7.6 15% Below APC |

Measuring the Miles

11/1/2021

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 1: Project & Analysis Overview

Date: November 1, 2021
Project Name: Robertson Hotel
Project Scenario:
Project Address: 1434 S ROBERTSON BLVD, 90035

*Version 1.3*

| Project Information | | | |
|---|---|---|---|
| **Land Use Type** | | **Value** | **Units** |
| **Housing** | *Single Family* | *0* | *DU* |
| | *Multi Family* | *0* | *DU* |
| | *Townhouse* | *0* | *DU* |
| | Hotel | 131 | Rooms |
| | *Motel* | *0* | *Rooms* |
| *Affordable Housing* | *Family* | *0* | *DU* |
| | *Senior* | *0* | *DU* |
| | *Special Needs* | *0* | *DU* |
| | *Permanent Supportive* | *0* | *DU* |
| **Retail** | General Retail | 2.671 | ksf |
| | *Furniture Store* | *0.000* | *ksf* |
| | *Pharmacy/Drugstore* | *0.000* | *ksf* |
| | *Supermarket* | *0.000* | *ksf* |
| | *Bank* | *0.000* | *ksf* |
| | *Health Club* | *0.000* | *ksf* |
| | High-Turnover Sit-Down Restaurant | 1.417 | ksf |
| | *Fast-Food Restaurant* | *0.000* | *ksf* |
| | *Quality Restaurant* | *0.000* | *ksf* |
| | *Auto Repair* | *0.000* | *ksf* |
| | *Home Improvement* | *0.000* | *ksf* |
| | *Free-Standing Discount* | *0.000* | *ksf* |
| | *Movie Theater* | *0* | *Seats* |
| *Office* | *General Office* | *0.000* | *ksf* |
| | *Medical Office* | *0.000* | *ksf* |
| *Industrial* | *Light Industrial* | *0.000* | *ksf* |
| | *Manufacturing* | *0.000* | *ksf* |
| | *Warehousing/Self-Storage* | *0.000* | *ksf* |
| *School* | *University* | *0* | *Students* |
| | *High School* | *0* | *Students* |
| | *Middle School* | *0* | *Students* |
| | *Elementary* | *0* | *Students* |
| | *Private School (K-12)* | *0* | *Students* |
| *Other* | | *0* | *Trips* |

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 1: Project & Analysis Overview

Date: November 1, 2021
Project Name: Robertson Hotel
Project Scenario:
Project Address: 1434 S ROBERTSON BLVD, 90035

*Version 1.3*

| Analysis Results | | | |
|---|---|---|---|
| Total Employees: 77<br>Total Population: 0 | | | |
| ***Proposed Project*** | | ***With Mitigation*** | |
| **962** | **Daily Vehicle Trips** | **698** | **Daily Vehicle Trips** |
| **6,410** | **Daily VMT** | **4,654** | **Daily VMT** |
| **0** | **Household VMT per Capita** | **0** | **Household VMT per Capita** |
| **9.9** | **Work VMT per Employee** | **7.2** | **Work VMT per Employee** |
| **Significant VMT Impact?** | | | |
| **APC: Central** | | | |
| Impact Threshold: 15% Below APC Average<br>Household = 6.0<br>Work = 7.6 | | | |
| ***Proposed Project*** | | ***With Mitigation*** | |
| **VMT Threshold** | **Impact** | **VMT Threshold** | **Impact** |
| Household > 6.0<br>Work > 7.6 | No<br>Yes | Household > 6.0<br>Work > 7.6 | No<br>No |

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 2: TDM Inputs

Date: November 1, 2021
Project Name: Robertson Hotel
Project Scenario:
Project Address: 1434 S ROBERTSON BLVD, 90035

*Version 1.3*

### TDM Strategy Inputs

| Strategy Type | | Description | Proposed Project | Mitigations |
|---|---|---|---|---|
| **Parking** | Reduce parking supply | City code parking provision (spaces) | *0* | 85 |
| | | Actual parking provision (spaces) | *0* | 77 |
| | *Unbundle parking* | *Monthly cost for parking ($)* | *$0* | *$0* |
| | *Parking cash-out* | *Employees eligible (%)* | *0%* | *0%* |
| | *Price workplace parking* | *Daily parking charge ($)* | *$0.00* | *$0.00* |
| | | *Employees subject to priced parking (%)* | *0%* | *0%* |
| | *Residential area parking permits* | *Cost of annual permit ($)* | *$0* | *$0* |

(cont. on following page)

## TDM Strategy Inputs, Cont.

| Strategy Type | | Description | Proposed Project | Mitigations |
|---|---|---|---|---|
| **Transit** | *Reduce transit headways* | *Reduction in headways (increase in frequency) (%)* | *0%* | *0%* |
| | | *Existing transit mode share (as a percent of total daily trips) (%)* | *0%* | *0%* |
| | | *Lines within project site improved (<50%, >=50%)* | *0* | *0* |
| | *Implement neighborhood shuttle* | *Degree of implementation (low, medium, high)* | *0* | *0* |
| | | *Employees and residents eligible (%)* | *0%* | *0%* |
| | Transit subsidies | Employees and residents eligible (%) | *0%* | 90% |
| | | Amount of transit subsidy per passenger (daily equivalent) ($) | *$0.00* | $2.98 |
| **Education & Encouragement** | *Voluntary travel behavior change program* | *Employees and residents participating (%)* | *0%* | *0%* |
| | Promotions and marketing | Employees and residents participating (%) | *0%* | 100% |

(cont. on following page)

## TDM Strategy Inputs, Cont.

| Strategy Type | | Description | Proposed Project | Mitigations |
|---|---|---|---|---|
| **Commute Trip Reductions** | *Required commute trip reduction program* | *Employees participating (%)* | *0%* | *0%* |
| | *Alternative Work Schedules and Telecommute* | *Employees participating (%)* | *0%* | *0%* |
| | | *Type of program* | *0* | *0* |
| | *Employer sponsored vanpool or shuttle* | *Degree of implementation (low, medium, high)* | *0* | *0* |
| | | *Employees eligible (%)* | *0%* | *0%* |
| | | *Employer size (small, medium, large)* | *0* | *0* |
| | *Ride-share program* | *Employees eligible (%)* | *0%* | *0%* |
| **Shared Mobility** | *Car share* | *Car share project setting (Urban, Suburban, All Other)* | *0* | *0* |
| | *Bike share* | *Within 600 feet of existing bike share station - OR- implementing new bike share station (Yes/No)* | *0* | *0* |
| | *School carpool program* | *Level of implementation (Low, Medium, High)* | *0* | *0* |

(cont. on following page)

## TDM Strategy Inputs, Cont.

| Strategy Type | | Description | Proposed Project | Mitigations |
|---|---|---|---|---|
| **Bicycle Infrastructure** | *Implement/Improve on-street bicycle facility* | *Provide bicycle facility along site (Yes/No)* | *0* | *0* |
| | Include Bike parking per LAMC | Meets City Bike Parking Code (Yes/No) | *0* | Yes |
| | Include secure bike parking and showers | Includes indoor bike parking/lockers, showers, & repair station (Yes/No) | *0* | Yes |
| **Neighborhood Enhancement** | *Traffic calming improvements* | *Streets with traffic calming improvements (%)* | *0%* | *0%* |
| | | *Intersections with traffic calming improvements (%)* | *0%* | *0%* |
| | Pedestrian network improvements | Included (within project and connecting off-site/within project only) | *0* | within project and connecting off-site |

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 3: TDM Outputs

Date: November 1, 2021
Project Name: Robertson Hotel
Project Scenario:
Project Address: 1434 S ROBERTSON BLVD, 90035

*Version 1.3*

### TDM Adjustments by Trip Purpose & Strategy

**Place type: Compact Infill**

| | | *Home Based Work Production* | | *Home Based Work Attraction* | | *Home Based Other Production* | | *Home Based Other Attraction* | | *Non-Home Based Other Production* | | *Non-Home Based Other Attraction* | | *Source* |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | |
| **Parking** | Reduce parking supply | *0%* | 5% | *0%* | 5% | *0%* | 5% | *0%* | 5% | *0%* | 5% | *0%* | 5% | TDM Strategy Appendix, Parking sections 1 - 5 |
| | Unbundle parking | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | |
| | Parking cash-out | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | |
| | Price workplace parking | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | |
| | Residential area parking permits | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | |
| **Transit** | Reduce transit headways | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | TDM Strategy Appendix, Transit sections 1 - 3 |
| | Implement neighborhood shuttle | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | |
| | Transit subsidies | *0%* | 18% | *0%* | 18% | *0%* | 18% | *0%* | 18% | *0%* | 18% | *0%* | 18% | |
| **Education & Encouragement** | Voluntary travel behavior change program | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | TDM Strategy Appendix, Education & Encouragement sections 1 - 2 |
| | Promotions and marketing | *0%* | 4% | *0%* | 4% | *0%* | 4% | *0%* | 4% | *0%* | 4% | *0%* | *0%* | |
| **Commute Trip Reductions** | Required commute trip reduction program | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | TDM Strategy Appendix, Commute Trip Reductions sections 1 - 4 |
| | Alternative Work Schedules and Telecommute Program | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | |
| | Employer sponsored vanpool or shuttle | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | |
| | Ride-share program | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | |
| **Shared Mobility** | Car-share | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | TDM Strategy Appendix, Shared Mobility sections 1 - 3 |
| | Bike share | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | |
| | School carpool program | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | |

# CITY OF LOS ANGELES VMT CALCULATOR

**Report 3: TDM Outputs**

Date: November 1, 2021
Project Name: Robertson Hotel
Project Scenario:
Project Address: 1434 S ROBERTSON BLVD, 90035

*Version 1.3*

## TDM Adjustments by Trip Purpose & Strategy, Cont.

**Place type: Compact Infill**

| | | *Home Based Work Production* | | *Home Based Work Attraction* | | *Home Based Other Production* | | *Home Based Other Attraction* | | *Non-Home Based Other Production* | | *Non-Home Based Other Attraction* | | *Source* |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | |
| **Bicycle Infrastructure** | Implement/ Improve on-street bicycle facility | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | TDM Strategy Appendix, Bicycle Infrastructure sections 1 - 3 |
| | Include Bike parking per LAMC | *0.0%* | 0.6% | *0.0%* | 0.6% | *0.0%* | 0.6% | *0.0%* | 0.6% | *0.0%* | 0.6% | *0.0%* | 0.6% | |
| | Include secure bike parking and showers | *0.0%* | 0.6% | *0.0%* | 0.6% | *0.0%* | 0.6% | *0.0%* | 0.6% | *0.0%* | 0.6% | *0.0%* | 0.6% | |
| **Neighborhood Enhancement** | Traffic calming improvements | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | TDM Strategy Appendix, Neighborhood Enhancement |
| | Pedestrian network improvements | *0.0%* | 2.0% | *0.0%* | 2.0% | *0.0%* | 2.0% | *0.0%* | 2.0% | *0.0%* | 2.0% | *0.0%* | 2.0% | |

## Final Combined & Maximum TDM Effect

| | *Home Based Work Production* | | *Home Based Work Attraction* | | *Home Based Other Production* | | *Home Based Other Attraction* | | *Non-Home Based Other Production* | | *Non-Home Based Other Attraction* | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated |
| **COMBINED TOTAL** | *0%* | *27%* | *0%* | *27%* | *0%* | *27%* | *0%* | *27%* | *0%* | *27%* | *0%* | *24%* |
| **MAX. TDM EFFECT** | *0%* | *27%* | *0%* | *27%* | *0%* | *27%* | *0%* | *27%* | *0%* | *27%* | *0%* | *27%* |

***= Minimum (X%, 1-[(1-A)*(1-B)…])***
*where X%=*

| | | |
|---|---|---|
| **PLACE TYPE MAX:** | *urban* | *75%* |
| | compact infill | *40%* |
| | *suburban center* | *20%* |
| | *suburban* | *15%* |

Note: [1-[(1-A)*(1-B)…]] reflects the dampened combined effectiveness of TDM Strategies (e.g., A, B,…). See the TDM Strategy Appendix (*Transportation Assessment Guidelines Attachment G)* for further discussion of dampening.

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 4: MXD Methodology

Date: November 1, 2021
Project Name: Robertson Hotel
Project Scenario:
Project Address: 1434 S ROBERTSON BLVD, 90035

*Version 1.3*

### MXD Methodology - Project Without TDM

| | Unadjusted Trips | MXD Adjustment | MXD Trips | Average Trip Length | Unadjusted VMT | MXD VMT |
|---|---|---|---|---|---|---|
| Home Based Work Production | 0 | 0.0% | 0 | 6.4 | 0 | 0 |
| Home Based Other Production | 0 | 0.0% | 0 | 4.8 | 0 | 0 |
| Non-Home Based Other Production | 149 | -4.7% | 142 | 7.0 | 1,043 | 994 |
| Home-Based Work Attraction | 111 | -18.9% | 90 | 8.4 | 932 | 756 |
| Home-Based Other Attraction | 897 | -34.6% | 587 | 6.5 | 5,831 | 3,816 |
| Non-Home Based Other Attraction | 149 | -4.0% | 143 | 5.9 | 879 | 844 |

### MXD Methodology with TDM Measures

| | *Proposed Project* | | | *Project with Mitigation Measures* | | |
|---|---|---|---|---|---|---|
| | TDM Adjustment | Project Trips | Project VMT | TDM Adjustment | Mitigated Trips | Mitigated VMT |
| Home Based Work Production | 0.0% | 0 | 0 | -27.4% | 0 | 0 |
| Home Based Other Production | 0.0% | 0 | 0 | -27.4% | 0 | 0 |
| Non-Home Based Other Production | 0.0% | 142 | 994 | -27.4% | 103 | 722 |
| Home-Based Work Attraction | 0.0% | 90 | 756 | -27.4% | 65 | 549 |
| Home-Based Other Attraction | 0.0% | 587 | 3,816 | -27.4% | 426 | 2,770 |
| Non-Home Based Other Attraction | 0.0% | 143 | 844 | -27.4% | 104 | 613 |

### MXD VMT Methodology Per Capita & Per Employee

Total Population: 0
Total Employees: 77
APC: Central

| | *Proposed Project* | *Project with Mitigation Measures* |
|---|---|---|
| *Total Home Based Production VMT* | **0** | **0** |
| *Total Home Based Work Attraction VMT* | **756** | **549** |
| *Total Home Based VMT Per Capita* | **0.0** | **0.0** |
| *Total Work Based VMT Per Employee* | **9.9** | **7.2** |

## VMT Calculator User Agreement

The Los Angeles Department of Transportation (LADOT), in partnership with the Department of City Planning and Fehr & Peers, has developed the City of Los Angeles Vehicle Miles Traveled (VMT) Calculator to estimate project-specific daily household VMT per capita and daily work VMT per employee for land use development projects. This application, the VMT Calculator, has been provided to You, the User, to assess vehicle miles traveled (VMT) outcomes of land use projects within the City of Los Angeles. The term "City" as used below shall refer to the City of Los Angeles. The terms "City" and "Fehr & Peers" as used below shall include their respective affiliates, subconsultants, employees, and representatives.

The City is pleased to be able to provide this information to the public. The City believes that the public is most effectively served when they are provided access to the technical tools that inform the public review process of private and public land use investments. However, in using the VMT Calculator, You agree to be bound by this VMT Calculator User Agreement (this Agreement).

**VMT Calculator Application for the City of Los Angeles.** The City's consultant calibrated the VMT Calculator's parameters in 2018 to estimate travel patterns of locations in the City, and validated those outcomes against empirical data. However, this calibration process is limited to locations within the City, and practitioners applying the VMT Calculator outside of the City boundaries should not apply these estimates without further calibration and validation of travel patterns to verify the VMT Calculator's accuracy in estimating VMT in such other locations.

**Limited License to Use.** This Agreement gives You a limited, non-transferrable, non-assignable, and non-exclusive license to use and execute a copy of the VMT Calculator on a computer system owned, leased or otherwise controlled by You in Your own facilities, as set out below, provided You do not use the VMT Calculator in an unauthorized manner, and that You do not republish, copy, distribute, reverse-engineer, modify, decompile, disassemble, transfer, or sell any part of the VMT Calculator, and provided that You know and follow the terms of this Agreement. Your failure to follow the terms of this Agreement shall automatically terminate this license and Your right to use the VMT Calculator.

**Ownership.** You understand and acknowledge that the City owns the VMT Calculator, and shall continue to own it through Your use of it, and that no transfer of ownership of any kind is intended in allowing You to use the VMT Calculator.

**Warranty Disclaimer.** In spite of the efforts of the City and Fehr & Peers, some information on the VMT Calculator may not be accurate. The VMT Calculator, OUTPUTS AND ASSOCIATED DATA ARE PROVIDED "as is" WITHOUT WARRANTY OF ANY KIND, whether expressed, implied, statutory, or otherwise including but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

**Limitation of Liability.** It is understood that the VMT Calculator is provided without charge. Neither the City nor Fehr & Peers can be responsible or liable for any information derived from its use, or for any delays, inaccuracies, incompleteness, errors or omissions arising out of your use of the VMT Calculator or with respect to the material contained in the VMT Calculator. You understand and agree that Your sole remedy against the City or Fehr & Peers for loss or damage caused by any defect or failure of the

VMT Calculator, regardless of the form of action, whether in contract, tort, including negligence, strict liability or otherwise, shall be the repair or replacement of the VMT Calculator to the extent feasible as determined solely by the City. In no event shall the City or Fehr & Peers be responsible to You or anyone else for, or have liability for any special, indirect, incidental or consequential damages (including, without limitation, damages for loss of business profits or changes to businesses costs) or lost data or downtime, however caused, and on any theory of liability from the use of, or the inability to use, the VMT Calculator, whether the data, and/or formulas contained in the VMT Calculator are provided by the City or Fehr & Peers, or another third party, even if the City or Fehr & Peers have been advised of the possibility of such damages.

This Agreement and License shall be governed by the laws of the State of California without regard to their conflicts of law provisions, and shall be effective as of the date set forth below and, unless terminated in accordance with the above or extended by written amendment to this Agreement, shall terminate on the earlier of the date that You are not making use of the VMT Calculator or one year after the beginning of Your use of the VMT Calculator.

By using the VMT Calculator, You hereby waive and release all claims, responsibilities, liabilities, actions, damages, costs, and losses, known and unknown, against the City and Fehr & Peers for Your use of the VMT Calculator.

Before making decisions using the information provided in this application, contact City LADOT staff to confirm the validity of the data provided.

Print and sign below, and submit to LADOT along with the transportation assessment Memorandum of Understanding (MOU).

You, the User

By: _____

Print Name: _____

Title: _____

Company: _____

Address: _____

Phone: _____

Email Address: _____

Date: _____

# ATTACHMENT B

## Additional

## Public Comments

Connect Create Collaborate

**Oliver Netburn <oliver.netburn@lacity.org>**

# comment letter on ENV-2019-752-MND & CPC-2019-7522-VZC-CU-SPR

14 messages

**Michael Salman** <salman@history.ucla.edu> Tue, Aug 4, 2020 at 2:12 PM
To: Oliver Netburn <oliver.netburn@lacity.org>

Dear Mr Netburn

Please see the attached comment letter on ENV-2019-752-MND and the underlying case, CPC-2019-7522-VZC-CU-SPR, concerning the proposed project at 1434-1456 S Robertson Blvd.

Please include the letter in the files for both ENV-2019-752-MND and CPC-2019-7522-VZC-CU-SPR.

Thank you

Michael Salman

**To Oliver Netburn re ENV-2019-7523-MND Robertson Blvd hotel project 8-4-20.pdf**
279K

**Michael Salman** <salman@history.ucla.edu> Tue, Aug 4, 2020 at 2:54 PM
To: Oliver Netburn <oliver.netburn@lacity.org>

Mr. Netburn

I forgot to ask:

Would you please confirm receipt of my comment letter?

Thank you

Michael Salman
[Quoted text hidden]

**To Oliver Netburn re ENV-2019-7523-MND Robertson Blvd hotel project 8-4-20.pdf**
279K

**Oliver Netburn** <oliver.netburn@lacity.org> Tue, Aug 4, 2020 at 8:01 PM
To: Michael Salman <salman@history.ucla.edu>

Hi Michael,
Attached are the documents you've requested. I apologize for the delay in getting these to you. In the event you wish to augment your letter, of course that will be acceptable and made part of the record.

Also, there have been no hold letters or a deemed complete letter issued. I'm finishing up compiling the emails and will send that tonight.

I'm available to talk if you'd like. Let me know.

Thank you for your patience.

**CPC-2019-7522 - Application Materials.zip**

[Quoted text hidden]
--

**Oliver Netburn**
City Planner
**Los Angeles City Planning**
200 N. Spring St., Room 763
Los Angeles, CA 90012
Planning4LA.org
T: (213) 978-1382

**Michael Salman** <salman@history.ucla.edu> Wed, Aug 5, 2020 at 5:09 PM
To: Oliver Netburn <oliver.netburn@lacity.org>

Dear Mr Netburn

Thank you for sending me the additional files last night. I have been working through them today.

May I ask you to please confirm or clarify a few points?

1) In your email last night at 8:01PM (copy below), are you saying that no "deemed complete letter" has been issued? Is such a letter typically issued in a case like this? Is there plan to issue one now or in the future?

2) In the files you have sent, several files are titled as being "updated," such as "Updated FINDINGS Robertson.pdf" which has a file saved date of 7/7/20. Does that mean this was a file updated by the applicant? And that is was presented to Planning on or after 7/7/20?

3) In the materials you sent me last night in both of your emails I do not see a communication from CD5 about supporting or opposing the project, only various inquiries from CD5 and relays of comments from the community. Is that correct? Has there no statement from CD5 about their position on the project as of this date?

Thank you

Michael Salman

[Quoted text hidden]

**Oliver Netburn** <oliver.netburn@lacity.org> Mon, Aug 10, 2020 at 11:41 AM
To: Michael Salman <salman@history.ucla.edu>

Hi Michael,
Deemed Complete letters are not always prepared as once the timelines in the permit streamlining act are hit, the project is automatically deemed complete. Yes, the documents I sent you were the ones presented at the public hearing. And lastly, we have not received any official statement or letter from CD5.

Let me know if you have any other questions.
[Quoted text hidden]

**Oliver Netburn** <oliver.netburn@lacity.org> Thu, Aug 27, 2020 at 8:24 AM
To: Michael Salman <salman@history.ucla.edu>

Hi Michael,
I just wanted to confirm that you only submitted the one letter dated August 4, 2020, correct?

Thank you!
[Quoted text hidden]

**Michael Salman** <salman@history.ucla.edu> Thu, Aug 27, 2020 at 8:35 AM
To: Oliver Netburn <oliver.netburn@lacity.org>

Dear Mr Netburn

Probably my emails to you requesting access to case file materials should be included in the case file, too.

So I submitted those emails, this email, and that one comment letter dated August 4, 2020, before the official closing of the comment period on the MND. So the August 4 letter was timely.

I am attaching a copy of the letter to this email for convenience.

It demonstrates:

1) The MND is grotesquely inaccurate and insufficient, and runs counter to public policy established at the City, County, and State levels, and

2) The project as proposed appears to be illegal since it includes and depends upon a rezoning of the parcels that will reduce the intensity of housing on the site (RSO low income housing, to be precise) down to zero. That violates SB330, the Housing Crisis Act of 2019, which prohibits the rezoning of parcels that reduces the intensity of housing in any way that would reduce the intensity of housing. the project is certainly against public policy, which alone is grounds for rejection, too.

Thank you

Michael Salman

[Quoted text hidden]

**To Oliver Netburn re ENV-2019-7523-MND Robertson Blvd hotel project 8-4-20.pdf**
279K

---

**Oliver Netburn** <oliver.netburn@lacity.org> Thu, Aug 27, 2020 at 8:40 AM
To: Michael Salman <salman@history.ucla.edu>

Thank you. I just wanted to confirm I didn't miss anything.
[Quoted text hidden]

---

**Michael Salman** <salman@history.ucla.edu> Thu, Aug 27, 2020 at 8:47 AM
To: Oliver Netburn <oliver.netburn@lacity.org>

Thanks. Glad we are both dotting all the i's and crossing all the t's

[Quoted text hidden]

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**Oliver Netburn** <oliver.netburn@lacity.org> Wed, May 19, 2021 at 6:40 AM
To: Michael Salman <salman@history.ucla.edu>

Hello Michael,
Attached is the hearing notice for this case which is scheduled to go before the CPC on June 10th.

Let me know if you have any questions.

Thanks!
[Quoted text hidden]

**CPC Hearing Notice - CPC-2019-7522-VZC-CU-SPR.pdf**
210K

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**Michael Salman** <salman@history.ucla.edu> Wed, May 19, 2021 at 6:58 AM
To: Oliver Netburn <oliver.netburn@lacity.org>

Dear Mr Netburn

Thank you for sending me this notice. I do have a couple of questions:

1) What happened to the MND produce last summer? The CEQA clearance is now listed as an ND.

2) Would you please send a me pdf copies of all materials, submissions, documents, and communications that have been added to the case file since the closing of the date for comments on the MND which was, roughly, in early August 2020? This request is inclusive of communications, documents, etc concerning environmental review and the CEQA process.

I am eager to see the DCPs responses to comments on the MND concerning RSO housing, City public policy on the housing crisis, and violation of SB330 (rezoning parcels in ways that reduce housing).

Michael Salman

---

**From:** Oliver Netburn <oliver.netburn@lacity.org>
**Sent:** Wednesday, May 19, 2021 6:40 AM
**To:** Michael Salman <salman@history.ucla.edu>
**Subject:** Re: comment letter on ENV-2019-752-MND & CPC-2019-7522-VZC-CU-SPR

[Quoted text hidden]

**Michael Salman** <salman@history.ucla.edu> Fri, Jun 4, 2021 at 1:39 PM
To: Oliver Netburn <oliver.netburn@lacity.org>

Dear Mr. Netburn

I have not received a response from you to my email request on 5/19/21 for documents related to the case in the subject line, which is being heard by the CPC in 6 days.

Requests for documents do not have to say they are CPRA requests to be covered by the CPRA.

My email request for documents is below.

Michael Salman

---

**From:** Michael Salman <salman@history.ucla.edu>
**Sent:** Wednesday, May 19, 2021 6:58 AM
**To:** Oliver Netburn <oliver.netburn@lacity.org>
[Quoted text hidden]

[Quoted text hidden]

---

**Oliver Netburn** <oliver.netburn@lacity.org> Fri, Jun 4, 2021 at 2:46 PM
To: Michael Salman <salman@history.ucla.edu>

Hi Michael,
Sorry, the project is still an MND and has not been downgraded to an ND.

We don't not prepare a response to comments for MNDs, however as the project is not a housing development project, it is not subject to SB330's prohibition on reduced density. In addition, the RAS4 and the C2 have the same residential density and any conditions would be to reflect the proposed project.

Attached is the staff report and all public comments received up until Monday of this week. Also are the final set of plans and the MND, which has not changed.

I want to bring to your attention that our recommendation to CPC limits the building to 6 stories, as opposed to the applicant's request of 7 stories.

Thanks!

**Item 07 - CPC-2019-7522 - Exhibit A - Site Plan...**

**Item 07 - CPC-2019-7522 - Exhibit B - Mitigated...**

**Item 07 - CPC-2019-7522 - Exhibit C - Public Co...**

**Item 07 - CPC-2019-7522 - Staff Report.pdf**

[Quoted text hidden]

---

**Michael Salman** <salman@history.ucla.edu> Fri, Jun 4, 2021 at 3:32 PM
To: Oliver Netburn <oliver.netburn@lacity.org>

Mr. Netburn

I've written to the CPC about the defective Hearing Notice and lack of response to my request for access to the file, which effectively denied me access to the file.

Your comment today about SB 330 is incorrect when it comes to the passage I cited in my letter. Other parts of SB330 are about housing projects. The passage I quoted is not about housing projects,, but about "rezoning" parcels, changing general plans or changing specific plans. That passage is **not** contingent on there being a proposed housing project. In fact, that passage is not about projects at all. It is about re-zoning parcels or other land areas, which is a process that need not be attached to a proposed project.

Here is the section I quoted for you last summer in my letter:

Here is the key passage from SB 330, Section 13 (b) (1) (A) (with emphasis added):

> (b) (1) Notwithstanding any other law except as provided in subdivision (i), ***with respect to land where housing is an allowable use, an affected county or an affected city shall not enact a development policy, standard, or condition that would have any of the following effects:***
>
> (A) ***Changing the*** general plan land use designation, specific plan land use designation, or ***zoning of a parcel or parcels of property to a less intensive use or reducing the intensity of land use*** within an existing general plan land use designation, specific plan land use designation, or zoning district below what was allowed under the land use designation and zoning ordinances of the affected county or affected city, as applicable, as in effect on January 1, 2018, except as otherwise provided in clause (ii) of subparagraph (B). ***For purposes of this subparagraph, "less intensive use" includes, but is not limited to***, reductions to height, density, or floor area ratio, new or increased open space or lot size requirements, or new or increased setback requirements, minimum frontage requirements, or maximum lot coverage limitations, or ***anything that would lessen the intensity of housing.***

It is illegal to rezone a parcel in any way that reduces density of housing. The case you reviewed erroneously entails rezoning the parcel(s) so as to permit a development that will reduce housing to zero on the parcel(s). It is against the law.

Beyond SB330, as I noted last summer, there is a surfeit of other laws and declarations identifying a housing crisis, and an affordable housing crisis in particular. That makes the proposed project in conflict with a broad swath of public policy, not just SB 330.

Thank you for responding today

Michael Salman

On 6/4/2021 2:46 PM, Oliver Netburn wrote:

> Hi Michael,
> Sorry, the project is still an MND and has not been downgraded to an ND.
>
> We don't not prepare a response to comments for MNDs, however as the project is not a housing development project, it is not subject to SB330's prohibition on reduced density. In addition, the RAS4 and the C2 have the same residential density and any conditions would be to reflect the proposed project.
>
> Attached is the staff report and all public comments received up until Monday of this week. Also are the final set of plans and the MND, which has not changed.
>
> I want to bring to your attention that our recommendation to CPC limits the building to 6 stories, as opposed to the applicant's request of 7 stories.
>
> Thanks!
>
> **Item 07 - CPC-2019-7522 - Exhibit A - Site Plan...**
> **Item 07 - CPC-2019-7522 - Exhibit B - Mitigated...**
> **Item 07 - CPC-2019-7522 - Exhibit C - Public Co...**
> **Item 07 - CPC-2019-7522 - Staff Report.pdf**
>
> On Fri, Jun 4, 2021 at 1:39 PM Michael Salman <salman@history.ucla.edu> wrote:
>
> > Dear Mr. Netburn
> >
> > I have not received a response from you to my email request on 5/19/21 for documents related to the case in the subject line, which is being heard by the CPC in 6 days.
> >
> > Requests for documents do not have to say they are CPRA requests to be covered by the CPRA.
> >
> > My email request for documents is below.
> >
> > Michael Salman

**From:** Michael Salman <salman@history.ucla.edu>
**Sent:** Wednesday, May 19, 2021 6:58 AM
**To:** Oliver Netburn <oliver.netburn@lacity.org>
**Subject:** Re: comment letter on ENV-2019-752-MND & CPC-2019-7522-VZC-CU-SPR

Dear Mr Netburn

Thank you for sending me this notice. I do have a couple of questions:

1) What happened to the MND produce last summer? The CEQA clearance is now listed as an ND.

2) Would you please send a me pdf copies of all materials, submissions, documents, and communications that have been added to the case file since the closing of the date for comments on the MND which was, roughly, in early August 2020? This request is inclusive of communications, documents, etc concerning environmental review and the CEQA process.

I am eager to see the DCPs responses to comments on the MND concerning RSO housing, City public policy on the housing crisis, and violation of SB330 (rezoning parcels in ways that reduce housing).

Michael Salman

---

**From:** Oliver Netburn <oliver.netburn@lacity.org>
**Sent:** Wednesday, May 19, 2021 6:40 AM
**To:** Michael Salman <salman@history.ucla.edu>
**Subject:** Re: comment letter on ENV-2019-752-MND & CPC-2019-7522-VZC-CU-SPR

Hello Michael,
Attached is the hearing notice for this case which is scheduled to go before the CPC on June 10th.

Let me know if you have any questions.

Thanks!

On Thu, Aug 27, 2020 at 8:48 AM Michael Salman <salman@history.ucla.edu> wrote:
> Thanks. Glad we are both dotting all the i's and crossing all the t's
> On 8/27/2020 8:40 AM, Oliver Netburn wrote:
>
> > Thank you. I just wanted to confirm I didn't miss anything.
> >
> > On Thu, Aug 27, 2020 at 8:35 AM Michael Salman <salman@history.ucla.edu> wrote:
> > > Dear Mr Netburn
> > > Probably my emails to you requesting access to case file materials should be included in the case file, too.
> > > So I submitted those emails, this email, and that one comment letter dated August 4, 2020, before the official closing of the comment period on the MND. So the August 4 letter was timely.
> > > I am attaching a copy of the letter to this email for convenience.
> > > It demonstrates:
> > > 1) The MND is grotesquely inaccurate and insufficient, and runs counter to public policy established at the City, County, and State levels, and
> > > 2) The project as proposed appears to be illegal since it includes and depends upon a rezoning of the parcels that will reduce the intensity of housing on the site (RSO low income housing, to be precise) down to zero. That violates SB330, the Housing Crisis Act of 2019, which prohibits the rezoning of parcels that reduces the intensity of housing in any way that would reduce the intensity of housing. the project is certainly against public policy, which alone is grounds for rejection, too.
> > > Thank you
> > > Michael Salman
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> > >
> > > > Hi Michael,
> > > > I just wanted to confirm that you only submitted the one letter dated August 4, 2020, correct?
> > > >
> > > > Thank you!

On Mon, Aug 10, 2020 at 11:41 AM Oliver Netburn <oliver.netburn@lacity.org> wrote:

Hi Michael,
Deemed Complete letters are not always prepared as once the timelines in the permit streamlining act are hit, the project is automatically deemed complete. Yes, the documents I sent you were the ones presented at the public hearing. And lastly, we have not received any official statement or letter from CD5.

Let me know if you have any other questions.

On Wed, Aug 5, 2020 at 5:09 PM Michael Salman <salman@history.ucla.edu> wrote:

Dear Mr Netburn
Thank you for sending me the additional files last night. I have been working through them today.
May I ask you to please confirm or clarify a few points?
1) In your email last night at 8:01PM (copy below), are you saying that no "deemed complete letter" has been issued? Is such a letter typically issued in a case like this? Is there plan to issue one now or in the future?
2) In the files you have sent, several files are titled as being "updated," such as "Updated FINDINGS Robertson.pdf" which has a file saved date of 7/7/20. Does that mean this was a file updated by the applicant? And that is was presented to Planning on or after 7/7/20?
3) In the materials you sent me last night in both of your emails I do not see a communication from CD5 about supporting or opposing the project, only various inquiries from CD5 and relays of comments from the community. Is that correct? Has there no statement from CD5 about their position on the project as of this date?
Thank you
Michael Salman

On 8/4/2020 8:01 PM, Oliver Netburn wrote:

Hi Michael,
Attached are the documents you've requested. I apologize for the delay in getting these to you. In the event you wish to augment your letter, of course that will be acceptable and made part of the record.

Also, there have been no hold letters or a deemed complete letter issued. I'm finishing up compiling the emails and will send that tonight.

I'm available to talk if you'd like. Let me know.

Thank you for your patience.

**CPC-2019-7522 - Application Materials.zip**

On Tue, Aug 4, 2020 at 2:54 PM Michael Salman <salman@history.ucla.edu> wrote:

Mr. Netburn

I forgot to ask:

Would you please confirm receipt of my comment letter?

Thank you

Michael Salman

On 8/4/2020 2:12 PM, Michael Salman wrote:
> Dear Mr Netburn
>
> Please see the attached comment letter on ENV-2019-752-MND and the
> underlying case, CPC-2019-7522-VZC-CU-SPR, concerning the proposed
> project at 1434-1456 S Robertson Blvd.
>
> Please include the letter in the files for both ENV-2019-752-MND and
> CPC-2019-7522-VZC-CU-SPR.
>
> Thank you
>
> Michael Salman
>

--

**Oliver Netburn**
City Planner
**Los Angeles City Planning**
200 N. Spring St., Room 763
Los Angeles, CA 90012
Planning4LA.org
T: (213) 978-1382

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2533 4th Ave
Los Angeles, CA 90018
August 4, 2020

Re: ENV-2019-752-MND & CPC-2019-7522-VZC-CU-SPR

Dear Mr. Netburn,

I am writing to:

1) Raise concerns and objections about the Mitigated Negative Declaration (ENV-2019-752-MND) prepared for the proposed hotel project at 1434-1456 S Robertson Blvd (CPC-2019-7522-VZC-CU-SPR), and

2) Object to the underlying project proposal (CPC-2019-7522-VZC-CU-SPR) on the grounds that it is against public policy (State, County, and City) and likely illegal.

## 1) Objection to Errors and Abuses of Discretion in the MND:

Section XIV, "Population and Housing," on page 49 contains errors and abuses of discretion.

Section XIV, item b asks whether the project would "Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?"

The MND declares there would be a "Less Than Significant Impact." The MND's author reasons as follows:

> A potentially significant impact would occur if the proposed project would displace a substantial quantity of existing residences or a substantial number of people. The proposed project would result in the demolition of 10 apartment units that are subject to the Rent Stabilization Ordinance. However, the proposed project would be subject to the tenant relocation and displacement requirements of the City pursuant to Los Angeles Municipal Code Sections 151.09 and 47.06. Compliance with these requirements, including the provision of notice and payment of relocation fees, would reduce displacement impacts to less than significant.

**Minor Error: Number of RSO Units is apparently 13, not 10, according to HCIDLA**

According to a July 1, 2020 email from HCIDLA's Emma Garcia to CD5 staff that is included in the portion of the case file that has been made accessible for my review, there are 13 RSO units presently located on the subject parcels.

**Major Error and Abuse of Discretion: The Loss of RSO Units is a Very Significant Impact in Light of the Housing Crisis, the Pandemic Crisis, and the Current Economic Crisis; and the Pre-Crisis Legal Requirements that Tenants Receive Notice and Payment of Relocation Fees as per LAMC 151.09 and 47.06 is Woefully Inadequate to Reduce Displacement Impacts.**

LAMC 151.09 invokes requirements of Notice under the Ellis Act. This merely tells tenants in advance that their homes will be demolished. In a housing crisis compounded by a pandemic and an economic crisis, this is just telling people that disaster awaits them.

LAMC 47.06 requires relocation payments to tenants evicted to make way for a "conversion" of rental units to condominiums or hotels. LAMC 47.07 requires similar or identical payments when rental units are demolished. The MND probably errs in citing the wrong code passage. Nonetheless, the major error and abuse of discretion is in the MND's argument that this payment (and advance notice) renders the impact of demolition "less than significant."

The amount of relocation assistance in LAMC 47.06 and 47.07 has not changed since 2013. But the critical shortage of housing in the City, County, and State – especially low income and RSO housing – has grown far more extreme since 2013.

Indeed, the State, the County, and the City have all proclaimed that there is a "Housing Crisis," and especially a crisis concerning low income housing. The Governor, County Supervisors, the Mayor, and City Council have all issued proclamations about the housing crisis. And the State, the County, and the City have all enacted multiple laws in attempts to alleviate the housing crisis. There are new laws to promote the building of new housing, new low income housing, more dense housing, and to preserve existing housing.

And on top of this housing crisis, we face a pandemic with no end in sight. The City has passed tenant protection laws specific to the pandemic (LAMC 14.6) that will not expire until 12 months after the pandemic ends.

And on top of the pandemic there is an economic crisis.

Evicting the tenants in the subject RSO units to demolish the units and build a hotel may well throw some or all of the tenants into homelessness. The maximum amount of relocation fees (if anyone qualifies for them) will not rent an apartment that does not exist, and the money will not go far if the tenant is unemployed or laid off in the current economic crisis. Considering this during a pandemic is chilling.

There is much more than a "fair argument" that the loss of 13 (or 10) RSO units without replacement will create a very significant impact.

Moreover, it is an impact that is directly contrary to public policy at the State, County, and City levels. And it is probably against the law.

**2) Likely Violation of SB 330, the Housing Crisis Act of 2019**

The proposed project surely violates the spirit of SB 330, the Housing Crisis Act of 2019, and it probably violates the letter of the law, too.

Much of SB 330 concerns promoting new housing projects with greater density. The subject proposal is not for new housing, but to demolish existing RSO units, re-zone the parcels, and then build a hotel. To build the proposed hotel requires re-zoning the parcels as a predicate.

Section 13 of SB 330 prohibits the re-zoning of parcels in any way that "would lessen the intensity of housing." The subject application proposes a project that depends on a re-zoning that would bring the intensity of housing on the parcels down to zero.

Here is the key passage from SB 330, Section 13 (b) (1) (A) (with emphasis added):

> (b) (1) Notwithstanding any other law except as provided in subdivision (i), ***with respect to land where housing is an allowable use, an affected county or an affected city shall not enact a development policy, standard, or condition that would have any of the following effects:***
>
> (A) ***Changing the*** general plan land use designation, specific plan land use designation, or ***zoning of a parcel or parcels of property to a less intensive use or reducing the intensity of land use*** within an existing general plan land use designation, specific plan land use designation, or zoning district below what was allowed under the land use designation and zoning ordinances of the affected county or affected city, as applicable, as in effect on January 1, 2018, except as otherwise provided in clause (ii) of subparagraph (B). ***For purposes of this subparagraph, "less intensive use" includes, but is not limited to***, reductions to height, density, or floor area ratio, new or increased open space or lot size requirements, or new or increased setback requirements, minimum frontage requirements, or maximum lot coverage limitations, or ***anything that would lessen the intensity of housing.***

The proposed project would demolish RSO units and eliminate housing entirely from the parcels, and the proposal depends on a re-zoning of the parcels. Reducing housing to zero on the parcels is lessening the intensity of housing, as defined by SB 330.

I read this provision of SB 330 as applying to any and all applications for re-zoning that are pending.

Other parts of SB 330 pertain to proposed projects for which the application was "deemed to be complete" on or after January 1, 2020. That does not appear to apply to the provisions on re-zoning cited above, but for the sake of argument let us assume that it might apply.

When was the subject application to re-zone the parcels and reduce housing intensity to zero by building a hotel deemed to be complete?

I have asked repeatedly to see the DCP Application Checklist, but it has not been made accessible. I have asked to see the entire case file, but only parts have been made available.

The DCP Case Information page for the proposal says the case was "Accepted for Review" on June 4, 2020. Is that the date the file was deemed complete? The application was submitted on December 17, 2019, but the submittal date is not the date in question.

Even if the application was deemed complete before January 1, 2020, the operative part of SB330 concerning re-zoning of parcel appears to apply in this case.

## Conclusion

The proposed elimination of RSO housing in the middle of a housing crisis inside a pandemic wrapped in an economic crisis is a very significant impact.

The fact that tenants would receive "Notice" of their pending eviction and the standard relocation fees required since 2013 (hence not designed to address the current housing crisis, pandemic, and economic crisis) would be negligible in mitigating the impact.

The hard fact is that people losing RSO housing to demolition have no place to go. That is why laws have been passed to require that new housing projects replacing low income or RSO housing must provide new low income housing and offer first right of selection to tenants evicted to make way for the new housing. This proposed project, however, is not to build new housing at all. It is likely prohibited by SB 330's proscription against re-zoning parcels in any way that will reduce housing.

Thus the MND is defective, based on errors and abuses of discretion.

And the underlying proposed project is likely illegal.

Without doubt the underlying project is contrary to public policy and contrary to "public necessity, convenience, general welfare and good zoning practice" (quoting "the required findings for the proposed Vesting Zone Change" as related by City Planner Oliver Netburn in a June 23, 2020 email to CD5 staff provided to me by Mr. Netburn as part of the case file to which I have been given access).

The application for the proposed project should be denied. If there is any reason not to deny it, at bare minimum the MND must be amended to require full mitigation for the loss of RSO housing, which could only be achieved by creating an equal or greater number of equivalent units and providing current tenants first right of occupancy on rental terms comparable to their current leases.

Yours

Michael Salman

Connect Create Collaborate

**Oliver Netburn <oliver.netburn@lacity.org>**

# Councilman, Pico-Robertson Needs Its local restaurants - there are enough hotels (Item #7/ CPC-2019-7522)

1 message

**Zoe Engel** <info@email.actionnetwork.org> Wed, Jun 2, 2021 at 9:33 AM
Reply-To: zoeslikewhat@yahoo.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Councilman Koretz,
Los Angeles has a housing crisis, NOT a hotel crisis. Pico-Robertson is already well-served by hotels, with the Carlyle Hotel only blocks away and hundreds of hotel rooms less than a mile away at Pico & Beverly. If the 1434 Robertson site is redeveloped, it should be a mixed-use housing project with small business space at the bottom. As opposed to a hotel development, a mixed-use housing project would ensure existing tenants have the right to return to their homes and require a percentage of the units to be affordable.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project. Please consider another location for this development instead of destroying local businesses that make this neighborhood the amazing place it is.

Zoe Engel
zoeslikewhat@yahoo.com
508 N Spaulding Ave
Los Angeles, California 90036

Oliver Netburn <oliver.netburn@lacity.org>

# CPC-2019-7522 / Item #7 / 1434 S. Robertson Blvd

**Rabbi Yonah Bookstein** <rabbiyonah@gmail.com> Wed, Jun 9, 2021 at 10:20 AM
To: cpc@lacity.org, Oliver Netburn <oliver.netburn@lacity.org>, Paul Koretz <paul.koretz@lacity.org>, Daniel Skolnick <daniel.skolnick@lacity.org>, Joan Pelico <joan.pelico@lacity.org>

Please see attached letter regarding the loss of RSO units in Pico Robertson.

Peace and blessings,

Rabbi Yonah Bookstein
Deanna and Allen Alevy Family Rabbi in Community Outreach
Alevy Jewish Learning Center • Pico Shul • Shabbat Tent • Kesher Institute • Cal Kosher • Camp Neshama

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**SoRo Hotel Project.pdf**
30K

Rabbi Yonah Bookstein
1480 Rexford Dr.
LA CA 90035

June 8, 2021

RE: 1434 S. Robertson Project.

Dear Councilmember Koretz and Members of City Planning Commission,

The SoRo Hotel project eliminates needed low income housing. Lack of affordable housing is the #2 issue in our community after homelessness. Until the issue of net loss of affordable rental units is mitigated, I must ask you to oppose the 1434 S. Robertson Project.

Specifically, the hotel project will remove 12 RSO units, without replacement. Since 2001, we have lost over 27,000 rent stabilized units in Los Angeles. A zone change would foster the loss of even more RSO units.

Additionally, the project would take out popular small businesses like Le Petit Jardin, which has served the community for years. They would lose their business and their housing.

Thank you for your consideration.

Peace and Blessings,

Rabbi Yonah Bookstein

Connect Create Collaborate

**Oliver Netburn <oliver.netburn@lacity.org>**

# Do Not Approve 1434 S. Robertson (CPC-2019-7522)

1 message

**Siri Sahib Khalsa** <Sirisahib@ca.rr.com> Sun, May 30, 2021 at 1:35 PM
Reply-To: Sirisahib@ca.rr.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Los Angeles has more hotel rooms in the pipeline than any other place in the country and a record low level of hotel occupancy, with the industry not projected to fully recover until after 2025. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project.

The City should not approve the 1434 S. Robertson Project which would demolish beloved small businesses like Le Petit Jardin cafe and 10 rent stabilized housing units.

Siri Sahib Khalsa
Sirisahib@ca.rr.com
1134 s la peer dr
Los Angeles, California 90035

Connect Create Collaborate

**Oliver Netburn <oliver.netburn@lacity.org>**

# Do Not Approve 1434 S. Robertson (CPC-2019-7522)

1 message

**Zach Weinberg** <zach@tuffgongworldwide.com> Tue, Jun 1, 2021 at 12:40 PM
Reply-To: zach@tuffgongworldwide.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Bottom line, we gotta make sure people have a place to live at a reasonable rate before we worry about bringing in more tourists. The more projects like these, the higher the rent rates are in the city, which means more people who can't afford to live here anymore, meaning more homeless, more gross tent-infested streets, and then no one's gonna want to come here anyway to stay at this damn hotel. If they want to build to 131 unit apartment complex, great. Otherwise, please don't approve this project. Thanks.

---

Los Angeles has a housing crisis, NOT a hotel crisis. Los Angeles has more hotel rooms in the pipeline than any other place in the country and a record low level of hotel occupancy, with the industry not projected to fully recover until after 2025. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project.

The City should not approve the 1434 S. Robertson Project which would demolish beloved small businesses like Le Petit Jardin cafe and 10 rent stabilized housing units.

Zach Weinberg
zach@tuffgongworldwide.com
8391 Beverly Blvd
Los Angeles, California 90048

Connect Create Collaborate

**Oliver Netburn <oliver.netburn@lacity.org>**

# Do Not Approve 1434 S. Robertson (CPC-2019-7522)

1 message

**Paige Egizi** <info@email.actionnetwork.org> Mon, May 31, 2021 at 4:51 PM
Reply-To: paigegizi@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Los Angeles has more hotel rooms in the pipeline than any other place in the country and a record low level of hotel occupancy, with the industry not projected to fully recover until after 2025. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project.

The City should not approve the 1434 S. Robertson Project which would demolish beloved small businesses like Le Petit Jardin cafe and 10 rent stabilized housing units.

Paige Egizi
paigegizi@gmail.com
3707 motor ave unit 307
Los Angeles , California 90034

Connect Create Collaborate

**Oliver Netburn <oliver.netburn@lacity.org>**

# Do Not Approve 1434 S. Robertson (CPC-2019-7522)

14 messages

**Boston Burke** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 11:05 AM
Reply-To: burke.boston1@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Los Angeles has more hotel rooms in the pipeline than any other place in the country and a record low level of hotel occupancy, with the industry not projected to fully recover until after 2025. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project.

The City should not approve the 1434 S. Robertson Project which would demolish beloved small businesses like Le Petit Jardin cafe and 10 rent stabilized housing units.

Boston Burke
burke.boston1@gmail.com
1051 S Sherbourne Dr Apt 4
Los Angeles, California 90035

---

**Katierose Donohue Enriquez** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 11:06 AM
Reply-To: ktroseact@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please do not approve the hotel. This city was built and sustained by people who work in the entertainment industry. The day workers in that industry cannot afford to live in the city anymore. It is insane. Please protect these rent controlled spaces for the people who keep the literal lights on, not the people coming to gawk at them.
Los Angeles has a housing crisis, NOT a hotel crisis. Los Angeles has more hotel rooms in the pipeline than any other place in the country and a record low level of hotel occupancy, with the industry not projected to fully recover until after 2025. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project.

The City should not approve the 1434 S. Robertson Project which would demolish beloved small businesses like Le Petit Jardin cafe and 10 rent stabilized housing units.

Thank you for your hard work and dedication to our beloved city.

Sincerely,
Katierose Donohue Enriquez

Katierose Donohue Enriquez
ktroseact@gmail.com
623 1/2 N. Sycamore Ave
Los Angeles, California 90036

---

**Sophie Kosmacher** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 11:08 AM
Reply-To: s.kosmacher@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Los Angeles has more hotel rooms in the pipeline than any other place in the country and a record low level of hotel occupancy, with the industry not projected to fully recover until after 2025. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project.

The City should not approve the 1434 S. Robertson Project which would demolish beloved small businesses like Le Petit Jardin cafe and 10 rent stabilized housing units.

Sophie Kosmacher
s.kosmacher@gmail.com
11000 Weyburn Avenue, 726
Los Angeles, California 90024

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**Hayley Gray** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 11:12 AM
Reply-To: hayleyegray@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Los Angeles has more hotel rooms in the pipeline than any other place in the country and a record low level of hotel occupancy, with the

industry not projected to fully recover until after 2025. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project.

The City should not approve the 1434 S. Robertson Project which would demolish beloved small businesses like Le Petit Jardin cafe and 10 rent stabilized housing units.

Hayley Gray
hayleyegray@gmail.com
11105 rose ave
Los Angeles , California 90034

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**Kate Mason** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 11:14 AM
Reply-To: katemason10@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Los Angeles has more hotel rooms in the pipeline than any other place in the country and a record low level of hotel occupancy, with the industry not projected to fully recover until after 2025. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project.

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Kate Mason
katemason10@gmail.com
626 1/2 N Genesee Ave
Los Angeles , California 90036

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**Riley Schleining** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 11:16 AM
Reply-To: riley.schleining@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Los Angeles has more hotel rooms in the pipeline than any other place in the country and a record low level of hotel occupancy, with the

industry not projected to fully recover until after 2025. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project.

The City should not approve the 1434 S. Robertson Project which would demolish beloved small businesses like Le Petit Jardin cafe and 10 rent stabilized housing units.

Riley Schleining
riley.schleining@gmail.com
1545 S Beverly Drive, Apt 301
Los Angeles, California 90035

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**Daniel Carroll** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 11:16 AM
Reply-To: dfcarroll333@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Los Angeles has more hotel rooms in the pipeline than any other place in the country and a record low level of hotel occupancy, with the industry not projected to fully recover until after 2025. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project.

The City should not approve the 1434 S. Robertson Project which would demolish beloved small businesses like Le Petit Jardin cafe and 10 rent stabilized housing units.

Daniel Carroll
dfcarroll333@gmail.com
3676 Vinton Ave
Los Angeles, California 90034

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**Lior Myara** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 11:19 AM
Reply-To: liormyara@yahoo.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

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industry not projected to fully recover until after 2025. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project.

The City should not approve the 1434 S. Robertson Project which would demolish beloved small businesses like Le Petit Jardin cafe and 10 rent stabilized housing units.

Lior Myara
liormyara@yahoo.com
7796 Oakwood ave
Los Angeles , California 90036

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**camilla trigano** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 11:42 AM
Reply-To: camillatrigano@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Los Angeles has more hotel rooms in the pipeline than any other place in the country and a record low level of hotel occupancy, with the industry not projected to fully recover until after 2025. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project.

The City should not approve the 1434 S. Robertson Project which would demolish beloved small businesses like Le Petit Jardin cafe and 10 rent stabilized housing units.

camilla trigano
camillatrigano@gmail.com
101 south orange drive
los angeles, California 90036

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**Karman Kregloe** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 11:43 AM
Reply-To: kkregloe@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

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industry not projected to fully recover until after 2025. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project.

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Karman Kregloe
kkregloe@gmail.com
747 north sycamore ave apt 1
Los Angeles , California 90038

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**Patrick Tully** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 11:44 AM
Reply-To: pdavmail@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Los Angeles has more hotel rooms in the pipeline than any other place in the country and a record low level of hotel occupancy, with the industry not projected to fully recover until after 2025. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project.

The City should not approve the 1434 S. Robertson Project which would demolish beloved small businesses like Le Petit Jardin cafe and 10 rent stabilized housing units. This is the last thing we need!

Patrick Tully
pdavmail@gmail.com
10779 Woodbine St. Apt. 305
Los Angeles, California 90034

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**Francisco Espinosa** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 12:54 PM
Reply-To: francisco.1.espinosa@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Los Angeles has more hotel rooms in the pipeline than any other place in the country and a record low level of hotel occupancy, with the industry not projected to fully recover until after 2025. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project.

The City should not approve the 1434 S. Robertson Project which would demolish beloved small businesses like Le Petit Jardin cafe and 10 rent stabilized housing units.

Francisco Espinosa
francisco.1.espinosa@gmail.com
10722 Woodbine Street #3
Los Angeles, California 90034

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**Chris Whitt** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 2:40 PM
Reply-To: Whitt_christian@hotmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please, Los Angeles has a housing crisis, NOT a hotel crisis. Los Angeles has more hotel rooms in the pipeline than any other place in the country and a record low level of hotel occupancy, with the industry not projected to fully recover until after 2025. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project.

The City should not approve the 1434 S. Robertson Project which would demolish beloved small businesses like Le Petit Jardin cafe and 10 rent stabilized housing units.

Chris Whitt
Whitt_christian@hotmail.com
2874 Angelo
Los Angeles , California 90077

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**HOLLY LEVIN** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 2:40 PM
Reply-To: hollylevin11@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Los Angeles has more hotel rooms in the pipeline than any other place in the country and a record low level of hotel occupancy, with the industry not projected to fully recover until after 2025. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project.

The City should not approve the 1434 S. Robertson Project which would demolish beloved small businesses like Le Petit Jardin cafe and 10 rent stabilized housing units.

HOLLY LEVIN
hollylevin11@gmail.com
1938 Holmby Ave
Los Angeles, California 90025

Oliver Netburn <oliver.netburn@lacity.org>

# Do Not Approve 1434 S. Robertson (Item #7/ CPC-2019-7522)

10 messages

**Alex Cave** <info@email.actionnetwork.org> Wed, Jun 2, 2021 at 9:04 AM
Reply-To: alexanderography@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Are you insane or just corrupt? Los Angeles has a housing crisis, NOT a hotel crisis. Los Angeles has more hotel rooms in the pipeline than any other place in the country and a record low level of hotel occupancy, with the industry not projected to fully recover for years. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project.

The City should not approve the 1434 S. Robertson Project which would demolish beloved small businesses like Le Petit Jardin cafe and 12 rent stabilized housing units.

If you approve this, I'm willing to bankroll a new candidate to take over your position in city council because clearly you don't represent the interests of the city.

Alex Cave
alexanderography@gmail.com
10549 Valparaiso st
Los Angeles , California 90034

**vermutmb@gmail.com** <info@email.actionnetwork.org> Wed, Jun 2, 2021 at 9:04 AM
Reply-To: vermutmb@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Los Angeles has more hotel rooms in the pipeline than any other place in the country and a record low level of hotel occupancy, with the industry not projected to fully recover for years. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project.

The City should not approve the 1434 S. Robertson Project which would demolish beloved small businesses like Le Petit Jardin cafe and 12 rent stabilized housing units.

vermutmb@gmail.com
2511 Almaden Ct
Los Angeles, California 90077

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**Cathleen McGee** <info@email.actionnetwork.org> Wed, Jun 2, 2021 at 9:09 AM
Reply-To: sallymoon80@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Los Angeles has more hotel rooms in the pipeline than any other place in the country and a record low level of hotel occupancy, with the industry not projected to fully recover for years. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project.

The City should not approve the 1434 S. Robertson Project which would demolish beloved small businesses like Le Petit Jardin cafe and 12 rent stabilized housing units.

Cathleen McGee
sallymoon80@gmail.com
5301 Newcastle Ave., Apt 15
ENCINO, California 91316

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**Allene Quincy** <info@email.actionnetwork.org> Wed, Jun 2, 2021 at 9:29 AM
Reply-To: allenequincy@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Los Angeles has more hotel rooms in the pipeline than any other place in the country and a record low level of hotel occupancy, with the industry not projected to fully recover for years. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project.

The City should not approve the 1434 S. Robertson Project which would demolish beloved small businesses like Le Petit Jardin cafe and 12 rent stabilized housing units.

Paul— I know all you care about it money... but it is important to preserve housing for the city's inhabitants and classic structures that make Los Angeles great. Shame on you for caving to developers constantly.

Allene Quincy
allenequincy@gmail.com
542 n Detroit st.
Los Angeles, California 90036

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**joyce gohring** <info@email.actionnetwork.org> Wed, Jun 2, 2021 at 9:39 AM
Reply-To: ilikejoy@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Los Angeles has more hotel rooms in the pipeline than any other place in the country and a record low level of hotel occupancy, with the industry not projected to fully recover for years. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project.

The City should not approve the 1434 S. Robertson Project which would demolish beloved small businesses like Le Petit Jardin cafe and 12 rent stabilized housing units.

I mean seriously?? Right after a pandemic too? Life is tough enough as it is. Working class people deserve a break. Rich people will always be rich...go develop just outside of Los Angeles...not inside.

Plus...people don't even stay in hotels in LA...so many places are empty downtown and around the city.

Be good. Do good.

joyce gohring
ilikejoy@gmail.com
740 North Kilkea Drive
Los Angeles, California 90046

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**Asa Wrange** <info@email.actionnetwork.org> Wed, Jun 2, 2021 at 12:21 PM
Reply-To: awrangela@gmail.com

To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Los Angeles has more hotel rooms in the pipeline than any other place in the country and a record low level of hotel occupancy, with the industry not projected to fully recover for years. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project.

The City should not approve the 1434 S. Robertson Project which would demolish beloved small businesses like Le Petit Jardin cafe and 12 rent stabilized housing units.

Asa Wrange
awrangela@gmail.com
292 S. La Cienega Blvd
Beverly Hills, Ca 90211

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**Carol Cetrone** <info@email.actionnetwork.org> Wed, Jun 2, 2021 at 12:24 PM
Reply-To: perpetua99@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Los Angeles has more hotel rooms in the pipeline than any other place in the country and a record low level of hotel occupancy, with the industry not projected to fully recover for years. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project.

The City should not approve the 1434 S. Robertson Project which would demolish beloved small businesses like Le Petit Jardin cafe and 12 rent stabilized housing units.

Carol Cetrone
perpetua99@gmail.com
427 N Commonwealth Av
Los Angeles, California 90004

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**Connie Thompson** <info@email.actionnetwork.org> Wed, Jun 2, 2021 at 12:28 PM
Reply-To: conniethompson723@gmail.com

To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Los Angeles has more hotel rooms in the pipeline than any other place in the country and a record low level of hotel occupancy, with the industry not projected to fully recover for years. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project.

The City should not approve the 1434 S. Robertson Project which would demolish beloved small businesses like Le Petit Jardin cafe and 12 rent stabilized housing units.

Connie Thompson
conniethompson723@gmail.com
9400 National Blvd.
Los Angeles, CA, California 90034

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**Aida Takla-O'Reilly** <info@email.actionnetwork.org> Wed, Jun 2, 2021 at 2:07 PM
Reply-To: aidatakla@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Los Angeles has more hotel rooms in the pipeline than any other place in the country and a record low level of hotel occupancy, with the industry not projected to fully recover for years. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project.

The City should not approve the 1434 S. Robertson Project which would demolish beloved small businesses like Le Petit Jardin cafe and 12 rent stabilized housing units.

Aida Takla-O'Reilly
aidatakla@gmail.com
10375 Wilshire Blvd, 6A
Los Angeles, California 90024

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**Frances Campbell** <info@email.actionnetwork.org> Wed, Jun 2, 2021 at 5:39 PM
Reply-To: francampbell666@gmail.com

To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Very tired of affordable housing units being destroyed in favor of hotel rooms. I live in your district. Please say no to this. The crazy proliferation of hotel rooms is destroying neighborhoods.

Los Angeles has a housing crisis, NOT a hotel crisis. Los Angeles has more hotel rooms in the pipeline than any other place in the country and a record low level of hotel occupancy, with the industry not projected to fully recover for years. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project.

The City should not approve the 1434 S. Robertson Project which would demolish beloved small businesses like Le Petit Jardin cafe and 12 rent stabilized housing units.

Frances Campbell
francampbell666@gmail.com
17438 Hatteras Street
Encino, California 91316

Oliver Netburn <oliver.netburn@lacity.org>

# Do Not Approve 1434 S. Robertson (Item #7/ CPC-2019-7522)

3 messages

**Virginia Bartlett** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 3:07 PM
Reply-To: virginia.l.bartlett@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Los Angeles has more hotel rooms in the pipeline than any other place in the country and a record low level of hotel occupancy, with the industry not projected to fully recover for years. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project.

The City should not approve the 1434 S. Robertson Project which would demolish beloved small businesses like Le Petit Jardin cafe and 12 rent stabilized housing units.

Virginia Bartlett
virginia.l.bartlett@gmail.com
1144 Hi Point St
Los Angeles, California 90035

**Meredith Bear** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 4:48 PM
Reply-To: meredithbear2012@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Los Angeles has more hotel rooms in the pipeline than any other place in the country and a record low level of hotel occupancy, with the industry not projected to fully recover for years. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project.

The City should not approve the 1434 S. Robertson Project which would demolish beloved small businesses like Le Petit Jardin cafe and 12 rent stabilized housing units.

Meredith Bear
meredithbear2012@gmail.com

2720 Fernway Drive
Montgomery, Alabama 36111

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**Michael Herman** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 4:51 PM
Reply-To: mike.j85@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Los Angeles has more hotel rooms in the pipeline than any other place in the country and a record low level of hotel occupancy, with the industry not projected to fully recover for years. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project.

The City should not approve the 1434 S. Robertson Project which would demolish beloved small businesses like Le Petit Jardin cafe and 12 rent stabilized housing units.

Michael Herman
mike.j85@gmail.com
10746 Francis Pl Apt. #315
Los Angeles, CA, California 90034

Oliver Netburn <oliver.netburn@lacity.org>

# Do Not Approve 1434 S. Robertson (Item #7/ CPC-2019-7522)

5 messages

**Adriana Magana** <info@email.actionnetwork.org> Thu, Jun 3, 2021 at 10:50 AM
Reply-To: amaganabiz@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Los Angeles has more hotel rooms in the pipeline than any other place in the country and a record low level of hotel occupancy, with the industry not projected to fully recover for years. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project.

The City should not approve the 1434 S. Robertson Project which would demolish beloved small businesses like Le Petit Jardin cafe and 12 rent stabilized housing units.

Adriana Magana
amaganabiz@gmail.com
3755 Mentone Ave
Los Angeles , California 90034

---

**Ann Donahue** <info@email.actionnetwork.org> Thu, Jun 3, 2021 at 10:54 AM
Reply-To: anndonahue@yahoo.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Los Angeles has more hotel rooms in the pipeline than any other place in the country and a record low level of hotel occupancy, with the industry not projected to fully recover for years. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project.

The City should not approve the 1434 S. Robertson Project which would demolish beloved small businesses like Le Petit Jardin cafe and 12 rent stabilized housing units.

Ann Donahue
anndonahue@yahoo.com

1888 century park east
Los angeles, California 90067

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**marjoriemanley@gmail.com** <info@email.actionnetwork.org> Thu, Jun 3, 2021 at 2:12 PM
Reply-To: marjoriemanley@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Los Angeles has more hotel rooms in the pipeline than any other place in the country and a record low level of hotel occupancy, with the industry not projected to fully recover for years. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project.

The City should not approve the 1434 S. Robertson Project which would demolish beloved small businesses like Le Petit Jardin cafe and 12 rent stabilized housing units.

marjoriemanley@gmail.com
15100 Moorpark St., 210
Sherman Oaks, California 91403

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**eschickler@aol.com** <info@email.actionnetwork.org> Thu, Jun 3, 2021 at 3:00 PM
Reply-To: eschickler@aol.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Los Angeles has more hotel rooms in the pipeline than any other place in the country and a record low level of hotel occupancy, with the industry not projected to fully recover for years. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project.

The City should not approve the 1434 S. Robertson Project which would demolish beloved small businesses like Le Petit Jardin cafe and 12 rent stabilized housing units.

eschickler@aol.com
3 Alton Place
Brookline, Massachusetts 02446

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**Paula Peng** <info@email.actionnetwork.org> Thu, Jun 3, 2021 at 3:21 PM
Reply-To: paulapengwins@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has an AFFORDABLE housing crisis, NOT a hotel crisis. Los Angeles has more hotel rooms in the pipeline than any other place in the country and a record low level of hotel occupancy, with the industry not projected to fully recover for years. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project.

The City should not approve the 1434 S. Robertson Project which would demolish beloved small businesses like Le Petit Jardin cafe and 12 rent stabilized housing units.

Paula Peng
paulapengwins@gmail.com
3127 LIVONIA AVE
Los Angeles, California 90034

Oliver Netburn <oliver.netburn@lacity.org>

# Do Not Approve 1434 S. Robertson (Item #7/ CPC-2019-7522)

1 message

**politics@lunaticlabs.biz** <politics@lunaticlabs.biz> Fri, Jun 4, 2021 at 1:16 PM
Reply-To: politics@lunaticlabs.biz
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Los Angeles has more hotel rooms in the pipeline than any other place in the country and a record low level of hotel occupancy, with the industry not projected to fully recover for years. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project.

The City should not approve the 1434 S. Robertson Project which would demolish beloved small businesses like Le Petit Jardin cafe and 12 rent stabilized housing units.

politics@lunaticlabs.biz
6160 PACKARD
LOS ANGELES, California 90035

Oliver Netburn <oliver.netburn@lacity.org>

# Do Not Approve 1434 S. Robertson (Item #7/ CPC-2019-7522)

1 message

**Joseph Hancock** <joseph@labortoday.us> Fri, Jun 4, 2021 at 1:18 PM
Reply-To: joseph@labortoday.us
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Los Angeles has more hotel rooms in the pipeline than any other place in the country and a record low level of hotel occupancy, with the industry not projected to fully recover for years. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project, and neither should you Councilmember Koretz.

The City should not approve the 1434 S. Robertson Project which would demolish beloved small businesses like Le Petit Jardin cafe and 12 rent stabilized housing units.

Joseph Hancock
joseph@labortoday.us
6233 Fountain Av 106
Hollywood, California 90028

Connect Create Collaborate

**Oliver Netburn <oliver.netburn@lacity.org>**

# Do Not Approve 1434 S. Robertson (Item #7/ CPC-2019-7522)

1 message

**brilliantevents@earthlink.net** <brilliantevents@earthlink.net> Fri, Jun 4, 2021 at 1:54 PM
Reply-To: brilliantevents@earthlink.net
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Los Angeles has more hotel rooms in the pipeline than any other place in the country and a record low level of hotel occupancy, with the industry not projected to fully recover for years. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project.

The City should not approve the 1434 S. Robertson Project which would demolish beloved small businesses like Le Petit Jardin cafe and 12 rent stabilized housing units.

brilliantevents@earthlink.net
11850 Riverside Drive, Suite 201
Valley Village, California 91607

Oliver Netburn <oliver.netburn@lacity.org>

# Do Not Approve 1434 S. Robertson (Item #7/ CPC-2019-7522)

1 message

**Moira Waddell** <moiraw@earthlink.net> Fri, Jun 4, 2021 at 3:02 PM
Reply-To: moiraw@earthlink.net
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Putting a hotel in the 1400 block of Robertson Blvd. is a ridiculous idea for four reasons:
1. There are several nearby hotels, with no need for another one in this neighborhood.
2. It would be taking away rent-controlled apartments.
3. It would be taking away several long-time small businesses.
4. It would increase traffic and the associated noise in an area with many families and children.
The traffic on that stretch of Robertson is already terrible.
Please do not approve this project.
Thank you,
Moira Waddell

Moira Waddell
moiraw@earthlink.net
1768 S. Garth Ave.
Los Angeles, California 90035

Oliver Netburn <oliver.netburn@lacity.org>

# Do Not Approve 1434 S. Robertson (Item #7/ CPC-2019-7522)

8 messages

**Rohan Rohan** <info@email.actionnetwork.org> Fri, Jun 4, 2021 at 1:24 PM
Reply-To: unodivididopor0@yahoo.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Los Angeles has more hotel rooms in the pipeline than any other place in the country and a record low level of hotel occupancy, with the industry not projected to fully recover for years. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project.

The City should not approve the 1434 S. Robertson Project which would demolish beloved small businesses like Le Petit Jardin cafe and 12 rent stabilized housing units.

Rohan Rohan
unodivididopor0@yahoo.com
6210 Canterbury Dr, #203
Culver City, California 90230

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**Vicki Friesen** <info@email.actionnetwork.org> Fri, Jun 4, 2021 at 1:30 PM
Reply-To: vmfriesen1998@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Los Angeles has more hotel rooms in the pipeline than any other place in the country and a record low level of hotel occupancy, with the industry not projected to fully recover for years. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project.

The City should not approve the 1434 S. Robertson Project which would demolish beloved small businesses like Le Petit Jardin cafe and 12 rent stabilized housing units.

Vicki Friesen
vmfriesen1998@gmail.com

12012 Goshen Ave
Los Angeles, California 90049

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**Diana Chang** <info@email.actionnetwork.org> Fri, Jun 4, 2021 at 1:48 PM
Reply-To: diana.l.chang@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Los Angeles has more hotel rooms in the pipeline than any other place in the country and a record low level of hotel occupancy, with the industry not projected to fully recover for years. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project.

The City should not approve the 1434 S. Robertson Project which would demolish beloved small businesses like Le Petit Jardin cafe and 12 rent stabilized housing units.

Diana Chang
diana.l.chang@gmail.com
1636 LYMAN PL, Apt 11
LOS ANGELES, California 91522

---

**Molly McLean** <info@email.actionnetwork.org> Fri, Jun 4, 2021 at 2:58 PM
Reply-To: mollyshea32@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Los Angeles has more hotel rooms in the pipeline than any other place in the country and a record low level of hotel occupancy, with the industry not projected to fully recover for years. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project.

The City should not approve the 1434 S. Robertson Project which would demolish beloved small businesses like Le Petit Jardin cafe and 12 rent stabilized housing units.

Molly McLean
mollyshea32@gmail.com

5361 Russell Ave. #304
Los Angeles, California 90027

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**verotoxin@mac.com** <info@email.actionnetwork.org> Fri, Jun 4, 2021 at 3:30 PM
Reply-To: verotoxin@mac.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Los Angeles has more hotel rooms in the pipeline than any other place in the country and a record low level of hotel occupancy, with the industry not projected to fully recover for years. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project.

The City should not approve the 1434 S. Robertson Project which would demolish beloved small businesses like Le Petit Jardin cafe and 12 rent stabilized housing units.

verotoxin@mac.com
2030 Rome Dr
Los Angeles, California 90065

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**Melissa Manousos** <info@email.actionnetwork.org> Fri, Jun 4, 2021 at 4:42 PM
Reply-To: mnmsubs@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Los Angeles has more hotel rooms in the pipeline than any other place in the country and a record low level of hotel occupancy, with the industry not projected to fully recover for years. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project.

The City should not approve the 1434 S. Robertson Project which would demolish beloved small businesses like Le Petit Jardin cafe and 12 rent-stabilized housing units.

We should be prioritizing building affordable housing, not more hotels!

Melissa Manousos
mnmsubs@gmail.com
257 S Spring St Apt 2G
Los Angeles, California 90012

---

**Sheila Stone** <info@email.actionnetwork.org> Fri, Jun 4, 2021 at 6:02 PM
Reply-To: Sheilajg918@aol.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Los Angeles has more hotel rooms in the pipeline than any other place in the country and a record low level of hotel occupancy, with the industry not projected to fully recover for years. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project.

The City should not approve the 1434 S. Robertson Project which would demolish beloved small businesses like Le Petit Jardin cafe and 12 rent stabilized housing units.

Sheila Stone
Sheilajg918@aol.com
19442 Wyandotte St. #14
Reseda, California 91335

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**zoe1593@aol.com** <info@email.actionnetwork.org> Sat, Jun 5, 2021 at 12:20 AM
Reply-To: zoe1593@aol.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Los Angeles has more hotel rooms in the pipeline than any other place in the country and a record low level of hotel occupancy, with the industry not projected to fully recover for years. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project.

The City should not approve the 1434 S. Robertson Project which would demolish beloved small businesses like Le Petit Jardin cafe and 12 rent stabilized housing units.

zoe1593@aol.com
7715 National Blvd
Los Angeles, California 90034

Connect Create Collaborate

**Oliver Netburn <oliver.netburn@lacity.org>**

# Do Not Approve 1434 S. Robertson (Item #7/ CPC-2019-7522)

2 messages

**Abbey Springer** <info@email.actionnetwork.org> Sat, Jun 5, 2021 at 4:56 PM
Reply-To: abbey.springer13@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Los Angeles has more hotel rooms in the pipeline than any other place in the country and a record low level of hotel occupancy, with the industry not projected to fully recover for years. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project.

The City should not approve the 1434 S. Robertson Project which would demolish beloved small businesses like Le Petit Jardin cafe and 12 rent stabilized housing units.

Abbey Springer
abbey.springer13@gmail.com
1712 S Ridgeley Dr, Apt 4, APT 4
Los Angeles, California 90019

**Aaron Singer** <info@email.actionnetwork.org> Sat, Jun 5, 2021 at 8:02 PM
Reply-To: aaronsinger06@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Los Angeles has more hotel rooms in the pipeline than any other place in the country and a record low level of hotel occupancy, with the industry not projected to fully recover for years. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project.

The City should not approve the 1434 S. Robertson Project which would demolish beloved small businesses like Le Petit Jardin cafe and 12 rent stabilized housing units.

Aaron Singer
aaronsinger06@gmail.com

12736 Caswell Ave, 105
Los Angeles, California 90066

Oliver Netburn <oliver.netburn@lacity.org>

# Do Not Approve 1434 S. Robertson (Item #7/ CPC-2019-7522)

1 message

**Nancy Lee** <info@email.actionnetwork.org> Mon, Jun 7, 2021 at 4:18 AM
Reply-To: nancylcalifg@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Los Angeles has more hotel rooms in the pipeline than any other place in the country and a record low level of hotel occupancy, with the industry not projected to fully recover for years. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project.

The City should not approve the 1434 S. Robertson Project which would demolish beloved small businesses like Le Petit Jardin cafe and 12 rent stabilized housing units.

Nancy Lee
nancylcalifg@gmail.com
11301 w Olympic
Los Angeles, California 90064

Connect Create Collaborate

**Oliver Netburn <oliver.netburn@lacity.org>**

# Do Not Approve 1434 S. Robertson (Item #7/ CPC-2019-7522)

1 message

**Eric Cooper** <eric@ecfstudio.com> Mon, Jun 7, 2021 at 1:30 PM
Reply-To: eric@ecfstudio.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Dear Councilman Koretz,

I strongly encourage you to oppose the planning and approval of the mega 131 room, 7 story hotel slated for construction in the Pico-Roberton corridor that will be executed by Sinanian Development and its partner, Harkham Enterprises. There are many factors that support my discord for the project. And, I ask that you fairly and thoroughly vet the issues that represent my argument in terms of its impact on our community, as well as the far-reaching consequences it would present regarding the carbon footprint of the environment.

The most pressing factor will be the displacement of 10 single families dependent on fair regulated rent prices in a vastly increasing market, and the row of cherished small prominent businesses whom have long served the community, but may potentially be uprooted. Imagine it's replacement-- a huge and ill-fitted edifice that will purportedly be constructed to serve the reputations, while lining the pockets of two dynamo development entities by satisfying their fiscal responsibility. This is absurd, and it is as if to ask the embattled David to lay down his stone and sling to be overtaken by the modern day Goliath. Siminuan Enterprises continues to amass over $100,000,000 dollars in services with over 100 properties. Notwithstanding, Harkham Enterprises has a vast and lucrative portfolio.

It seems fatalistic to think a small section of a Pico-Robertson's community could dissuade these powerhouses from coming in and steamrolling its citizens and proximal businesses by disrupting the physical continuity of the area, as well as its quiet and charming nuance.

And, then there is the far-reaching consequence: pollution. It would create the burdensome proliferation of traffic (during and after the completion of construction) due to the presence of building contractors and their vehicles, hotel staff and guests, and the constant flow of purveyor vehicles obstructing an already narrow corridor overflowing with occupied parking spaces tightening the thoroughfare which would affect neighbors and shoppers alike.

There would be no restriction on the level of noise stemming from construction, and the subsequent flow of business, be it from vehicles or human interaction related to the hotel. Also, there is the factor of the residue runoff of poisonous fumes into the air, produced by the exhaust of construction and delivery vehicles, building machinery and tools, and the eventual overflow of hotel guests vehicles that would follow.

Other issues include the usage of toxic building materials, the onslaught of liter and waste created by project workers and crew, and loitering of nearby properties (which is often prevalent with construction crews) that effect the immediate community. The idea here is to save our neighbors and the community from forgoing their right to experience a peace of mind and living a safer and "healthier" existence. Stop the greed. Mitigate the carbon footprint that would seige our community.

I've been a resident in the Pico/Robertson neighborhood for two years, and I must commend your staff for helping solve prior issues that have plagued our area. I sincerely hope that you can flex your power and influence to prevent this project from becoming a reality.

Sincerely,
Eric Cooper
President
Eric Cooper Fitness
1435 S. Wooster St.
Aot# 6
LA, CA. 90035

Eric Cooper
eric@ecfstudio.com
1435 S. Wooster St.
Los Angeles, California 90035

Connect Create Collaborate

**Oliver Netburn <oliver.netburn@lacity.org>**

# Do Not Approve 1434 S. Robertson (Item #7/ CPC-2019-7522)

1 message

**Elianna Hjortzberg Litov** <info@email.actionnetwork.org> Mon, Jun 7, 2021 at 5:46 PM
Reply-To: eliannahlitov@yahoo.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Los Angeles has more hotel rooms in the pipeline than any other place in the country and a record low level of hotel occupancy, with the industry not projected to fully recover for years. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project.

The City should not approve the 1434 S. Robertson Project which would demolish beloved small businesses like Le Petit Jardin cafe and 12 rent stabilized housing units.

Pico/Robertson is a historic neighborhood, and this planned development is an attempt to desecrate one of the most beautiful neighborhoods in all of Los Angeles. This is not to say that all developments are bad, for in my opinion, a development plan for a park in the Pico/Robertson area would be wonderful, as well as five over one mixed housing and commercial space. A mega hotel though? A disgrace.

Elianna Hjortzberg Litov
eliannahlitov@yahoo.com
1821 Thayer Ave.
Los Angeles, California 90025

Connect Create Collaborate

**Oliver Netburn <oliver.netburn@lacity.org>**

# Honor the Community Plan! Say No to 1434 Robertson Project(Item #7/ CPC-2019-7522)

1 message

**Nan Norris** <nan17@pacbell.net> Mon, Jun 7, 2021 at 2:01 PM
Reply-To: nan17@pacbell.net
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

Nan Norris
nan17@pacbell.net
9735 Wilshire Blvd, Suite 309
Beverly Hills, California 90212

Connect Create Collaborate

**Oliver Netburn <oliver.netburn@lacity.org>**

# Honor the Community Plan! Say No to 1434 Robertson Project(Item #7/ CPC-2019-7522)

6 messages

**cameronlange@gmail.com** <info@email.actionnetwork.org> Mon, Jun 7, 2021 at 2:02 PM
Reply-To: cameronlange@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

cameronlange@gmail.com
308 Loring Ave
Los Angeles, California 90024

**Gilda Mehraban** <info@email.actionnetwork.org> Mon, Jun 7, 2021 at 2:08 PM
Reply-To: gilda1@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

Gilda Mehraban
gilda1@gmail.com
6051 Scenic Ave.
Los Angeles, California 90068

**Eugene Alper** <info@email.actionnetwork.org> Mon, Jun 7, 2021 at 2:38 PM
Reply-To: eugenealper1@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

Eugene Alper
eugenealper1@gmail.com
1887 Greenfield Avenue 212
Los Angeles, California 90025

**Miri Sai** <info@email.actionnetwork.org> Mon, Jun 7, 2021 at 10:12 PM
Reply-To: artsymiri@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

Miri Sai
artsymiri@gmail.com
207 1/2 s Doheny dr
Beverly Hills , California 90211

**Tieira Ryder** <info@email.actionnetwork.org> Tue, Jun 8, 2021 at 9:35 AM
Reply-To: tie.ryder@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Hello,

MORE AFFORDABLE HOUSING, NOT LESS!

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

Tieira Ryder
tie.ryder@gmail.com
Hollywood
Hollywood , California 90027

**Marikay Ohayon** <info@email.actionnetwork.org> Tue, Jun 8, 2021 at 10:14 AM
Reply-To: marikayohayon@yahoo.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

Marikay Ohayon
marikayohayon@yahoo.com
1050 Casiano Rd
Los Angeles, California 90049

Connect Create Collaborate

**Oliver Netburn <oliver.netburn@lacity.org>**

# Honor the Community Plan! Say No to 1434 Robertson Project(Item #7/ CPC-2019-7522)

1 message

**Holly Craig-Wehrle** <hcraigwehrle@ucaft.org> Tue, Jun 8, 2021 at 7:28 PM
Reply-To: hcraigwehrle@ucaft.org
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

I live in this neighborhood and have since 2013. This area is working hard to become more walkable and the mixed use development here of small businesses and housing is a big part of what makes the area friendly to pedestrians. We have plenty of hotels in the area. We need to maintain affordable housing so much more.

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

Sincerely,
Holly Craig-Wehrle

Holly Craig-Wehrle
hcraigwehrle@ucaft.org
907 S. Holt Ave
Los Angeles, California 90035

Connect Create Collaborate

**Oliver Netburn <oliver.netburn@lacity.org>**

# Honor the Community Plan! Say No to 1434 Robertson Project(Item #7/ CPC-2019-7522)

1 message

**Vivian Eisenstadt MAPT CPT MASP** <vivian@vivie.com> Wed, Jun 9, 2021 at 3:16 PM
Reply-To: vivian@vivie.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project. The traffic will be a bottleneck to every other area including West Hollywood and Beverly Hills from the 10 freeway and the noise pollution to the neighbor with a fire station two blocks away will bounce right into the neighborhood between Doheney in Robertson

Vivian Eisenstadt MAPT CPT MASP
vivian@vivie.com
8818 Saturn Street
Los Angeles, California 90035

Connect Create Collaborate

**Oliver Netburn <oliver.netburn@lacity.org>**

# Honor the Community Plan! Say No to 1434 Robertson Project(Item #7/ CPC-2019-7522)

1 message

**M M** <info@email.actionnetwork.org> Wed, Jun 9, 2021 at 6:32 PM
Reply-To: kindnessmatters4u52@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

M M
kindnessmatters4u52@gmail.com
0000 sm blvd
La, California 90069

Connect Create Collaborate

**Oliver Netburn <oliver.netburn@lacity.org>**

# June 10, 2021 City Planning Commission Meeting - CPC-2019-7522-VZC-CU-SPR -- 1434-1456 S. Robertson Blvd.

**Larry Friedman** <larry.friedman79@yahoo.com> Tue, Jun 1, 2021 at 12:20 PM
To: Planning CPC <cpc@lacity.org>
Cc: Los Angeles City Council <paul.koretz@lacity.org>, Daniel Skolnick <daniel.skolnick@lacity.org>, Oliver Netburn <oliver.netburn@lacity.org>

To: The Commission Executive Assistant --

Please see the attached MND comment letter in regard to Case No. CPC-2019-7522-VZC-CU-SPR (1434-1456 S. Robertson Blvd.), an item on the June 10, 2021 City Planning Commission meeting agenda. This letter supplements my previous comment letter dated May 25, 2021 regarding the proposed project and requested land use entitlements.

Thank you.

Larry Friedman

**MND Comments - ENV-2019-7523-MND (06-10-21 CPC Mtg).pdf**
114K

Connect Create Collaborate

**Oliver Netburn <oliver.netburn@lacity.org>**

# Oppose the 1434 - 1456 South Robertson hotel project (Item #7/ CPC-2019-7522)

1 message

**Cerianne Robertson** <info@email.actionnetwork.org> Sat, Jun 5, 2021 at 5:28 PM
Reply-To: robertson.cerianne@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

I oppose the 1434 - 1456 South Robertson hotel project and I ask you to oppose it as well. Los Angeles does not need more hotels — it does need to protect existing rent-stabilized apartments. If the 1434 Robertson site is redeveloped, it should only be redeveloped as a housing project that guarantees existing tenants the right to return to their homes, with a large percentage of the units truly affordable for low and very low-income renters.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project.

Cerianne Robertson
robertson.cerianne@gmail.com
Manzanita street
Los Angeles , California 90029

Oliver Netburn <oliver.netburn@lacity.org>

# Pico-Robertson doesn't need more hotels (Item #7/ CPC-2019-7522)

1 message

**Ricky de Laveaga** <ricky@groundgamela.org> Thu, Jun 3, 2021 at 7:52 PM
Reply-To: ricky@groundgamela.org
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, not a hotel crisis. Pico-Robertson is already bloated with hotels, the Carlyle Hotel is only blocks away and there are hundreds of hotel rooms less than a mile away at Pico & Beverly. If the 1434 Robertson site is redeveloped, it should be a mixed-use housing project with small business space at the bottom, not a hotel development. A mixed-use housing project would ensure existing tenants have the right to return to their homes and require a percentage of the units to be affordable.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project.

Ricky de Laveaga
ricky@groundgamela.org
2232 Lake Shore Ave
Los Angeles, California 90039

Connect Create Collaborate

**Oliver Netburn <oliver.netburn@lacity.org>**

# Pico-Robertson Has Enough Hotels (CPC-2019-7522)

1 message

**Max Levy** <levy.max@colorado.edu> Sat, May 29, 2021 at 9:33 AM
Reply-To: levy.max@colorado.edu
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Pico-Robertson is already well-served by hotels, with the Carlyle Hotel only blocks away and hundreds of hotel rooms less than a mile away at Pico & Beverly. If the 1434 Robertson site is redeveloped, it should be a mixed-use housing project with small business space at the bottom. As opposed to a hotel development, a mixed-use housing project would ensure existing tenants have the right to return to their homes and require a percentage of the units to be affordable.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project.

Max Levy
levy.max@colorado.edu
1519 S WOOSTER STREET, APT 4
Los Angeles, California 90035

Oliver Netburn <oliver.netburn@lacity.org>

# Pico-Robertson Has Enough Hotels (CPC-2019-7522)

2 messages

**savanna carson** <info@email.actionnetwork.org> Mon, May 31, 2021 at 4:51 PM
Reply-To: savanna.carson@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Pico-Robertson is already well-served by hotels, with the Carlyle Hotel only blocks away and hundreds of hotel rooms less than a mile away at Pico & Beverly. If the 1434 Robertson site is redeveloped, it should be a mixed-use housing project with small business space at the bottom. As opposed to a hotel development, a mixed-use housing project would ensure existing tenants have the right to return to their homes and require a percentage of the units to be affordable.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project.

savanna carson
savanna.carson@gmail.com
3303 s. durango ave.
los angeles, California 90034

**Alexander Winnett** <info@email.actionnetwork.org> Mon, May 31, 2021 at 6:57 PM
Reply-To: Winnett.alex@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Pico-Robertson is already well-served by hotels, with the Carlyle Hotel only blocks away and hundreds of hotel rooms less than a mile away at Pico & Beverly. If the 1434 Robertson site is redeveloped, it should be a mixed-use housing project with small business space at the bottom. As opposed to a hotel development, a mixed-use housing project would ensure existing tenants have the right to return to their homes and require a percentage of the units to be affordable.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project.

Alexander Winnett
Winnett.alex@gmail.com
3261 South Sepulveda Blvd
Los Angeles, California 90034

Connect Create Collaborate

**Oliver Netburn <oliver.netburn@lacity.org>**

# Pico-Robertson Has Enough Hotels (CPC-2019-7522)

1 message

**Ohr Rafaeloff** <info@email.actionnetwork.org> Sun, May 30, 2021 at 4:13 PM
Reply-To: johnnyrafael1997@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Pico-Robertson is already well-served by hotels, with the Carlyle Hotel only blocks away and hundreds of hotel rooms less than a mile away at Pico & Beverly. If the 1434 Robertson site is redeveloped, it should be a mixed-use housing project with small business space at the bottom. As opposed to a hotel development, a mixed-use housing project would ensure existing tenants have the right to return to their homes and require a percentage of the units to be affordable.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project.

Ohr Rafaeloff
johnnyrafael1997@gmail.com
915 south bedford street
Los Angeles , California 90035

Connect Create Collaborate

**Oliver Netburn <oliver.netburn@lacity.org>**

# Pico-Robertson Has Enough Hotels (CPC-2019-7522)

1 message

**Michael Modena** <michael@driveraesthetic.com> Tue, Jun 1, 2021 at 11:21 AM
Reply-To: michael@driveraesthetic.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Pico-Robertson is already well-served by hotels, with the Carlyle Hotel only blocks away and hundreds of hotel rooms less than a mile away at Pico & Beverly. If the 1434 Robertson site is redeveloped, it should be a mixed-use housing project with small business space at the bottom. As opposed to a hotel development, a mixed-use housing project would ensure existing tenants have the right to return to their homes and require a percentage of the units to be affordable.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project.

Michael Modena
michael@driveraesthetic.com
3716 Veteran Avenue, Apt 4
Los Angeles, California 90034

Connect Create Collaborate

**Oliver Netburn <oliver.netburn@lacity.org>**

# Pico-Robertson Has Enough Hotels (CPC-2019-7522)

1 message

**Mark Almanza** <almanzam@g.ucla.edu> Tue, Jun 1, 2021 at 11:31 AM
Reply-To: almanzam@g.ucla.edu
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Pico-Robertson is already well-served by hotels, with the Carlyle Hotel only blocks away and hundreds of hotel rooms less than a mile away at Pico & Beverly. If the 1434 Robertson site is redeveloped, it should be a mixed-use housing project with small business space at the bottom. As opposed to a hotel development, a mixed-use housing project would ensure existing tenants have the right to return to their homes and require a percentage of the units to be affordable.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project.

Mark Almanza
almanzam@g.ucla.edu
3777 Mentone Ave #103
Los Angeles, California 90034

Connect Create Collaborate

**Oliver Netburn <oliver.netburn@lacity.org>**

# Pico-Robertson Has Enough Hotels (CPC-2019-7522)

17 messages

**Tim Monson** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 9:31 AM
Reply-To: timfmonson@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Pico-Robertson is already well-served by hotels, with the Carlyle Hotel only blocks away and hundreds of hotel rooms less than a mile away at Pico & Beverly. If the 1434 Robertson site is redeveloped, it should be a mixed-use housing project with small business space at the bottom. As opposed to a hotel development, a mixed-use housing project would ensure existing tenants have the right to return to their homes and require a percentage of the units to be affordable.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project.

Tim Monson
timfmonson@gmail.com
1523 South Wooster Street, Apt 6
Los Angeles, California 90035

**Catherine Yi** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 10:58 AM
Reply-To: cxly13@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Pico-Robertson is already well-served by hotels, with the Carlyle Hotel only blocks away and hundreds of hotel rooms less than a mile away at Pico & Beverly. If the 1434 Robertson site is redeveloped, it should be a mixed-use housing project with small business space at the bottom. As opposed to a hotel development, a mixed-use housing project would ensure existing tenants have the right to return to their homes and require a percentage of the units to be affordable.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project.

Catherine Yi
cxly13@gmail.com
1442 S Wooster St, Apt 3
Los Angeles, California 90035

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**Haley Pollock** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 11:07 AM
Reply-To: haley.m.pollock@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Pico-Robertson is already well-served by hotels, with the Carlyle Hotel only blocks away and hundreds of hotel rooms less than a mile away at Pico & Beverly. If the 1434 Robertson site is redeveloped, it should be a mixed-use housing project with small business space at the bottom. As opposed to a hotel development, a mixed-use housing project would ensure existing tenants have the right to return to their homes and require a percentage of the units to be affordable.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project.

Haley Pollock
haley.m.pollock@gmail.com
451 N Curson Ave
Los Angeles, California 90036

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**Katherine Schneeman** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 11:08 AM
Reply-To: kschneem@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Pico-Robertson is already well-served by hotels, with the Carlyle Hotel only blocks away and hundreds of hotel rooms less than a mile away at Pico & Beverly. If the 1434 Robertson site is redeveloped, it should be a mixed-use housing project with small business space at the bottom. As opposed to a hotel development, a

mixed-use housing project would ensure existing tenants have the right to return to their homes and require a percentage of the units to be affordable.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project.

Katherine Schneeman
kschneem@gmail.com
3549 Hughes ave
Los Angeles , California 90034

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**Matthew Joye** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 11:09 AM
Reply-To: joyematthew@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

To Whom It May Concern,
Los Angeles has a housing crisis, NOT a hotel crisis. Pico-Robertson is already well-served by hotels, with the Carlyle Hotel only blocks away and hundreds of hotel rooms less than a mile away at Pico & Beverly. If the 1434 Robertson site is redeveloped, it should be a mixed-use housing project with small business space at the bottom. As opposed to a hotel development, a mixed-use housing project would ensure existing tenants have the right to return to their homes and require a percentage of the units to be affordable.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project.

Matthew Joye
joyematthew@gmail.com
10305 Almayo Avenue #206
Los angeles, California 90064

---

**Kristofer Holmquist** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 11:11 AM
Reply-To: kristholmquist@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Pico-Robertson is already well-served by hotels, with the Carlyle Hotel only blocks away and hundreds of hotel rooms less than a mile away at Pico & Beverly. If the 1434 Robertson site is redeveloped, it should be a mixed-use housing project with small business space at the bottom. As opposed to a hotel development, a mixed-use housing project would ensure existing tenants have the right to return to their homes and require a percentage of the units to be affordable.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project.

Kristofer Holmquist
kristholmquist@gmail.com
5400 Yarmouth Ave. Apt 227
Encino, California 91316

---

**Jason Pullen** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 11:12 AM
Reply-To: lovefranchise@hotmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Pico-Robertson is already well-served by hotels, with the Carlyle Hotel only blocks away and hundreds of hotel rooms less than a mile away at Pico & Beverly. If the 1434 Robertson site is redeveloped, it should be a mixed-use housing project with small business space at the bottom. As opposed to a hotel development, a mixed-use housing project would ensure existing tenants have the right to return to their homes and require a percentage of the units to be affordable.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project.

Jason Pullen
lovefranchise@hotmail.com
5400 Newcastle Ave
Encino, California 91316

---

**Shirin Miller** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 11:13 AM
Reply-To: shirinfaares@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Pico-Robertson is already well-served by hotels, with the Carlyle Hotel only blocks away and hundreds of hotel rooms less than a mile away at Pico & Beverly. If the 1434 Robertson site is redeveloped, it should be a mixed-use housing project with small business space at the bottom. As opposed to a hotel development, a mixed-use housing project would ensure existing tenants have the right to return to their homes and require a percentage of the units to be affordable.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project.

Shirin Miller
shirinfaares@gmail.com
10722 Missouri Ave
Los Angeles, California 90025

---

**Carly Moore** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 11:20 AM
Reply-To: carlyymoore@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Pico-Robertson is already well-served by hotels, with the Carlyle Hotel only blocks away and hundreds of hotel rooms less than a mile away at Pico & Beverly. If the 1434 Robertson site is redeveloped, it should be a mixed-use housing project with small business space at the bottom. As opposed to a hotel development, a mixed-use housing project would ensure existing tenants have the right to return to their homes and require a percentage of the units to be affordable.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project.

Carly Moore
carlyymoore@gmail.com
3729 Vinton Ave, 204
Los Angeles, California 90034

**Josef Cutler** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 11:20 AM
Reply-To: josefcutler@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Pico-Robertson is already well-served by hotels, with the Carlyle Hotel only blocks away and hundreds of hotel rooms less than a mile away at Pico & Beverly. If the 1434 Robertson site is redeveloped, it should be a mixed-use housing project with small business space at the bottom. As opposed to a hotel development, a mixed-use housing project would ensure existing tenants have the right to return to their homes and require a percentage of the units to be affordable.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project.

Josef Cutler
josefcutler@gmail.com
1125 South Holt Avenue, Apt 5
Los Angeles, California 90035

**Maggie Powers** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 11:22 AM
Reply-To: mpowow14@yahoo.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Pico-Robertson is already well-served by hotels, with the Carlyle Hotel only blocks away and hundreds of hotel rooms less than a mile away at Pico & Beverly. If the 1434 Robertson site is redeveloped, it should be a mixed-use housing project with small business space at the bottom. As opposed to a hotel development, a mixed-use housing project would ensure existing tenants have the right to return to their homes and require a percentage of the units to be affordable.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project.

Maggie Powers
mpowow14@yahoo.com
1250 1/2 South La Jolla Avenue
Los Angeles, California 90035

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**Ross Bercun** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 11:23 AM
Reply-To: rbercun@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Pico-Robertson is already well-served by hotels, with the Carlyle Hotel only blocks away and hundreds of hotel rooms less than a mile away at Pico & Beverly. If the 1434 Robertson site is redeveloped, it should be a mixed-use housing project with small business space at the bottom. As opposed to a hotel development, a mixed-use housing project would ensure existing tenants have the right to return to their homes and require a percentage of the units to be affordable.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project.

Ross Bercun
rbercun@gmail.com
3750 Jasmine Ave, Apt 106
Los Angeles, California 90034

---

**Christopher Mickel** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 11:27 AM
Reply-To: chrismickel7@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Pico-Robertson is already well-served by hotels, with the Carlyle Hotel only blocks away and hundreds of hotel rooms less than a mile away at Pico & Beverly. If the 1434 Robertson site is redeveloped, it should be a mixed-use housing project with small business space at the bottom. As opposed to a hotel development, a

mixed-use housing project would ensure existing tenants have the right to return to their homes and require a percentage of the units to be affordable.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project.

Christopher Mickel
chrismickel7@gmail.com
2214 Montana Ave
Santa Monica, California 90403

---

**Veronica Villegas** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 11:30 AM
Reply-To: kidarooni@hotmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Pico-Robertson is already well-served by hotels, with the Carlyle Hotel only blocks away and hundreds of hotel rooms less than a mile away at Pico & Beverly. If the 1434 Robertson site is redeveloped, it should be a mixed-use housing project with small business space at the bottom. As opposed to a hotel development, a mixed-use housing project would ensure existing tenants have the right to return to their homes and require a percentage of the units to be affordable.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project.

Veronica Villegas
kidarooni@hotmail.com
3615 Watseka Avenue, Apt 209
Los Angeles, California 90034

---

**Shari Rosemblat** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 12:13 PM
Reply-To: imarose2@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Pico-Robertson is already well-served by hotels, with the Carlyle Hotel only blocks away and hundreds of hotel rooms less than a mile away at Pico & Beverly. If the 1434 Robertson site is redeveloped, it should be a mixed-use housing project with small business space at the bottom. As opposed to a hotel development, a mixed-use housing project would ensure existing tenants have the right to return to their homes and require a percentage of the units to be affordable.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project.

Shari Rosemblat
imarose2@gmail.com
1846 Hi Point Street
Los Angeles , California 90035

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**Vanessa Gubbins** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 1:07 PM
Reply-To: vanegubbins@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Pico-Robertson is already well-served by hotels, with the Carlyle Hotel only blocks away and hundreds of hotel rooms less than a mile away at Pico & Beverly. If the 1434 Robertson site is redeveloped, it should be a mixed-use housing project with small business space at the bottom. As opposed to a hotel development, a mixed-use housing project would ensure existing tenants have the right to return to their homes and require a percentage of the units to be affordable.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project.

Vanessa Gubbins
vanegubbins@gmail.com
511 N Sycamore Ave
Los Angeles, California 90036

---

**Juliet Carter-Daley** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 1:34 PM
Reply-To: jcsrjam@hotmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Pico-Robertson is already well-served by hotels, with the Carlyle Hotel only blocks away and hundreds of hotel rooms less than a mile away at Pico & Beverly. If the 1434 Robertson site is redeveloped, it should be a mixed-use housing project with small business space at the bottom. As opposed to a hotel development, a mixed-use housing project would ensure existing tenants have the right to return to their homes and require a percentage of the units to be affordable.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project.

Juliet Carter-Daley
jcsrjam@hotmail.com
3645 Veteran Avenue, Apt 3
Los Angeles, CA. , California 90034

Connect Create Collaborate

**Oliver Netburn <oliver.netburn@lacity.org>**

# Pico-Robertson Has Enough Hotels (Item #7/ CPC-2019-7522)

4 messages

**Kimberly Paredes** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 4:23 PM
Reply-To: kimmieparedes@yahoo.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Pico-Robertson is already well-served by hotels, with the Carlyle Hotel only blocks away and hundreds of hotel rooms less than a mile away at Pico & Beverly. If the 1434 Robertson site is redeveloped, it should be a mixed-use housing project with small business space at the bottom. As opposed to a hotel development, a mixed-use housing project would ensure existing tenants have the right to return to their homes and require a percentage of the units to be affordable.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project.

Kimberly Paredes
kimmieparedes@yahoo.com
6719 woodman ave.
Van Nuys, California 91401

**Kendall Mayhew** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 4:53 PM
Reply-To: kendall.mayhew@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Pico-Robertson is already well-served by hotels, with the Carlyle Hotel only blocks away and hundreds of hotel rooms less than a mile away at Pico & Beverly. If the 1434 Robertson site is redeveloped, it should be a mixed-use housing project with small business space at the bottom. As opposed to a hotel development, a mixed-use housing project would ensure existing tenants have the right to return to their homes and require a percentage of the units to be affordable.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project.

Kendall Mayhew
kendall.mayhew@gmail.com
4316 Edenhurst Ave , #4
Los Angeles, California 90039

---

**Khalika Abrams** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 7:39 PM
Reply-To: klabrams@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Hello Councilman Koretz,

Los Angeles has a housing crisis, NOT a hotel crisis. Pico-Robertson is already well-served by hotels, with the Carlyle Hotel only blocks away and hundreds of hotel rooms less than a mile away at Pico & Beverly. If the 1434 Robertson site is redeveloped, it should be a mixed-use housing project with small business space at the bottom. As opposed to a hotel development, a mixed-use housing project would ensure existing tenants have the right to return to their homes and require a percentage of the units to be affordable.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project.

Thank you,
Khalika Abrams

Khalika Abrams
klabrams@gmail.com
1237 South Holt Ave, Apt 105
Los Angeles, California 90035

---

**Chelsea Elliott** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 7:41 PM
Reply-To: chelseaelliottphotography@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Pico-Robertson is already well-served by hotels, with the Carlyle Hotel only blocks away and hundreds of hotel rooms less than a mile away at Pico & Beverly. If the 1434 Robertson site is redeveloped, it should be a mixed-use housing project with small business space at the bottom. As opposed to a hotel development, a mixed-use housing project would ensure existing tenants have the right to return to their homes and require a percentage of the units to be affordable.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project.

Chelsea Elliott
chelseaelliottphotography@gmail.com
421 N Sierra Bonita Ave
Los Angeles, California 90036-2464

Oliver Netburn <oliver.netburn@lacity.org>

# Pico-Robertson Has Enough Hotels (Item #7/ CPC-2019-7522)

5 messages

**Alan Ronn** <info@email.actionnetwork.org> Wed, Jun 2, 2021 at 8:27 AM
Reply-To: alanronn@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Pico-Robertson is already well-served by hotels, with the Carlyle Hotel only blocks away and hundreds of hotel rooms less than a mile away at Pico & Beverly. If the 1434 Robertson site is redeveloped, it should be a mixed-use housing project with small business space at the bottom. As opposed to a hotel development, a mixed-use housing project would ensure existing tenants have the right to return to their homes and require a percentage of the units to be affordable.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project.

Alan Ronn
alanronn@gmail.com
3752 Westwood Blvd
Los Angeles, California 90034

**Adam Spreer** <info@email.actionnetwork.org> Wed, Jun 2, 2021 at 9:07 AM
Reply-To: dt0042@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Pico-Robertson is already well-served by hotels, with the Carlyle Hotel only blocks away and hundreds of hotel rooms less than a mile away at Pico & Beverly. If the 1434 Robertson site is redeveloped, it should be a mixed-use housing project with small business space at the bottom. As opposed to a hotel development, a mixed-use housing project would ensure existing tenants have the right to return to their homes and require a percentage of the units to be affordable.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project.

Adam Spreer
dt0042@gmail.com
3775. S. Canfield Ave. Apt. 8
Los Angeles, California 90034

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**Rudy Farmanara** <info@email.actionnetwork.org> Wed, Jun 2, 2021 at 9:17 AM
Reply-To: rfarmanara@aol.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Pico-Robertson is already well-served by hotels, with the Carlyle Hotel only blocks away and hundreds of hotel rooms less than a mile away at Pico & Beverly. If the 1434 Robertson site is redeveloped, it should be a mixed-use housing project with small business space at the bottom. As opposed to a hotel development, a mixed-use housing project would ensure existing tenants have the right to return to their homes and require a percentage of the units to be affordable.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project.

Rudy Farmanara
rfarmanara@aol.com
321 S. San Vicente Blvd, Apt. 206
Los Anglese, California 90048

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**James Jones** <info@email.actionnetwork.org> Wed, Jun 2, 2021 at 9:35 AM
Reply-To: umbershade@yahoo.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Pico-Robertson is already well-served by hotels, with the Carlyle Hotel only blocks away and hundreds of hotel rooms less than a mile away at Pico & Beverly. If the 1434 Robertson site is redeveloped, it should be a mixed-use housing project with small business space at the bottom. As opposed to a hotel development, a

mixed-use housing project would ensure existing tenants have the right to return to their homes and require a percentage of the units to be affordable.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project.

I might add, fuck tourists and developers' unbridled greed. Make this city about the people who are trying their best to live and work here.

James Jones
umbershade@yahoo.com
2952 Midvale Avenue
Los Angeles , California 90064

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**Guido Vergara** <info@email.actionnetwork.org> Wed, Jun 2, 2021 at 6:28 PM
Reply-To: gvergararn@yahoo.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Pico-Robertson is already well-served by hotels, with the Carlyle Hotel only blocks away and hundreds of hotel rooms less than a mile away at Pico & Beverly. If the 1434 Robertson site is redeveloped, it should be a mixed-use housing project with small business space at the bottom. As opposed to a hotel development, a mixed-use housing project would ensure existing tenants have the right to return to their homes and require a percentage of the units to be affordable.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project.

Guido Vergara
gvergararn@yahoo.com
3627 Bagley Ave
Los Angeles, California 90034

Connect Create Collaborate

**Oliver Netburn <oliver.netburn@lacity.org>**

# Pico-Robertson Has Enough Hotels (Item #7/ CPC-2019-7522)

1 message

**Lily Sater** <lsater@bhusd.com> Thu, Jun 3, 2021 at 10:56 AM
Reply-To: lsater@bhusd.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Pico-Robertson is already well-served by hotels, with the Carlyle Hotel only blocks away and hundreds of hotel rooms less than a mile away at Pico & Beverly. If the 1434 Robertson site is redeveloped, it should be a mixed-use housing project with small business space at the bottom. As opposed to a hotel development, a mixed-use housing project would ensure existing tenants have the right to return to their homes and require a percentage of the units to be affordable.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project.

Lily Sater
lsater@bhusd.com
Prosser
LA, California 90064

Oliver Netburn <oliver.netburn@lacity.org>

# Pico-Robertson Has Enough Hotels (Item #7/ CPC-2019-7522)

5 messages

**Rosaline Zukerman** <info@email.actionnetwork.org> Thu, Jun 3, 2021 at 11:07 AM
Reply-To: rzukerman@aol.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Pico-Robertson is already well-served by hotels, with the Carlyle Hotel only blocks away and hundreds of hotel rooms less than a mile away at Pico & Beverly. If the 1434 Robertson site is redeveloped, it should be a mixed-use housing project with small business space at the bottom. As opposed to a hotel development, a mixed-use housing project would ensure existing tenants have the right to return to their homes and require a percentage of the units to be affordable.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project.

Rosaline Zukerman
rzukerman@aol.com
10490 Wilshire Blvd. 406
Los Angeles , California 90024

**Sebastian F** <info@email.actionnetwork.org> Thu, Jun 3, 2021 at 11:10 AM
Reply-To: sebasf11@yahoo.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Pico-Robertson is already well-served by hotels, with the Carlyle Hotel only blocks away and hundreds of hotel rooms less than a mile away at Pico & Beverly. If the 1434 Robertson site is redeveloped, it should be a mixed-use housing project with small business space at the bottom. As opposed to a hotel development, a mixed-use housing project would ensure existing tenants have the right to return to their homes and require a percentage of the units to be affordable.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project.

Sebastian F
sebasf11@yahoo.com
3328 Oakhurst Ave
Los Angeles , California 90034

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**Jason Gurvitz** <info@email.actionnetwork.org> Thu, Jun 3, 2021 at 11:12 AM
Reply-To: gurvitz@rocketmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Pico-Robertson is already well-served by hotels, with the Carlyle Hotel only blocks away and hundreds of hotel rooms less than a mile away at Pico & Beverly. If the 1434 Robertson site is redeveloped, it should be a mixed-use housing project with small business space at the bottom. As opposed to a hotel development, a mixed-use housing project would ensure existing tenants have the right to return to their homes and require a percentage of the units to be affordable.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project.

Jason Gurvitz
gurvitz@rocketmail.com
829 n Fuller Ave #5
Los Angeles , California 90046

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**Aaron Samsky** <info@email.actionnetwork.org> Thu, Jun 3, 2021 at 11:20 AM
Reply-To: asamsky80@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Pico-Robertson is already well-served by hotels, with the Carlyle Hotel only blocks away and hundreds of hotel rooms less than a mile away at Pico & Beverly. If the 1434 Robertson site is redeveloped, it should be a mixed-use housing project with small business space at the bottom. As opposed to a hotel development, a

mixed-use housing project would ensure existing tenants have the right to return to their homes and require a percentage of the units to be affordable.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project.

Aaron Samsky
asamsky80@gmail.com
1055 S. Wooster St., #5
Los Angeles, California 90035

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**Spencer York** <info@email.actionnetwork.org> Thu, Jun 3, 2021 at 1:01 PM
Reply-To: spenceroyork@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Pico-Robertson is already well-served by hotels, with the Carlyle Hotel only blocks away and hundreds of hotel rooms less than a mile away at Pico & Beverly. If the 1434 Robertson site is redeveloped, it should be a mixed-use housing project with small business space at the bottom. As opposed to a hotel development, a mixed-use housing project would ensure existing tenants have the right to return to their homes and require a percentage of the units to be affordable.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project.

Spencer York
spenceroyork@gmail.com
1934 Comstock Avenue
Los Angeles, California 90025

Connect Create Collaborate

**Oliver Netburn <oliver.netburn@lacity.org>**

# Pico-Robertson Has Enough Hotels (Item #7/ CPC-2019-7522)

1 message

**Thomas Teraoka** <thomasteraoka@alum.calarts.edu> Fri, Jun 4, 2021 at 1:51 PM
Reply-To: thomasteraoka@alum.calarts.edu
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

First of all, please urge Garcetti to use FEMA. you can't pretend to care about housing while sitting on Biden's hand out.
Los Angeles has a housing crisis, NOT a hotel crisis. Pico-Robertson is already well-served by hotels, with the Carlyle Hotel only blocks away and hundreds of hotel rooms less than a mile away at Pico & Beverly. If the 1434 Robertson site is redeveloped, it should be a mixed-use housing project with small business space at the bottom. As opposed to a hotel development, a mixed-use housing project would ensure existing tenants have the right to return to their homes and require a percentage of the units to be affordable.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project.

Thomas Teraoka
thomasteraoka@alum.calarts.edu
19147 Ingomar St
Reseda, California 91335

Connect Create Collaborate

**Oliver Netburn <oliver.netburn@lacity.org>**

# Pico-Robertson Has Enough Hotels (Item #7/ CPC-2019-7522)

1 message

**Walker DuBois** <wdubois@alumni.risd.edu> Fri, Jun 4, 2021 at 6:52 PM
Reply-To: wdubois@alumni.risd.edu
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Pico-Robertson is already well-served by hotels, with the Carlyle Hotel only blocks away and hundreds of hotel rooms less than a mile away at Pico & Beverly. If the 1434 Robertson site is redeveloped, it should be a mixed-use housing project with small business space at the bottom. As opposed to a hotel development, a mixed-use housing project would ensure existing tenants have the right to return to their homes and require a percentage of the units to be affordable.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project.

Walker DuBois
wdubois@alumni.risd.edu
1519 s Wooster Street
Los Angeles , California 90035

Oliver Netburn <oliver.netburn@lacity.org>

# Pico-Robertson Has Enough Hotels (Item #7/ CPC-2019-7522)

7 messages

**Eric Sheppard** <info@email.actionnetwork.org> Fri, Jun 4, 2021 at 7:50 AM
Reply-To: eric.s.sheppard@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Pico-Robertson is already well-served by hotels, with the Carlyle Hotel only blocks away and hundreds of hotel rooms less than a mile away at Pico & Beverly. If the 1434 Robertson site is redeveloped, it should be a mixed-use housing project with small business space at the bottom. As opposed to a hotel development, a mixed-use housing project would ensure existing tenants have the right to return to their homes and require a percentage of the units to be affordable.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project.

Eric Sheppard
eric.s.sheppard@gmail.com
4310 coronet Drive
Encino, California 91316

**Kristen Studard** <info@email.actionnetwork.org> Fri, Jun 4, 2021 at 1:29 PM
Reply-To: hello.kristen@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Pico-Robertson is already well-served by hotels, with the Carlyle Hotel only blocks away and hundreds of hotel rooms less than a mile away at Pico & Beverly. If the 1434 Robertson site is redeveloped, it should be a mixed-use housing project with small business space at the bottom. As opposed to a hotel development, a mixed-use housing project would ensure existing tenants have the right to return to their homes and require a percentage of the units to be affordable.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project.

Kristen Studard
hello.kristen@gmail.com
2240 India St
Los Angeles, California 90039

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**Arabella Anderson** <info@email.actionnetwork.org> Fri, Jun 4, 2021 at 1:45 PM
Reply-To: arabellaanderson@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Pico-Robertson is already well-served by hotels, with the Carlyle Hotel only blocks away and hundreds of hotel rooms less than a mile away at Pico & Beverly. If the 1434 Robertson site is redeveloped, it should be a mixed-use housing project with small business space at the bottom. As opposed to a hotel development, a mixed-use housing project would ensure existing tenants have the right to return to their homes and require a percentage of the units to be affordable.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project.

Arabella Anderson
arabellaanderson@gmail.com
2259 Fernleaf Street,
Los Angeles, California 90031

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**Letty Morales** <info@email.actionnetwork.org> Fri, Jun 4, 2021 at 2:43 PM
Reply-To: lmoraless426@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Pico-Robertson is already well-served by hotels, with the Carlyle Hotel only blocks away and hundreds of hotel rooms less than a mile away at Pico & Beverly. If the 1434 Robertson site is redeveloped, it should be a mixed-use housing project with small business space at the bottom. As opposed to a hotel development, a

mixed-use housing project would ensure existing tenants have the right to return to their homes and require a percentage of the units to be affordable.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project.

Letty Morales
lmoraless426@gmail.com
110 S Virgil Ave
Los Angeles, California 90004

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**Emily Skehan** <info@email.actionnetwork.org> Fri, Jun 4, 2021 at 3:29 PM
Reply-To: emske88@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Pico-Robertson is already well-served by hotels, with the Carlyle Hotel only blocks away and hundreds of hotel rooms less than a mile away at Pico & Beverly. If the 1434 Robertson site is redeveloped, it should be a mixed-use housing project with small business space at the bottom. As opposed to a hotel development, a mixed-use housing project would ensure existing tenants have the right to return to their homes and require a percentage of the units to be affordable.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project.

Emily Skehan
emske88@gmail.com
14537 Addison
Sherman oaks , California 91403

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**alexshifman3@gmail.com** <info@email.actionnetwork.org> Fri, Jun 4, 2021 at 7:05 PM
Reply-To: alexshifman3@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Pico-Robertson is already well-served by hotels, with the Carlyle Hotel only blocks away and hundreds of hotel rooms less than a mile away at Pico & Beverly. If the 1434 Robertson site is redeveloped, it should be a mixed-use housing project with small business space at the bottom. As opposed to a hotel development, a mixed-use housing project would ensure existing tenants have the right to return to their homes and require a percentage of the units to be affordable.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project.

alexshifman3@gmail.com
1235 5th ave, 1/2
los angeles, California 90019

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**jewell k** <info@email.actionnetwork.org> Fri, Jun 4, 2021 at 11:15 PM
Reply-To: jewellkarinen@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Pico-Robertson is already well-served by hotels, with the Carlyle Hotel only blocks away and hundreds of hotel rooms less than a mile away at Pico & Beverly. If the 1434 Robertson site is redeveloped, it should be a mixed-use housing project with small business space at the bottom. As opposed to a hotel development, a mixed-use housing project would ensure existing tenants have the right to return to their homes and require a percentage of the units to be affordable.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project.

jewell k
jewellkarinen@gmail.com
1805 el cerrito pl
los angeles, California 90068

Oliver Netburn <oliver.netburn@lacity.org>

# Please Do Not Approve 1434 S. Robertson (Item #7/ CPC-2019-7522)

9 messages

**Carolina Torres** <info@email.actionnetwork.org> Mon, Jun 7, 2021 at 2:00 PM
Reply-To: torres.carolina23@yahoo.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Los Angeles has more hotel rooms in the pipeline than any other place in the country and a record low level of hotel occupancy, with the industry not projected to fully recover for years. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project.

The City should not approve the 1434 S. Robertson Project which would demolish beloved small businesses like Le Petit Jardin cafe and 12 rent stabilized housing units.

Carolina Torres
torres.carolina23@yahoo.com
3671 Jasmine Ave., Apt. 6
Los Angeles, California 90034

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**Kimberly Emerson** <info@email.actionnetwork.org> Mon, Jun 7, 2021 at 2:09 PM
Reply-To: emerson.kimberly@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Los Angeles has more hotel rooms in the pipeline than any other place in the country and a record low level of hotel occupancy, with the industry not projected to fully recover for years. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project.

The City should not approve the 1434 S. Robertson Project which would demolish beloved small businesses like Le Petit Jardin cafe and 12 rent stabilized housing units.

Kimberly Emerson
emerson.kimberly@gmail.com

3307 S Durango Ave
Los Angeles, California 90034

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**Esther Tobe** <info@email.actionnetwork.org> Mon, Jun 7, 2021 at 2:15 PM
Reply-To: estherchayatobe@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Los Angeles has more hotel rooms in the pipeline than any other place in the country and a record low level of hotel occupancy, with the industry not projected to fully recover for years. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project.

The City should not approve the 1434 S. Robertson Project which would demolish beloved small businesses like Le Petit Jardin cafe and 12 rent stabilized housing units.

Esther Tobe
estherchayatobe@gmail.com
3115 Cardiff Ave.
Los Angeles, California 90034

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**Dina Rosen** <info@email.actionnetwork.org> Mon, Jun 7, 2021 at 2:20 PM
Reply-To: lcsw2bdoc@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Los Angeles has more hotel rooms in the pipeline than any other place in the country and a record low level of hotel occupancy, with the industry not projected to fully recover for years. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project.

The City should not approve the 1434 S. Robertson Project which would demolish beloved small businesses like Le Petit Jardin cafe and 12 rent stabilized housing units.

We need rent stabilized housing more than we need hotel rooms.

Dina Rosen
lcsw2bdoc@gmail.com
11121 Queensland St, Unit D25
Los Angeles, California 90034

---

**Ellen Turner** <info@email.actionnetwork.org> Mon, Jun 7, 2021 at 2:20 PM
Reply-To: ellenwturner@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Los Angeles has more hotel rooms in the pipeline than any other place in the country and a record low level of hotel occupancy, with the industry not projected to fully recover for years. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project.

The City should not approve the 1434 S. Robertson Project which would demolish beloved small businesses like Le Petit Jardin cafe and 12 rent stabilized housing units.

Ellen Turner
ellenwturner@gmail.com
10589 , Wyton Dr
LosAngeles, California 90024

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**Lindsey Eichenberger** <info@email.actionnetwork.org> Mon, Jun 7, 2021 at 2:25 PM
Reply-To: lindseyike@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has an affordable housing crisis, NOT a hotel crisis. Los Angeles has more hotel rooms in the pipeline than any other place in the country and a record low level of hotel occupancy, with the industry not projected to fully recover for years. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project.

The City should not approve the 1434 S. Robertson Project which would demolish beloved small businesses like Le Petit Jardin cafe and 12 rent stabilized housing units. In a time where Los Angeles continues to recover from a public health crisis that left people even more vulnerable to displacement, this hotel will NOT serve the people of LA.

Lindsey Eichenberger
lindseyike@gmail.com
9037 Cattaraugus Ave
Los Angeles, California 90034

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**snowpants1@mac.com** <info@email.actionnetwork.org> Mon, Jun 7, 2021 at 3:24 PM
Reply-To: snowpants1@mac.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Los Angeles has more hotel rooms in the pipeline than any other place in the country and a record low level of hotel occupancy, with the industry not projected to fully recover for years. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project.

The City should not approve the 1434 S. Robertson Project which would demolish beloved small businesses like Le Petit Jardin cafe and 12 rent stabilized housing units.

snowpants1@mac.com
2221 Linnington Ave
Los Angeles, California 90064-2339

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**Lisa Cain** <info@email.actionnetwork.org> Mon, Jun 7, 2021 at 4:04 PM
Reply-To: stuff4lisa@me.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Los Angeles has more hotel rooms in the pipeline than any other place in the country and a record low level of hotel occupancy, with the

industry not projected to fully recover for years. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project.

The City should not approve the 1434 S. Robertson Project which would demolish beloved small businesses like Le Petit Jardin cafe and 12 rent stabilized housing units.

Lisa Cain
stuff4lisa@me.com
1223 Wilshire Blvd 486
Santa Monica, California 90403

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**emiliephelps@gmail.com** <info@email.actionnetwork.org> Mon, Jun 7, 2021 at 4:12 PM
Reply-To: Emiliephelps@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Los Angeles has more hotel rooms in the pipeline than any other place in the country and a record low level of hotel occupancy, with the industry not projected to fully recover for years. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project.

The City should not approve the 1434 S. Robertson Project which would demolish beloved small businesses like Le Petit Jardin cafe and 12 rent stabilized housing units.

emiliephelps@gmail.com
5325 Newcastle Ave UNIT 134
Encino, California 91316

Connect Create Collaborate

**Oliver Netburn <oliver.netburn@lacity.org>**

# REJECT 1434 S. Robertson (Item #7/ CPC-2019-7522)

1 message

**David Fonseca** <info@email.actionnetwork.org> Mon, Jun 7, 2021 at 10:55 AM
Reply-To: dfons91@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

LA is suffering from a housing crisis, NOT a hotel crisis. Los Angeles has more hotel rooms in the pipeline than any other place in the whole US! and a record low level of hotel occupancy, with an industry not projected to fully recover for years. For those reasons and more, the South Robertson Neighborhood Council did not approve the 1434 S. Robertson Project.

LA should not approve the 1434 S. Robertson Project which would demolish beloved small businesses like Le Petit Jardin cafe and 12 rent stabilized housings.

David Fonseca
dfons91@gmail.com
1307 N Bronson Ave
Los Angeles, California 90028

Oliver Netburn <oliver.netburn@lacity.org>

# Respect the Community Plan! Say No to 1434 Robertson Hotel Project(CPC-2019-7522)

3 messages

**Marc Russell** <info@email.actionnetwork.org> Mon, May 31, 2021 at 1:44 PM
Reply-To: mrussell1023@hotmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

Marc Russell
mrussell1023@hotmail.com
1736 South Robertson Blvd., Apt. 2
Los Angeles, California 90035

**Nu Nguyen** <info@email.actionnetwork.org> Mon, May 31, 2021 at 4:54 PM
Reply-To: vietnu_nguyen@yahoo.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project. Let’s save the neighborhood!

Nu Nguyen
vietnu_nguyen@yahoo.com

10261 chrysanthemum lane
Los Angeles , California 90077

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**Tina Bonfils** <info@email.actionnetwork.org> Mon, May 31, 2021 at 8:01 PM
Reply-To: tinabonfils@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

Tina Bonfils
tinabonfils@gmail.com
2549 S Sepulveda Blvd apt 1
Los Angeles , California 90064

Connect Create Collaborate

**Oliver Netburn <oliver.netburn@lacity.org>**

# Respect the Community Plan! Say No to 1434 Robertson Hotel Project(CPC-2019-7522)

13 messages

**Calli Neumann** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 8:54 AM
Reply-To: cneuma@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

Calli Neumann
cneuma@gmail.com
11382 Ovada Pl
Los Angeles, California 90049

**Summer Lall** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 11:04 AM
Reply-To: summermencher@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

Summer Lall
summermencher@gmail.com

423 N Curson Ave., Apt. A
Los Angeles, California 90036

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**Nick Kang** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 11:05 AM
Reply-To: nickk2006@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

Nick Kang
nickk2006@gmail.com
10464 Santa Monica Blvd
Los Angeles, California 90025

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**Hayley Bensmiller** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 11:11 AM
Reply-To: hroseb98@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

Hayley Bensmiller
hroseb98@gmail.com

1000 S Corning St, Apt 105
Los Angeles, California 90035

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**Sabrina Chang** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 11:12 AM
Reply-To: tuneoutearpoda@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

Sabrina Chang
tuneoutearpoda@gmail.com
223 s maple dr
Beverly hills, California 90021

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**Geeb Babcoon** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 11:18 AM
Reply-To: gbabuch@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

Geeb Babcoon
gbabuch@gmail.com

3627 Hughes Ave.
Los Angeles, California 90034

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**Sanketh Yayathi** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 11:20 AM
Reply-To: SankethY@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

Sanketh Yayathi
SankethY@gmail.com
11829 W Washington Blvd
Los Angeles, California 90066

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**Nancy Glassberg** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 11:22 AM
Reply-To: glassbergnancy@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

Nancy Glassberg
glassbergnancy@gmail.com

426 N Orange Dr
Los Angeles, California 90036

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**Alanna Russell** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 11:24 AM
Reply-To: alanna.russell.ca@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. We need affordable homes now more than ever. Please respect the Community Plan and reject this project.

Alanna Russell
alanna.russell.ca@gmail.com
744 N. Spaulding Ave.
Los Angeles, California 90046

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**Kyle Nelson** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 12:04 PM
Reply-To: kyle.robert.nelson@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

Kyle Nelson
kyle.robert.nelson@gmail.com

3837 Keystone Ave
Culver City , California 90232

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**Nicolas Kelley** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 12:39 PM
Reply-To: nicolaskelley@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

Nicolas Kelley
nicolaskelley@gmail.com
4950 hayvenhurst ave
Encino, California 91436

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**Desirae Ortega** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 12:59 PM
Reply-To: dnortega89@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

Desirae Ortega
dnortega89@gmail.com

5500 Lindley Ave
Encino, California 91316

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**Angela Zhou** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 1:09 PM
Reply-To: angelazhou4@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

Angela Zhou
angelazhou4@gmail.com
10941 Strathmore Drive
Los Angeles, California 90024

Oliver Netburn <oliver.netburn@lacity.org>

# Respect the Community Plan! Say No to 1434 Robertson Hotel Project(Item #7/ CPC-2019-7522)

9 messages

**Nicole Pousette** <info@email.actionnetwork.org> Wed, Jun 2, 2021 at 9:07 AM
Reply-To: sophiamorte@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

Nicole Pousette
sophiamorte@gmail.com
10551 wilshire
Los angeles , California 90024

**Daniel Breitberg** <info@email.actionnetwork.org> Wed, Jun 2, 2021 at 9:15 AM
Reply-To: d.breitberg@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

On Valentine's day this year, I did what I've done the past 4 years: I called up le petit jardin as Celeste (the co-owner) always made the most spectacular bouquets that my now fiancée always loves. Her daughter picked up the phone and when I asked, she told me holding back tears that Celeste has unexpectedly passed away. We got to talking about her life and what an amazing woman she was. Before the call ended the daughter asked me what kind of flowers I wanted—even though she lost her mother that week, she wanted to honor her mother and le petit jardin by providing the same service in times of tremendous strife to their patrons. I was floored but remembered that this is the heart of community. People talking to other people, holding each other up. Le petit jardin is one of the buildings that is on the chopping block for this project…

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

There are more Celeste's and Celeste's daughter's out there that need our help.

Daniel Breitberg
d.breitberg@gmail.com
508 N. Spaulding Ave.
Los Angeles, California 90036

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**Veronica Chambers** <info@email.actionnetwork.org> Wed, Jun 2, 2021 at 9:20 AM
Reply-To: vcwebmom@aol.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

Veronica Chambers
vcwebmom@aol.com
10550 Wiltshire Blvd
Los Angeles, California 90024

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**Irou Otter** <info@email.actionnetwork.org> Wed, Jun 2, 2021 at 9:20 AM
Reply-To: R.otter@rocketmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

Irou Otter
R.otter@rocketmail.com
1835 Camden ave
Los Angeles , California 90025

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**Crystal kwon** <info@email.actionnetwork.org> Wed, Jun 2, 2021 at 9:37 AM
Reply-To: Cryskwon@yahoo.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

Crystal kwon
Cryskwon@yahoo.com
2160 century park east
los angeles, California 90067

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**Robin Epstein** <info@email.actionnetwork.org> Wed, Jun 2, 2021 at 9:39 AM
Reply-To: epsteinr9@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

Robin Epstein
epsteinr9@gmail.com
130 N Poinsettia Pl, , false
Los Angeles, California 90036

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**Myles McLane** <info@email.actionnetwork.org> Wed, Jun 2, 2021 at 10:32 AM
Reply-To: actinglafilm@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

Myles McLane
actinglafilm@gmail.com
PO BOX 3715
Los Angeles, California 90078

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**Jeremy Grey** <info@email.actionnetwork.org> Wed, Jun 2, 2021 at 10:41 AM
Reply-To: archersoflaugh@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

Jeremy Grey
archersoflaugh@gmail.com
1038 S Mansfield Avenue
Los Angeles, California 90019

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**Darlene Herbstman** <info@email.actionnetwork.org> Wed, Jun 2, 2021 at 5:00 PM
Reply-To: dgorzela@yahoo.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

Darlene Herbstman
dgorzela@yahoo.com
1824 Pandora ave. #2
Los Angeles, California 90025

Oliver Netburn <oliver.netburn@lacity.org>

# Respect the Community Plan! Say No to 1434 Robertson Hotel Project(Item #7/ CPC-2019-7522)

10 messages

**Marsha Bailey** <info@email.actionnetwork.org> Thu, Jun 3, 2021 at 9:41 AM
Reply-To: dmkpbms7@yahoo.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

Marsha Bailey
dmkpbms7@yahoo.com
9400, National Blvd
Los Angeles, California 90034

**Sara Smith** <info@email.actionnetwork.org> Thu, Jun 3, 2021 at 10:53 AM
Reply-To: saraflick@aol.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

ARE YOU KIDDING ME! THIS AREA NEEDS ANOTHER HOTEL LIKE WE NEED ANOTHER PANDEMIC! Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

Sara Smith
saraflick@aol.com

8203 BLACKBURN AVE, APT D
LOS ANGELES, California 90048

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**Gio Bayani** <info@email.actionnetwork.org> Thu, Jun 3, 2021 at 10:55 AM
Reply-To: giobayani818@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

Gio Bayani
giobayani818@gmail.com
412 1/2 n Gardner st
Los Angeles, California 90036

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**Elizabeth Benjamin** <info@email.actionnetwork.org> Thu, Jun 3, 2021 at 10:57 AM
Reply-To: elizabeth.benjamin94@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

Elizabeth Benjamin
elizabeth.benjamin94@gmail.com

4311 Noeline Ave.
Encino, California 91436

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**Henry Schabert** <info@email.actionnetwork.org> Thu, Jun 3, 2021 at 11:41 AM
Reply-To: henryschabert@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

Henry Schabert
henryschabert@gmail.com
11090 Strathmore Drive apt 17
Los Angeles, California 90024

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**Robert Burk** <info@email.actionnetwork.org> Thu, Jun 3, 2021 at 11:58 AM
Reply-To: bobbajo@aol.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

Robert Burk
bobbajo@aol.com

611 Woodruff Ave.
Los Angeles, California 90024

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**Janet Eisner** <info@email.actionnetwork.org> Thu, Jun 3, 2021 at 12:13 PM
Reply-To: janeteisner@aol.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

Janet Eisner
janeteisner@aol.com
2000 n highland ave
La, California 90068

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**Janet Raines** <info@email.actionnetwork.org> Thu, Jun 3, 2021 at 12:15 PM
Reply-To: hockeyfanjan@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project. We do not need a hotel in this area. As a renter who has lost my job due to Covid and has yet to find a job, PLEASE, do not take away the last bit of somewhat affordable housing and accessible small businesses left in this area to further contribute to tut homeless crisis. We have already lost

enough to the pandemic and the influx of businesses forced to close so unaffordable apartment buildings can be constructed. PLEASE stop the madness. Thank you for your consideration.

Janet Raines
hockeyfanjan@gmail.com
10828 Palms Blvd Apt 7
Los Angeles, California 90034

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**Don Powers** <info@email.actionnetwork.org> Thu, Jun 3, 2021 at 7:07 PM
Reply-To: Donpowers05@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

Don Powers
Donpowers05@gmail.com
5145 Arlington Ave
Los Angeles, California 90043

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**Sally Davis** <info@email.actionnetwork.org> Thu, Jun 3, 2021 at 7:24 PM
Reply-To: sallyrdavis124@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that

encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

Sally Davis
sallyrdavis124@gmail.com
937 Eilinita Ave
Glendale, California 91208

Oliver Netburn <oliver.netburn@lacity.org>

# Respect the Community Plan! Say No to 1434 Robertson Hotel Project(Item #7/ CPC-2019-7522)

2 messages

**Emma Spiekerman** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 3:15 PM
Reply-To: emma.spiekerman@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

Emma Spiekerman
emma.spiekerman@gmail.com
3400 Vinton Ave Apt 202
Los Angeles, California 90034

**Dale Kendall** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 5:13 PM
Reply-To: kdk500@aol.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

Dale Kendall
kdk500@aol.com

357 N. Sierra Bonita Ave
Los Angeles, California 90036

Connect Create Collaborate

**Oliver Netburn <oliver.netburn@lacity.org>**

# Respect the Community Plan! Say No to 1434 Robertson Hotel Project(Item #7/ CPC-2019-7522)

1 message

**darcyveb@ca.rr.com** <darcyveb@ca.rr.com> Fri, Jun 4, 2021 at 1:12 PM
Reply-To: darcyveb@ca.rr.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

darcyveb@ca.rr.com
374 N Ridgewood
Los Angeles , California 90004

Connect Create Collaborate

**Oliver Netburn <oliver.netburn@lacity.org>**

# Respect the Community Plan! Say No to 1434 Robertson Hotel Project(Item #7/ CPC-2019-7522)

1 message

**Josh Hoffman** <joshh@thecenterinhollywood.org> Fri, Jun 4, 2021 at 7:19 PM
Reply-To: joshh@thecenterinhollywood.org
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

Josh Hoffman
joshh@thecenterinhollywood.org
6154 1/2 Mesa Avenue
Los Angeles, California 90042

Connect Create Collaborate

**Oliver Netburn <oliver.netburn@lacity.org>**

# Respect the Community Plan! Say No to 1434 Robertson Hotel Project(Item #7/ CPC-2019-7522)

12 messages

**Stacey Cohen** <info@email.actionnetwork.org> Fri, Jun 4, 2021 at 11:57 AM
Reply-To: staceyroc@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

Stacey Cohen
staceyroc@gmail.com
1646 S. Orange Grove Avenue
Los Angeles, California 90019

**Will B** <info@email.actionnetwork.org> Fri, Jun 4, 2021 at 1:10 PM
Reply-To: wbakermusic@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

Will B
wbakermusic@gmail.com

1731 N Normandie Ave
Los Angeles, California 90027

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**Amelie Cherlin** <info@email.actionnetwork.org> Fri, Jun 4, 2021 at 1:12 PM
Reply-To: ameliecherlin@protonmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

Amelie Cherlin
ameliecherlin@protonmail.com
4343 Finley Ave
Los Angeles, California 90027

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**Laura Shumate** <info@email.actionnetwork.org> Fri, Jun 4, 2021 at 1:17 PM
Reply-To: la.shue@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

Laura Shumate
la.shue@gmail.com

2189 Fern Dell Place
Los Angeles, California 90068

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**fritillaria@protonmail.com** <info@email.actionnetwork.org> Fri, Jun 4, 2021 at 1:23 PM
Reply-To: fritillaria@protonmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

fritillaria@protonmail.com
214 n clark dr
Los Angeles, California 90211

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**Lauren Harman** <info@email.actionnetwork.org> Fri, Jun 4, 2021 at 1:26 PM
Reply-To: harman.lauren@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

Lauren Harman
harman.lauren@gmail.com
1048 Everett Place #2
Los Angeles , California 90026

**Alexander Fierro-Clarke** <info@email.actionnetwork.org> Fri, Jun 4, 2021 at 1:56 PM
Reply-To: alexfierro.film@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

Alexander Fierro-Clarke
alexfierro.film@gmail.com
1427 McDuff St
Los Angeles, California 90026

**Emma Chanen** <info@email.actionnetwork.org> Fri, Jun 4, 2021 at 2:45 PM
Reply-To: efchanen107@yahoo.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

Emma Chanen
efchanen107@yahoo.com
1419 Allesandro St. Apt C
Los Angeles, California 90026

**Lizzie Whitaker** <info@email.actionnetwork.org> Fri, Jun 4, 2021 at 3:05 PM
Reply-To: lizziewhitaker7@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

Lizzie Whitaker
lizziewhitaker7@gmail.com
355 s Madison Ave
Pasadena , California 91101

**Ann Dorsey** <info@email.actionnetwork.org> Fri, Jun 4, 2021 at 9:46 PM
Reply-To: aedorsey@hotmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

Ann Dorsey
aedorsey@hotmail.com
18042 Schoenborn Street
Los Angeles, California 91325

**Jordan Meyer** <info@email.actionnetwork.org> Sat, Jun 5, 2021 at 7:40 AM
Reply-To: jordanmeyer428@yahoo.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

Jordan Meyer
jordanmeyer428@yahoo.com
2307 Summertime Ln
Culver City, California 90230

**Olga Lexell** <info@email.actionnetwork.org> Sat, Jun 5, 2021 at 6:24 PM
Reply-To: olga.lexell@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

Olga Lexell
olga.lexell@gmail.com
1115 S Elm Drive
Los Angeles, California 90035

Connect Create Collaborate

**Oliver Netburn <oliver.netburn@lacity.org>**

# Respect the Community Plan! Say No to 1434 Robertson Hotel Project(Item #7/ CPC-2019-7522)

2 messages

**Benina Stern** <info@email.actionnetwork.org> Mon, Jun 7, 2021 at 1:10 PM
Reply-To: bpacystern@me.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

I am a constituent who lives in district 5. Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

Benina Stern
bpacystern@me.com
2040 Fairburn Ave
Los Angeles, California 90025

**Brittani Nichols** <info@email.actionnetwork.org> Mon, Jun 7, 2021 at 1:16 PM
Reply-To: brittani.nichols@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please reject the 1434 S. Robertson Project. The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. Please respect the Community Plan and reject this project.

Brittani Nichols
brittani.nichols@gmail.com

2700 Cahuenga Blvd East
LOS ANGELES, California 90068

Oliver Netburn <oliver.netburn@lacity.org>

# Robertson Hotel (CPC-2019-7522)

2 messages

**Oliver Netburn** <oliver.netburn@lacity.org> Wed, May 19, 2021 at 7:12 AM
To: exec@soronc.org

Hello,
Martin Epstein sent me a recommendation letter which apparently incorrectly says the Board voted to support the project.
If this is the case, can you please re-issue a corrected letter indicating the Board opposition to the project.

Thank you!

--

**Oliver Netburn**
City Planner
**Los Angeles City Planning**
200 N. Spring St., Room 763
Los Angeles, CA 90012
Planning4LA.org
T: (213) 978-1382

**Olga Lexell** <olgalexell@soronc.org> Sat, May 29, 2021 at 6:31 PM
To: Oliver Netburn <oliver.netburn@lacity.org>, Krystal Návar <krystalnavar@soronc.org>
Cc: Executive Committee <exec@soronc.org>

Correct letter attached! Apologies for my delay, Oliver.

Best,
Olga Lexell
Corresponding Secretary
[Quoted text hidden]

**Robertson hotel letter.pdf**
60K

Connect Create Collaborate

**Oliver Netburn <oliver.netburn@lacity.org>**

# Stand Against Hotel Developers in Pico-Robertson! (Item #7/CPC-2019-7522)

1 message

**Taylor John Spaur** <info@email.actionnetwork.org> Sun, Jun 6, 2021 at 1:52 PM
Reply-To: tjspaur@yahoo.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

There are plenty of hotels in LA. We need housing! I urge the City to oppose the 1434 S. Robertson Project, which would demolish beloved small businesses like Le Petit Jardin cafe. Small business is incredibly important to the fabric and
character of our community. Please stand up for small businesses and reject this project.

Taylor John Spaur
tjspaur@yahoo.com
1116 1/2 Elden Ave
Los Angeles, California 90006

Connect Create Collaborate

**Oliver Netburn <oliver.netburn@lacity.org>**

# Stand Up for Affordable Housing in Pico-Robertson! (Item #7/CPC-2019-7522)

1 message

**Susan Kay** <info@email.actionnetwork.org> Wed, Jun 2, 2021 at 11:05 AM
Reply-To: susan.kaya9a@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

I urge the City to require replacement of the demolished affordable housing as part of approving the 1434 S. Robertson Project. The project will cost us 10 affordable units unless we act.
Thanks very much.
Susan B Kay MD
2640 Benedict Canyon Dr
90210

Susan Kay
susan.kaya9a@gmail.com
2640 benedict canyon drive
Beverly Hills, California 90210

Connect Create Collaborate

**Oliver Netburn <oliver.netburn@lacity.org>**

# Stand Up for Residents & Small Businesses in Pico-Robertson! (Item #7/CPC-2019-7522)

1 message

**Francine Rios** <info@email.actionnetwork.org> Fri, Jun 4, 2021 at 5:33 PM
Reply-To: francine.r.rios@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

I urge the City to oppose the 1434 S. Robertson Project, which would destroy critical housing and beloved small businesses like Le Petit Jardin cafe. Small business is incredibly important to the fabric and
character of our community. Further, City leaders cannot continue to condone housing insecurity by forcing Los Angeles residents out of their homes. The City would only continue to fail its residents & small businesses if this hotel is allowed to move forward. Please stand up for residents & small businesses and reject this project!

Francine Rios
francine.r.rios@gmail.com
1645 S. Hobart Blvd., Apt. 6
Los Angeles, California 90006

Oliver Netburn <oliver.netburn@lacity.org>

# Stand Up for Small Businesses in Pico-Robertson! (Item #7/CPC-2019-7522)

1 message

**John Wait** <mattw@groundgamela.org> Sun, Jun 6, 2021 at 3:39 PM
Reply-To: mattw@groundgamela.org
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

I urge the City to oppose the 1434 S. Robertson Project, which would demolish beloved small businesses like Le Petit Jardin cafe. Small business is incredibly important to the fabric and character of our community. Please stand up for small businesses and reject this project.

John Wait
mattw@groundgamela.org
1809 N Bronson Ave, Apt 5
Los Angeles, California 90028

Oliver Netburn <oliver.netburn@lacity.org>

# Stand Up for Small Businesses in Pico-Robertson! (CPC-2019-7522)

1 message

**Miriam Laniado** <info@email.actionnetwork.org> Sun, May 30, 2021 at 1:37 PM
Reply-To: miriamlaniado@aol.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

I urge the City to oppose the 1434 S. Robertson Project, which would demolish beloved small businesses like Le Petit Jardin cafe. Small business is incredibly important to the fabric and character of our community. Please stand up for small businesses and reject this project.

Miriam Laniado
miriamlaniado@aol.com
1139 s la peer dr
Los Angeles , California 90035

Connect Create Collaborate

**Oliver Netburn <oliver.netburn@lacity.org>**

# Stand Up for Small Businesses in Pico-Robertson! (CPC-2019-7522)

1 message

**Sara Layne** <slayne@ucla.edu> Sun, May 30, 2021 at 2:18 PM
Reply-To: slayne@ucla.edu
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Please say "No" to the 7-story hotel being proposed as the 1434 S. Robertson Project. It would demolish beloved small businesses like Le Petit Jardin cafe, in addition to eliminating some rent-stabilized apartments. Small business is incredibly important to the fabric and character of the community. Please stand up for small businesses and the residents of the area and reject this project.

Note that I lived at 1753 S. Sherbourne Dr. from 1984 until February of this year (2021), and I return to my old neighborhood once a week just to have lunch at Le Petit Jardin. It is a little jewel!

I see no need for a hotel at this location-- when family or friends visited me they were happy with the existing selection of neighborhood hotels ... and were delighted to eat at Le Petit Jardin, where I invariably took them for a meal.

Please, please oppose this unnecessary and destructive project. Thank you.

Sara Layne
slayne@ucla.edu
507 E. Washington Blvd.
Pasadena, California 91104

Oliver Netburn <oliver.netburn@lacity.org>

# Stand Up for Small Businesses in Pico-Robertson! (CPC-2019-7522)

2 messages

**Laura Fodera** <info@email.actionnetwork.org> Mon, May 31, 2021 at 4:56 PM
Reply-To: laurafodera@yahoo.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

I urge the City to oppose the 1434 S. Robertson Project, which would demolish beloved small businesses like Le Petit Jardin cafe. Small business is incredibly important to the fabric and character of our community. Please stand up for small businesses and reject this project.

Laura Fodera
laurafodera@yahoo.com
358 S Commonwealth Ave
Los angeles, California 90020

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**Maureen Lefevre** <info@email.actionnetwork.org> Mon, May 31, 2021 at 5:08 PM
Reply-To: momolefevre645@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

I urge the City to oppose the 1434 S. Robertson Project, which would demolish beloved small businesses like Le Petit Jardin cafe. Small business is incredibly important to the fabric and character of our community. Please stand up for small businesses and reject this project.

Maureen Lefevre
momolefevre645@gmail.com
16402 Gentry Lane
Huntington Beach , California 92647

Connect Create Collaborate

**Oliver Netburn <oliver.netburn@lacity.org>**

# Stand Up for Small Businesses in Pico-Robertson! (CPC-2019-7522)

1 message

**Kareem Youssef** <kareem@aaan.org> Tue, Jun 1, 2021 at 11:07 AM
Reply-To: kareem@aaan.org
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

I urge the City to oppose the 1434 S. Robertson Project, which would demolish beloved small businesses like Le Petit Jardin cafe. Small business is incredibly important to the fabric and character of our community. Please stand up for small businesses and reject this project.

Kareem Youssef
kareem@aaan.org
3626 Keystone Avenue
Los Angeles , California 90034

Oliver Netburn <oliver.netburn@lacity.org>

# Stand Up for Small Businesses in Pico-Robertson! (CPC-2019-7522)

1 message

**Dave Baxter** <davebaxter@sonofhowell.com> Tue, Jun 1, 2021 at 12:23 PM
Reply-To: davebaxter@sonofhowell.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

I urge the City to oppose the 1434 S. Robertson Project, which would demolish beloved small businesses like Le Petit Jardin cafe. Small business is incredibly important to the fabric and character of our community. Please stand up for small businesses and reject this project.

Dave Baxter
davebaxter@sonofhowell.com
100 S Hayworth Ave, 103
Los Angeles, California 90048

Oliver Netburn <oliver.netburn@lacity.org>

# Stand Up for Small Businesses in Pico-Robertson! (CPC-2019-7522)

13 messages

**Candice Gutierrez** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 10:59 AM
Reply-To: candicegutierrez1490@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

I urge the City to oppose the 1434 S. Robertson Project, which would demolish beloved small businesses like Le Petit Jardin cafe. Small business is incredibly important to the fabric and character of our community. Please stand up for small businesses and reject this project.

Candice Gutierrez
candicegutierrez1490@gmail.com
10701, 10701 Ohio Ave
Los Angeles, California 90024

**Keith Vanetti** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 11:04 AM
Reply-To: keithvanetti@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

I urge the City to oppose the 1434 S. Robertson Project, which would demolish beloved small businesses like Le Petit Jardin cafe. Small business is incredibly important to the fabric and character of our community. Please stand up for small businesses and reject this project.

Keith Vanetti
keithvanetti@gmail.com
19 second street
Cornwall on Hudson NY, New York 12520

**Alex Enriquez** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 11:10 AM

Reply-To: ealexenriquez@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

I don't think these proposed hotel rooms are going to be such a boon to tourism in this city that we MUST allow them. I'm much more concerned with the displacement of my fellow citizens. The monetary benefit to only a handful of already wealthy people should never come before people's lives and housing is already so sparse.

I urge the City to oppose the 1434 S. Robertson Project, which would demolish beloved small businesses like Le Petit Jardin cafe. Small business is incredibly important to the fabric and character of our community. Please stand up for small businesses and reject this project.

Alex Enriquez
ealexenriquez@gmail.com
623 1/2 N. Sycamore Ave.
Los Angeles, California 90036

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**Valerie Weitz** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 11:12 AM
Reply-To: valzjob@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

I urge the City to oppose the 1434 S. Robertson Project, which would demolish beloved small businesses like Le Petit Jardin cafe. Small business is incredibly important to the fabric and character of our community. Please stand up for small businesses and reject this project.

Valerie Weitz
valzjob@gmail.com
5460 White Oak Avenue, G317
Encino, California 91316

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**Matt Rahn** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 11:13 AM
Reply-To: matt.j.rahn@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

I urge the City to oppose the 1434 S. Robertson Project, which would demolish beloved small businesses like Le Petit Jardin cafe. Small business is incredibly important to the fabric and character of our community. Please stand up for small businesses and reject this project.

Matt Rahn
matt.j.rahn@gmail.com
3515 keystone Ave
Los Angeles, California 90034

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**Marlee Ostrow** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 11:21 AM
Reply-To: yehaimfree@yahoo.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

I urge the City to oppose the 1434 S. Robertson Project, which would demolish beloved small businesses like Le Petit Jardin cafe. Small business is incredibly important to the fabric and character of our community. Please stand up for small businesses and reject this project.
With reasonably priced housing almost unachievable in this city, it is a gross injustice to demolish ANY rent stabilized apartments to replace them with hotel units.

Marlee Ostrow
yehaimfree@yahoo.com
136 S. Fuller Ave.
Los Angeles, California 90036-2810

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**Orvin Castanares** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 11:23 AM
Reply-To: ocrules77@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

I urge the City to oppose the 1434 S. Robertson Project, which would demolish beloved small businesses like Le Petit Jardin cafe. Small business is incredibly important to the fabric and

character of our community. Please stand up for small businesses and reject this project.

Orvin Castanares
ocrules77@gmail.com
10900 Santa Monica Blvd
Los Angeles , California 90025

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**Starina Johnson** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 11:56 AM
Reply-To: Starina27@hotmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

I urge the City to oppose the 1434 S. Robertson Project, which would demolish beloved small businesses like Le Petit Jardin cafe as well as ten rent stabilized apartments.

Our community needs more affordable housing and small businesses, not less.

Small businesses and affordable housing are incredibly important to the fabric and character of our community. Please stand up for small businesses and residents and reject this project.

Starina Johnson
Starina27@hotmail.com
3720 Clarington Ave, Apt 104
Los Angeles, California 90034

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**SHARON SANDOW** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 11:56 AM
Reply-To: sharonsandow@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

I urge the City to oppose the 1434 S. Robertson Project, which would demolish beloved small businesses like Le Petit Jardin cafe. Small business is incredibly important to the fabric and character of our community. Please stand up for small businesses and reject this project.

SHARON SANDOW
sharonsandow@gmail.com

1509 greenfield avenue
Los angeles , California 90025

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**Keith Cordova** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 12:15 PM
Reply-To: ya69yay@aol.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

I urge the City to oppose the 1434 S. Robertson Project, which would demolish beloved small businesses like Le Petit Jardin cafe. Small business is incredibly important to the fabric and character of our community. Please stand up for small businesses and reject this project.

Keith Cordova
ya69yay@aol.com
1451 S Bedford
Los Angeles , California 90035

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**Ashley Gaughan** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 12:21 PM
Reply-To: ashleybgone349@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

I urge the City to oppose the 1434 S. Robertson Project, which would demolish beloved small businesses like Le Petit Jardin cafe. Small business is incredibly important to the fabric and character of our community. Please stand up for small businesses and reject this project.

Ashley Gaughan
ashleybgone349@gmail.com
4709 s Centinela ave
Los Angeles , California 90066

**Alex Krantzler** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 1:12 PM
Reply-To: alex.krantzler@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

I urge the City to oppose the 1434 S. Robertson Project, which would demolish beloved small businesses like Le Petit Jardin cafe. Small business is incredibly important to the fabric and character of our community. Please stand up for small businesses and reject this project.

Alex Krantzler
alex.krantzler@gmail.com
540 N. Hayworth Ave, Apt. 9
Los Angeles, California 90048

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**Geneva Vogelheim** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 2:22 PM
Reply-To: gvogelheim@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

I urge the City to oppose the 1434 S. Robertson Project, which would demolish beloved small businesses like Le Petit Jardin cafe. Small business is incredibly important to the fabric and character of our community. Please stand up for small businesses and reject this project.

Geneva Vogelheim
gvogelheim@gmail.com
3770 Keystone Ave
Los Angeles, California 90034

Oliver Netburn <oliver.netburn@lacity.org>

# Stand Up for Small Businesses in Pico-Robertson! (Item #7/CPC-2019-7522)

2 messages

**CHASE METOYER** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 3:19 PM
Reply-To: chasem702@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

I urge the City to oppose the 1434 S. Robertson Project, which would demolish beloved small businesses like Le Petit Jardin cafe. Small business is incredibly important to the fabric and character of our community. Please stand up for small businesses and reject this project.

CHASE METOYER
chasem702@gmail.com
1448 South Bronson Ave
Los Angeles, California 90019

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**Kelsey Atkinson** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 8:46 PM
Reply-To: kelatkinson92@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

I urge the City to oppose the 1434 S. Robertson Project, which would demolish beloved small businesses like Le Petit Jardin cafe. Small business is incredibly important to the fabric and character of our community. Please stand up for small businesses and reject this project.

Kelsey Atkinson
kelatkinson92@gmail.com
3633 Mentone Ave
Los Angeles, California 90034

Oliver Netburn <oliver.netburn@lacity.org>

# Stand Up for Small Businesses in Pico-Robertson! (Item #7/CPC-2019-7522)

4 messages

**Rebecca Milam** <info@email.actionnetwork.org> Wed, Jun 2, 2021 at 9:11 AM
Reply-To: beccablabranche@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

I urge the City to oppose the 1434 S. Robertson Project, which would demolish beloved small businesses like Le Petit Jardin cafe. Small business is incredibly important to the fabric and character of our community. Please stand up for small businesses and reject this project.
I have owned a beautiful apartment building in this neighborhood since 1977. A large hotel would ruin the family atmosphere of this neighborhood. Please don't do this.

R. Milam

Rebecca Milam
beccablabranche@gmail.com
1465 S. Wooster Street
Los Angeles, California 90035

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**parks.rachel.e@gmail.com** <info@email.actionnetwork.org> Wed, Jun 2, 2021 at 9:21 AM
Reply-To: parks.rachel.e@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

I urge the City to oppose the 1434 S. Robertson Project, which would demolish beloved small businesses like Le Petit Jardin cafe. Small business is incredibly important to the fabric and character of our community. Please stand up for small businesses and reject this project.

parks.rachel.e@gmail.com
3439 Mentone Ave, Apt 5
Los Angeles, California 90034

**Raeshona Andrews** <info@email.actionnetwork.org> Wed, Jun 2, 2021 at 10:06 AM
Reply-To: raeandrews92@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

I urge the City to oppose the 1434 S. Robertson Project, which would demolish beloved small businesses like Le Petit Jardin cafe. Small business is incredibly important to the fabric and character of our community. Please stand up for small businesses and reject this project. This is inhumane. There are people dying in the streets, protect the people.

Raeshona Andrews
raeandrews92@gmail.com
16438 Westfall Pl
Encino, California 91436

**H Hatter** <info@email.actionnetwork.org> Wed, Jun 2, 2021 at 10:52 AM
Reply-To: goodlawnow@yahoo.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

I urge the City to oppose the 1434 S. Robertson Project, which would demolish beloved small businesses like Le Petit Jardin cafe. Small business is incredibly important to the fabric and character of our community. Please stand up for small businesses and reject this project.

H Hatter
goodlawnow@yahoo.com
9400 National Blvd #1
Los Angeles, California 90034

Oliver Netburn <oliver.netburn@lacity.org>

# Stand Up for Small Businesses in Pico-Robertson! (Item #7/CPC-2019-7522)

1 message

**Zara Kaye** <kaye@chapman.edu> Thu, Jun 3, 2021 at 10:53 AM
Reply-To: kaye@chapman.edu
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

I urge the City to oppose the 1434 S. Robertson Project, which would demolish beloved small businesses like Le Petit Jardin cafe. Small business is incredibly important to the fabric and character of our community. Please stand up for small businesses and reject this project.

Zara Kaye
kaye@chapman.edu
8665 Chalmers Drive , Unit 2
Los Angeles, California 90035

Connect Create Collaborate

**Oliver Netburn <oliver.netburn@lacity.org>**

# Stand Up for Small Businesses in Pico-Robertson! (Item #7/CPC-2019-7522)

1 message

**Toni and Marc Hertz** <thertz@prodigy.net> Thu, Jun 3, 2021 at 2:26 PM
Reply-To: thertz@prodigy.net
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

I urge the City to oppose the 1434 S. Robertson Project, which would demolish beloved small businesses like Le Petit Jardin cafe. Small business is incredibly important to the fabric and character of our community. Please stand up for small businesses and reject this project.

The area is already congested with a large amount of traffic. Trying to demolish and destroy long-standing small businesses in the community is not in anyone's best interest. No one mentions what the plan is for the residents of low income housing that would also be demolished to build in multi structured hotel.

Toni and Marc Hertz
thertz@prodigy.net
15431 Leadwell Street
Van Nuys, California 91406

Oliver Netburn <oliver.netburn@lacity.org>

# Stand Up for Small Businesses in Pico-Robertson! (Item #7/CPC-2019-7522)

1 message

**Robert Fingerman** <bobbytheburner@charter.net> Thu, Jun 3, 2021 at 10:00 PM
Reply-To: bobbytheburner@charter.net
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

I urge the City to oppose the 1434 S. Robertson Project, which would demolish beloved small businesses like Le Petit Jardin cafe. Small business is incredibly important to the fabric and character of our community. Please stand up for small businesses and reject this project.

Robert Fingerman
bobbytheburner@charter.net
PO Box 977, 87 Spur Avenue
Monteagle, Tennessee 37356

Connect Create Collaborate

**Oliver Netburn <oliver.netburn@lacity.org>**

# Stand Up for Small Businesses in Pico-Robertson! (Item #7/CPC-2019-7522)

1 message

**esme snow** <emisnow@g.ucla.edu> Fri, Jun 4, 2021 at 4:00 PM
Reply-To: emisnow@g.ucla.edu
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

I urge the City to oppose the 1434 S. Robertson Project, which would demolish beloved small businesses like Le Petit Jardin cafe. Small business is incredibly important to the fabric and character of our community. Please stand up for small businesses and reject this project.

esme snow
emisnow@g.ucla.edu
13808 Moorpark St
Los Angeles, California 91423

Oliver Netburn <oliver.netburn@lacity.org>

# Stand Up for Small Businesses in Pico-Robertson! (Item #7/CPC-2019-7522)

15 messages

**michelleverne94@yahoo.com** <info@email.actionnetwork.org> Thu, Jun 3, 2021 at 10:56 AM
Reply-To: michelleverne94@yahoo.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

I urge the City to oppose the 1434 S. Robertson Project, which would demolish beloved small businesses like Le Petit Jardin cafe. Small business is incredibly important to the fabric and character of our community. Please stand up for small businesses and reject this project.

michelleverne94@yahoo.com
22859 Ostronic Dr.
Woodland Hills, California 91367

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**Deborah Casillas** <info@email.actionnetwork.org> Thu, Jun 3, 2021 at 10:56 AM
Reply-To: deborahcasillas1@me.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

I urge the City to oppose the 1434 S. Robertson Project, which would demolish beloved small businesses like Le Petit Jardin cafe. Small business is incredibly important to the fabric and character of our community. Please stand up for small businesses and reject this project.

Deborah Casillas
deborahcasillas1@me.com
2242 S. Bentley Ave
Los Angeles , California 90064

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**Jessica Masias** <info@email.actionnetwork.org> Thu, Jun 3, 2021 at 11:08 AM
Reply-To: jmasias22@gmail.com

To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

I urge the City to oppose the 1434 S. Robertson Project, which would demolish beloved small businesses like Le Petit Jardin cafe. Small business is incredibly important to the fabric and character of our community. Please stand up for small businesses and reject this project.

Jessica Masias
jmasias22@gmail.com
1135 S. Bedford Street, #7
Los Angeles, California 90035

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**shellsseyler@gmail.com** <info@email.actionnetwork.org> Thu, Jun 3, 2021 at 11:26 AM
Reply-To: shellsseyler@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

I urge the City to oppose the 1434 S. Robertson Project, which would demolish beloved small businesses like Le Petit Jardin cafe. Small business is incredibly important to the fabric and character of our community. Please stand up for small businesses and reject this project.

shellsseyler@gmail.com
464 Lucas ave.
Los Angeles, California 90017

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**Debra Barrett** <info@email.actionnetwork.org> Thu, Jun 3, 2021 at 5:30 PM
Reply-To: dkb1227@aol.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

I urge the City to oppose the 1434 S. Robertson Project, which would demolish beloved small businesses like Le Petit Jardin cafe. Small business is incredibly important to the fabric and character of our community. Please stand up for small businesses and reject this project.

Debra Barrett
dkb1227@aol.com
15473 Del Gado Dr
Sherman Oaks, California 91403

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**Flo Selfman** <info@email.actionnetwork.org> Fri, Jun 4, 2021 at 2:04 AM
Reply-To: floself@aol.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

I urge the City to oppose the 1434 S. Robertson Project, which would demolish beloved small businesses like Le Petit Jardin cafe. Small business is incredibly important to the fabric and character of our community. Please stand up for small businesses and reject this project. This project, besides displacing apt dwellers and stable businesses, will ruin the character of the neighborhood.

Flo Selfman
floself@aol.com
1477 S. Canfield Ave., #201
Los Angeles, California 90035-3242

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**brett max kaufman** <info@email.actionnetwork.org> Fri, Jun 4, 2021 at 1:14 PM
Reply-To: brettkaufman@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

I urge the City to oppose the 1434 S. Robertson Project, which would demolish beloved small businesses like Le Petit Jardin cafe. Small business is incredibly important to the fabric and character of our community. Please stand up for small businesses and reject this project.

brett max kaufman
brettkaufman@gmail.com
2210 1/4 berkeley ave.
los angeles, California 90026-2400

**tmasaki36@gmail.com** <info@email.actionnetwork.org> Fri, Jun 4, 2021 at 1:19 PM
Reply-To: tmasaki36@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

I urge the City to oppose the 1434 S. Robertson Project, which would demolish beloved small businesses like Le Petit Jardin cafe. Small business is incredibly important to the fabric and character of our community. Please stand up for small businesses and reject this project.

tmasaki36@gmail.com
217 N Buena vista st
Burbank, California 91505

**Emma Goldstein** <info@email.actionnetwork.org> Fri, Jun 4, 2021 at 2:10 PM
Reply-To: egoldstein.89@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

I urge the City to oppose the 1434 S. Robertson Project, which would demolish beloved small businesses like Le Petit Jardin cafe. Small business is incredibly important to the fabric and character of our community. Please stand up for small businesses and reject this project.

Emma Goldstein
egoldstein.89@gmail.com
407 N Ogden Dr
Los Angeles, California 90036

**dylan.visvikis@gmail.com** <info@email.actionnetwork.org> Fri, Jun 4, 2021 at 2:35 PM
Reply-To: dylan.visvikis@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

I urge the City to oppose the 1434 S. Robertson Project, which would demolish beloved small businesses like Le Petit Jardin Café, among others. Small business is incredibly important to the fabric and character of our community. Please stand up for small businesses and reject this project.

dylan.visvikis@gmail.com
11840 Chandler Blvd. Apt. 128
Valley Village, California 91607

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**Beatrice Solis** <info@email.actionnetwork.org> Fri, Jun 4, 2021 at 3:12 PM
Reply-To: msbee0402@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

I urge the City to oppose the 1434 S. Robertson Project, which would demolish beloved small businesses like Le Petit Jardin cafe. Small business is incredibly important to the fabric and character of our community. Please stand up for small businesses and reject this project.

Stop destroying our neighborhood! You work for your constituents not greedy developers. South Robertson is not a tourist destination or a business district, it is a community and allowing this project to displace our neighbors and our small businesses ( that everyone seemingly wants to help and keep running especially during the recovery ) is 100% unacceptable.

Beatrice Solis
msbee0402@gmail.com
2012 S Robertson Blvd #3
Los Angeles , California 90034

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**ALFRED MORALES** <info@email.actionnetwork.org> Fri, Jun 4, 2021 at 4:04 PM
Reply-To: amorales84@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

I urge the City to oppose the 1434 S. Robertson Project, which would demolish beloved small businesses like Le Petit Jardin cafe. Small business is incredibly important to the fabric and character of our community. Please stand up for small businesses and reject this project.

ALFRED MORALES
amorales84@gmail.com
1806 S CLOVERDALE AVE
LOS ANGELES, California 90019

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**jasongrote@gmail.com** <info@email.actionnetwork.org> Fri, Jun 4, 2021 at 5:18 PM
Reply-To: jasongrote@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

I urge the City to oppose the 1434 S. Robertson Project, which would demolish beloved small businesses like Le Petit Jardin cafe. Small business is incredibly important to the fabric and character of our community. Please stand up for small businesses and reject this project.

jasongrote@gmail.com
818 1/2 S Orange Grove Ave
Los Angeles, California 90036

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**chengu08@gmail.com** <info@email.actionnetwork.org> Fri, Jun 4, 2021 at 7:47 PM
Reply-To: chengu08@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

I urge the City to oppose the 1434 S. Robertson Project, which would demolish beloved small businesses like Le Petit Jardin cafe. Small business is incredibly important to the fabric and character of our community. Please stand up for small businesses and reject this project.

chengu08@gmail.com
1321 S Citrus Ave
Los Angeles, California 90019

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**Peter Kuhns** <info@email.actionnetwork.org> Sat, Jun 5, 2021 at 2:45 AM
Reply-To: kuhns.peter@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

I urge the City to oppose the 1434 S. Robertson Project, which would demolish beloved small businesses like Le Petit Jardin cafe. Small business is incredibly important to the fabric and character of our community. Please stand up for small businesses and reject this project.

Peter Kuhns
kuhns.peter@gmail.com
3655 S Grand Ave #250
Los Angeles, California 90006

Oliver Netburn <oliver.netburn@lacity.org>

# Stand Up for Small Businesses in Pico-Robertson! (Item #7/CPC-2019-7522)

1 message

**Romy Ganschow** <info@email.actionnetwork.org> Sat, Jun 5, 2021 at 8:45 PM
Reply-To: rganschow@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

I urge the City to oppose the 1434 S. Robertson Project, which would demolish beloved small businesses like Le Petit Jardin cafe. Small business is incredibly important to the fabric and character of our community. Please stand up for small businesses and reject this project.

Romy Ganschow
rganschow@gmail.com
8820 Alcott Street
Los Angeles, California 90035

Oliver Netburn <oliver.netburn@lacity.org>

# Stand Up for Small Businesses in Pico-Robertson! (Item #7/CPC-2019-7522)

1 message

**Nicole Last name** <nicole.halfon@lilaschool.com> Sun, Jun 6, 2021 at 7:43 AM
Reply-To: nicole.halfon@lilaschool.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

I urge the City to oppose the 1434 S. Robertson Project, which would demolish beloved small businesses like Le Petit Jardin cafe. Small business is incredibly important to the fabric and character of our community. Please stand up for small businesses and reject this project.

Nicole Last name
nicole.halfon@lilaschool.com
148 s. Detroit st
Los angeles, California 90036

Connect Create Collaborate

**Oliver Netburn <oliver.netburn@lacity.org>**

# Stand Up for Small Businesses in Pico-Robertson! (Item #7/CPC-2019-7522)

1 message

**Amy She** <info@email.actionnetwork.org> Mon, Jun 7, 2021 at 10:51 AM
Reply-To: pokey.xp@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

I urge the City to oppose the 1434 S. Robertson Project, which would demolish beloved small businesses like Le Petit Jardin cafe. Small business is incredibly important to the fabric and character of our community. Please stand up for small businesses and reject this project.

Amy She
pokey.xp@gmail.com
2563 S Sepulveda Blvd, Apt 3
Los Angeles, California 90064

Connect Create Collaborate

**Oliver Netburn <oliver.netburn@lacity.org>**

# Stand With Renters in Pico-Robertson! (Item #7/CPC-2019-7522)

1 message

**Scott Epstein** <scott@scottforla.com> Tue, Jun 8, 2021 at 10:55 AM
Reply-To: scott@scottforla.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

I stand with UNITE HERE Local 11, Ground Game- Los Angeles, and People Organized for Westside Renewal (POWER) in opposing the 1434 S Robertson hotel project. This project would demolish 12 rent stabilized housing units without replacing a single one. Existing tenants would likely be priced out of the community. The project would also replace a series of small, pedestrian-oriented, neighborhood serving businesses with one monolithic use unconnected to the experience of community members walking on the sidewalk. In doing so, this project will reduce the vibrancy of this important block.

The developers are making a big ask: a zone change. Given the city's very serious housing crisis and the lack of protection for renters and rent-stabilized housing in the proposed project, that zone change should not be granted by the Los Angeles City Planning Commission. Tourism/hospitality is an important industry for LA, which provides employment and tax revenue. I support new hotel construction in Los Angeles and Council District 5. But it must not be done at the expense of community members' housing security, and should be designed in a way to enhance the community

Thank you very much.

Sincerely,
Scott Epstein
Candidate, Los Angeles City Council District 5

Scott Epstein
scott@scottforla.com
333 W San Carlos St Ste 600
San Jose, California 95110

Oliver Netburn <oliver.netburn@lacity.org>

# Stand With Small Businesses in Pico-Robertson! (Item #7/CPC-2019-7522)

2 messages

**Dorine Kramer** <info@email.actionnetwork.org> Mon, Jun 7, 2021 at 3:10 PM
Reply-To: dgkramermd@aol.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

I urge the City to oppose the 1434 S. Robertson Project, which would demolish beloved small businesses like Le Petit Jardin cafe. Small business is incredibly important to the fabric and character of our community. We definitely do not need or want a 7-story building towering over us. Please stand up for small businesses and local residents and reject this project.

Dorine Kramer
dgkramermd@aol.com
3373 Patricia Ave
Los Angeles , California 90064

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**Arooj Khan** <info@email.actionnetwork.org> Mon, Jun 7, 2021 at 6:38 PM
Reply-To: Arooj14322@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

I urge the City to oppose the 1434 S. Robertson Project, which would demolish beloved small businesses like Le Petit Jardin cafe. Small business is incredibly important to the fabric and character of our community. Please stand up for small businesses and reject this project.

Arooj Khan
Arooj14322@gmail.com
24 Corston Street
Glasgow , Scotland G33 2EZ

Connect Create Collaborate

**Oliver Netburn <oliver.netburn@lacity.org>**

# Stand With Small Businesses in Pico-Robertson! (Item #7/CPC-2019-7522)

2 messages

**Mya McCann** <info@email.actionnetwork.org> Tue, Jun 8, 2021 at 11:52 AM
Reply-To: mya.mccann@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

I urge the City to oppose the 1434 S. Robertson Project, which would demolish beloved small businesses like Le Petit Jardin cafe. Small business is incredibly important to the fabric and character of our community. Please stand up for small businesses and reject this project.

Mya McCann
mya.mccann@gmail.com
10958 National Blvd
Los Angeles, California 90064

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**bunkfunk44@yahoo.com** <info@email.actionnetwork.org> Tue, Jun 8, 2021 at 3:59 PM
Reply-To: bunkfunk44@yahoo.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

I urge the City to oppose the 1434 S. Robertson Project, which would demolish beloved small businesses like Le Petit Jardin cafe. Small business is incredibly important to the fabric and character of our community. Please stand up for small businesses and reject this project.

bunkfunk44@yahoo.com
9741 West Pico Boulevard, Apt. B
LOS ANGELES, California 90035

Oliver Netburn <oliver.netburn@lacity.org>

# Stand With Small Businesses in Pico-Robertson! (Item #7/CPC-2019-7522)

1 message

**Christine Stoudnor** <christine@dingobaby.net> Mon, Jun 7, 2021 at 2:04 PM
Reply-To: christine@dingobaby.net
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

I urge the City to oppose the 1434 S. Robertson Project, which would demolish beloved small businesses like Le Petit Jardin cafe. Small business is incredibly important to the fabric and character of our community. Please stand up for small businesses and reject this project.

Sincerely,
Christine Stoudnor

Christine Stoudnor
christine@dingobaby.net
2355 Westwood Blvd, #402
Los Angeles, California 90064

Oliver Netburn <oliver.netburn@lacity.org>

# Stop sacrificing housing for hotels! (CPC-2019-7522)

1 message

**Keely Weiss** <info@email.actionnetwork.org> Tue, Jun 1, 2021 at 11:09 AM
Reply-To: keely.weiss@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

The last thing L.A. needs is another luxury hotel replacing vital units of ever-scarce affordable housing. Pico-Robertson is already well-served by hotels, with the Carlyle Hotel only blocks away and hundreds of hotel rooms less than a mile away at Pico & Beverly. If the 1434 Robertson site is redeveloped, it should be a mixed-use housing project with small business space at the bottom. As opposed to a hotel development, a mixed-use housing project would ensure existing tenants have the right to return to their homes and require a percentage of the units to be affordable.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project.

Keely Weiss
keely.weiss@gmail.com
8016 Blackburn Ave, Apt. 1
Los Angeles, California 90048

Connect Create Collaborate

**Oliver Netburn <oliver.netburn@lacity.org>**

# Valley Beth Shalom HTF Want You to Say No to 1434 Robertson Hotel Project(Item #7/ CPC-2019-7522)

1 message

**Nitzan Barlev** <nbarlev@vbs.org> Fri, Jun 4, 2021 at 1:12 PM
Reply-To: nbarlev@vbs.org
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Dear Councilmember Koretz and Members of City Planning Commission,

On behalf of the Valley Beth Shalom Homelessness Task Force, we oppose the 1434 S. Robertson Project, which would demolish 12 RSO units without replacement in order to build a hotel project. As we see the rising number of unhoused community members on our streets, we must ask ourselves what our priorities should be. The VBS Task Force urges Councilman Koretz to prioritize growing the stock of affordable housing as a protective measure against further homelessness.

The developer is asking for a zone change and conditional use permit for 1434 S. Robertson Hotel Project, which requires consistency with both the community and general plans. Demolishing rental units and displacing our neighbors is inconsistent with several community and general plan goals, objectives, and policies that encourage the preservation of affordable and rent stabilized housing and a vibrant small business community. We hope that the City Council will take our concerns into consideration as they assess the viability of the developer's permit and zoning requests.

Nitzan Barlev
nbarlev@vbs.org
5460 White Oak Avenue
Encino, California 91316

Oliver Netburn <oliver.netburn@lacity.org>

# We Have Enough Hotels, We Need Housing+Businesses (Item #7/ CPC-2019-7522)

3 messages

**Andrea van Leeuwen** <info@email.actionnetwork.org> Mon, Jun 7, 2021 at 1:57 PM
Reply-To: andreavlee@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Pico-Robertson is already well-served by hotels, with the Carlyle Hotel only blocks away and hundreds of hotel rooms less than a mile away at Pico & Beverly. If the 1434 Robertson site is redeveloped, it should be a mixed-use housing project with small business space at the bottom. As opposed to a hotel development, a mixed-use housing project would ensure existing tenants have the right to return to their homes and require a percentage of the units to be affordable.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project.

Andrea van Leeuwen
andreavlee@gmail.com
8843, Alcott Street Apartment 3
Los Angeles, California 90035

**doran.charles@gmail.com** <info@email.actionnetwork.org> Mon, Jun 7, 2021 at 2:01 PM
Reply-To: doran.charles@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Pico-Robertson is already well-served by hotels, with the Carlyle Hotel only blocks away and hundreds of hotel rooms less than a mile away at Pico & Beverly. If the 1434 Robertson site is redeveloped, it should be a mixed-use housing project with small business space at the bottom. As opposed to a hotel development, a mixed-use housing project would ensure existing tenants have the right to return to their homes and require a percentage of the units to be affordable.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project.

doran.charles@gmail.com
465 S Le Doux Rd Apt 9
Los Angeles, California 90048

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**Mandy Safavi** <info@email.actionnetwork.org> Mon, Jun 7, 2021 at 2:08 PM
Reply-To: mandysafavi@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Pico-Robertson is already well-served by hotels, with the Carlyle Hotel only blocks away and hundreds of hotel rooms less than a mile away at Pico & Beverly. If the 1434 Robertson site is redeveloped, it should be a mixed-use housing project with small business space at the bottom. As opposed to a hotel development, a mixed-use housing project would ensure existing tenants have the right to return to their homes and require a percentage of the units to be affordable.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project.

Mandy Safavi
mandysafavi@gmail.com
3631 WATSEKA Ave
Los Angeles , California 90034

Oliver Netburn <oliver.netburn@lacity.org>

# We Have Enough Hotels, We Need Housing+Businesses (Item #7/ CPC-2019-7522)

5 messages

**Rhian Falke** <info@email.actionnetwork.org> Tue, Jun 8, 2021 at 9:41 AM
Reply-To: rhianfalke@yahoo.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Pico-Robertson is already well-served by hotels, with the Carlyle Hotel only blocks away and hundreds of hotel rooms less than a mile away at Pico & Beverly. If the 1434 Robertson site is redeveloped, it should be a mixed-use housing project with small business space at the bottom. As opposed to a hotel development, a mixed-use housing project would ensure existing tenants have the right to return to their homes and require a percentage of the units to be affordable.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project.

Rhian Falke
rhianfalke@yahoo.com
1444 S Point View St
Los Angeles, California 90035

**zjfried@gmail.com** <info@email.actionnetwork.org> Tue, Jun 8, 2021 at 12:18 PM
Reply-To: zjfried@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Pico-Robertson is already well-served by hotels, with the Carlyle Hotel only blocks away and hundreds of hotel rooms less than a mile away at Pico & Beverly. If the 1434 Robertson site is redeveloped, it should be a mixed-use housing project with small business space at the bottom. As opposed to a hotel development, a mixed-use housing project would ensure existing tenants have the right to return to their homes and require a percentage of the units to be affordable.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project.

zjfried@gmail.com
172 S Sycamore Ave
Los Angeles, California 90036

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**Tarrance Darmon Austin Sr** <info@email.actionnetwork.org> Tue, Jun 8, 2021 at 1:45 PM
Reply-To: terryaustin0930@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Pico-Robertson is already well-served by hotels, with the Carlyle Hotel only blocks away and hundreds of hotel rooms less than a mile away at Pico & Beverly. If the 1434 Robertson site is redeveloped, it should be a mixed-use housing project with small business space at the bottom. As opposed to a hotel development, a mixed-use housing project would ensure existing tenants have the right to return to their homes and require a percentage of the units to be affordable.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project.

Tarrance Darmon Austin Sr
terryaustin0930@gmail.com
1615 N Wilcox Ave # 2787
Hollywood,CA, California 90078

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**Dan Litov** <info@email.actionnetwork.org> Tue, Jun 8, 2021 at 6:28 PM
Reply-To: danscauses@yahoo.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Pico-Robertson is already well-served by hotels, with the Carlyle Hotel only blocks away and hundreds of hotel rooms less than a mile away at Pico & Beverly. If the 1434 Robertson site is redeveloped, it should be a mixed-use housing project with small business space at the bottom. As opposed to a hotel development, a mixed-use housing project would ensure existing tenants have the right to return to their homes and require a percentage of the units to be affordable.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project.

Dan Litov
danscauses@yahoo.com
1821 Thayer Ave
Los Angeles, California 90025

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**Lily Rowland** <info@email.actionnetwork.org> Tue, Jun 8, 2021 at 11:07 PM
Reply-To: lily.rowland@yahoo.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

Los Angeles has a housing crisis, NOT a hotel crisis. Pico-Robertson is already well-served by hotels, with the Carlyle Hotel only blocks away and hundreds of hotel rooms less than a mile away at Pico & Beverly. If the 1434 Robertson site is redeveloped, it should be a mixed-use housing project with small business space at the bottom. As opposed to a hotel development, a mixed-use housing project would ensure existing tenants have the right to return to their homes and require a percentage of the units to be affordable.

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project.

Lily Rowland
lily.rowland@yahoo.com
3444 Keystone Ave
Los Angeles, California 90034

Connect Create Collaborate

**Oliver Netburn <oliver.netburn@lacity.org>**

# We Have Enough Hotels, We Need Housing+Businesses (Item #7/ CPC-2019-7522)

1 message

**Michael Robinson** <info@email.actionnetwork.org> Wed, Jun 9, 2021 at 11:39 AM
Reply-To: mnrobin30@gmail.com
To: cpc@lacity.org, daniel.skolnick@lacity.org, paul.koretz@lacity.org, oliver.netburn@lacity.org, joan.pelico@lacity.org

Honorable Councilmember Koretz and Members of the City Planning Commission ,

I am sure, Messrs. Netburn and Skolnick, the idea behind this project is to provide accommodations for the upcoming Olympics. But Los Angeles has a complex housing crisis as persistent as our current pandemic. And we will not rid ourselves of homelessness and the utter lack of affordable housing by putting economics before people. Pico-Robertson is already well-served by hotels. Thus, the 1434 Robertson site—as should all pending developments undertaken during this crisis period still within the pandemic crisis period—be redeveloped as a mixed-use housing project with small business space at the bottom to accommodate the local small businesses that have been fixtures in the community. This should be the City's model—to incorporate affordable housing as best it can, to preserve the character of communities as best it can, in any project. There is, after all, supposed to be community engagement and input in the development of any of L.A.'s 100+ distinct neighborhoods and communities as well as a view to making the city greener and more sustainable. So, moving beyond a hotel development (or simply a hotel development if it at all makes sense to add recreational beds rather than residential ones to the area), a mixed-use housing project would ensure existing tenants have the right to return to their homes and require, under the Mayor's Directive 13, for a percentage of the units to be affordable. (This percentage is unacceptably small and should be revised in the upcoming Housing Elements update due in October.)

The City should follow the lead of the South Robertson Neighborhood Council and oppose this project. Thank you for your time and consideration.

Michael Robinson
mnrobin30@gmail.com
3605 Watseka Avenue, Apt 3
Los Angeles, California 90034

*Larry Friedman*
*1707 S. Wooster Street*
*Los Angeles, CA 90035*
*Larry.Friedman79@yahoo.com*

June 1, 2021

City Planning Commission
Los Angeles City Hall
200 North Spring Street, 5th Floor
Los Angeles, CA 90012
cpc@lacity.org

***June 10, 2021 CPC Meeting Agenda:***

**MND COMMENTS – CASE NOS. CPC 2019-7522-VZC-CU-SPR and ENV 2019-7523-MND FOR PROPERTY LOCATED AT 1434-1456 SOUTH ROBERTSON BOULEVARD**

Dear Hon. Members of the City Planning Commission:

This comment letter and attachment concern the Initial Study (IS) Checklist/Mitigated Negative Declaration (MND) prepared for the proposed mixed-use hotel project at 1434-1456 South Robertson Boulevard. This letter supplements my comment letter to the Commission dated May 25, 2021 concerning the proposed project and requested land use entitlements.

Comments specific to various environmental factors are provided in Attachment "A", while more general comments are presented below.

**Environmental Factors Potentially Affected**

The first paragraph, second sentence of Section 1.3.1 of the IS states: "This Initial Study determined that the proposed Project could have potentially significant environmental impacts but mitigation measures agreed to by the applicant would avoid or reduce such impacts to a point where clearly no significant impacts would occur." However, the IS Checklist contains only one environmental factor that is assessed to be "Less Than Significant with Mitigation Incorporated" – i.e., Transportation, XVII.a. Yet there are other environmental factors considered where potentially significant impacts could result from the project but are instead checked to have "Less Than Significant Impact". Examples include the assessment of project impacts attributed to Air Quality and Noise. More often than not, the narrative accompanying these factors indicate that compliance with regulatory requirements such as the SCAQMD Rule 403 and the City's Noise Ordinance

will reduce potentially significant impacts to less than significant levels. Even if true, where mitigation is required, the mitigation measures need to be identified, grouped by impact category and explicitly presented in the body of the MND.

The IS Checklist should reflect those areas where potentially significant impacts could result from the project regardless whether specific mitigation measures are identified or compliance with regulatory requirements would avoid adverse effects to less than significant levels. Therefore, the tendency to mark Checklist items "Less Than Significant Impact" should be reevaluated and perhaps more accurately marked as "Less Than Significant with Mitigation Incorporated". In turn, those additional environmental factors should be checked on page 8 of the document under the heading "Environmental Factors Potentially Affected".

**Mitigation Measures Must Be Fully Enforceable Through Permit Conditions**

Section 15126.4(a)(2) of the State CEQA Guidelines states:

> *Mitigation measures must be fully enforceable through permit conditions, agreements, or other legally binding instruments. In the case of the adoption of a plan, policy, regulation, or other public project, mitigation measures can be incorporated into the plan, policy, regulation, or project design.*

The subject IS/MND substantially relies upon compliance with regulatory requirements to avoid potentially significant environmental impacts resulting from the project. But regulatory requirements in themselves are not mitigation measures unless they are to be clearly referenced and listed as conditions in the permit conditions. This MND provides no such list of mitigation measures. Instead, the mitigations mostly tend to be described in a general manner within the narrative portions of the IS. As a consequence, if the mitigation measures are not specified and made an integral part of the permit conditions (including project approvals, development permits and final project plans), they will escape detection from LADBS plan checkers and other agencies that issue project clearances. They will also go unnoticed in the archived documents of final project approvals, which are necessary for CEQA enforcement and mitigation monitoring.

Sincerely,

Larry Friedman

Larry Friedman

Attachment "A": ENV-2019-7523-MND Comments

cc: Hon. Paul Koretz, Councilmember, 5th District
Daniel Skolnick, Planning Deputy, Council District 5

| Initial Study Topic | Section | Page(s) | Comments |
|---|---|---|---|
| | | | |
| **Project Description** | 3 | Cover Page, 7, 11 | (a) No reference is made to the project's proposed demolition of all existing structures and removal of 10 Rent Stabilized Units.<br>(b) No information is provided about total project floor area.<br>(c) The list of requested entitlements do not disclose the permitted FAR modification resulting from the vesting zone change request -- i.e., from 1.5:1 to 3:1 FAR. |
| **Project Overview, Requested Permits & Approvals** | 3.3.1<br>3.4 | 12, 13 | Although more project details are provided, the list of requested entitlements still do not disclose the permitted FAR modification resulting from the vesting zone change request -- i.e., from 1.5:1 to 3:1 FAR. |
| | | | |
| **ENVIRONMENTAL STUDY CHECKLIST** | 4 | | |
| **Aesthetics** | I.a | 14, 15 | The IS incorrectly concludes that the "*project is not located on or near any scenic vista* ." In fact, the Hollywood Hills and the iconic Hollywood Sign are visible from several vantage points along Robertson Boulevard, such as at the intersection of Robertson and Airdrome Street. This scenic vista will likely be diminished by the project's 84-foot building height and considerable building mass, which would be unique characteristics by comparison to the built environment of the immediate vicinity. The bulk and design of the project would contrast with a visually interesting view so that the quality of the view is permanently affected. |

| Initial Study Topic | Section | Page(s) | Comments |
|---|---|---|---|
| **Aesthetics** | I.c, d | 15, 16 | It is somewhat misleading to describe the proposal as a "*mixed-use residential project*". More accurately, it is a mixed-use residential hotel project, or a mixed-use hotel project. Also, there are not grounds to conclude that, due to its location "on an infill site within a transit priority area, aesthetic impacts shall not be considered a significant impact on the environment. Therefore, project impacts will be less than significant."<br>Although Section 21099 (d)(1) of the Public Resources Code (PRC) states that a project's aesthetic and parking impacts shall not be considered a significant impact on the environment if the project is a residential, mixed-use residential, or employment center project, and the project is located on an infill site within a transit priority area, Section 21099 (d)(2)(A) specifies: "This subdivision does not affect, change, or modify the authority of a lead agency to consider aesthetic impacts pursuant to local design review ordinances or other discretionary powers provided by other laws or policies." |
| **Air Quality** | III.b | 20, 21 | The last sentence of paragraph (b) erroneously describes the project as containing nine residential units. As a result, the conclusion of a less than significant impact based on "*a project of this size*" is also erroneous. |
| **Air Quality** | III.c | 20-22 | The project site is adjacent to the Pico Wooster Senior Housing development, which is comprised of 50 dwelling units located at 1425 S. Wooster Street, approximately 45 feet to the northeast. (See https://www.mhfla.org/properties/pico-wooster-senior-housing/) Construction activities producing dust, diesel emissions and other potentially harmful air quality effects should be evaluated in light of this and other similar sensitive receptors in the vicinity, including seniors and families with young children. |

| Initial Study Topic | Section | Page(s) | Comments |
|---|---|---|---|
| **Air Quality** | III.d | 20-22 | Construction-related emissions could be substantial and adversely affect the surrounding population. The IS Checklist for this environmental factor is not limited just to odor impacts, and the determination of "No Impact" is not defensible. The proposed MND fails to consider impacts such as fugitive dust impacts and emissions from construction vehicles. Compliance with SCAQMD Rule 403 regulatory requirements may help address potential air quality impacts, but the MND does not consider or specify customary mitigation measures for activities such as demolition, site excavation/preparation and construction. At minimum, the project constractor should be required to implement an Air Quality Management Plan ("AQMP"), which identifies Best Available Control Measures ("BACM") and Best Available Control Technologies ("BACT") for area sources and point sources, respectively. |
| **Land Use & Planning** | XI.b | 45 | Among the three requested entitlements, the applicant seeks a vesting zone change to the RAS4 Zone in order to permit a 3:1 FAR that is otherwise restricted to 1.5:1 within the existing C2 Zone. A hotel use is permitted in both the C2 and RAS4 Zones. However, the preamble of the RAS4 Zone, in LAMC Sec. 12.11.5, states the purpose of this zone "*is to provide a mechanism to increase housing opportunities, enhance neighbrohoods, and revitalize older commercial corridors*." Hotels are not specifically included in the preamble's statement of purpose and intent. Also, the Mixed-Use Boulevards provisions of the Wilshire Community Plan, that include a reference to Robertson Boulevard, contain the following policy: "*The intent of mixed-use development is to provide housing in close proximity to jobs and services, to reduce vehicular trips, traffic congestion and air pollution, **to provide rental housing**, and stimulate vibrancy and activity in pedestrian-oriented areas*." These zoning and policy considerations should be taken into account in informing decision-makers of the full extent of land use and planning environmental factors. |

| Initial Study Topic | Section | Page(s) | Comments |
|---|---|---|---|
| **Noise** | XIII.a | 47-48 | The IS Checklist/MND does not acknowledge potentially significant noise impacts that exceed ambient sound levels could result due to construction-related project activities (demolition, site preparation/excavation, new construction). The City's Noise Ordinance sets forth standards and criteria for compliance but they do not establish methods to assure compliance. In addition to limiting hours of construction activity, further consideration should be given to imposing mitigation measures such as the use of sound barriers to shield noise and equipment controls (e.g., equipment mufflers, enclosures), along with limits on engine idling from construction equipment such as bulldozers and haul trucks, to the extent feasible. |
| **Noise** | XIII.b | 47-48 | The rationale given that the project would result in a less-than-significant impacts related to construction vibration is that it would comply with unspecified regulations. The conclusion is vague and lacks sufficient analysis. |
| **Population & Housing** | XIV.b | 49 | Public testimony during the Hearing Officer's hearing on July 15, 2020 confirmed that the displacement of residents from 10 Rent Stabilized Units on the subject property is a significant concern of the existing tenants and others in the community. Relocation assistance requirements of the Municipal Code will only provide a modicum of relief, especially during the present shortage of affordable rental housing. The proposed hotel project offers no opportunity for replacement housing. The project should be subject to the Affordable Housing Linkage Fee (Ordinance Nos. 185,342 and 185,341) administered by the Housing Department. |

| Initial Study Topic | Section | Page(s) | Comments |
|---|---|---|---|
| **Transportation** | XVII.a | 54-56, LADOT Traffic Assessment Memo 07-06-2020 | The driveway and circulation analysis on pages 3 and 4 of the LADOT Traffic Assessment Memo should be expanded to include further evaluation of the following:<br>(a) For southbound Robertson Boulevard traffic, access to the project's driveway entrance will require a left-turn against oncoming northbound traffic. LADOT should review a plan to determine how this can be accomplished in a safe and efficient manner.<br>(b) The site plan shows two internal driveway egress points onto the rear alley. Vehicles exiting the site via the alley going northbound will not have direct access to either Pico or Robertson Boulevards. A left-turn toward Robertson Boulevard at the alley's T-intersection with an east-west alley will encounter additional off-street vehicular and pedestrian traffic from the Walgreens parking lot and the store entrance adjacent to the alley. A right-turn at the same T-intersection toward Wooster Street will encounter off-street parking back-up maneuvers from a City-owned parking lot that is integrated into the Pico Wooster Senior Housing development (1425 S. Wooster Street).<br>(c) Vehicles exiting the site via the alley going southbound will need to travel approximately 315 feet to access Cashio Street.<br>(d) In either direction, travel along the narrow alley will encounter conflicts with service vehicles or other vehicles accessing various commercial and residential properties along the alleyway.<br>(e) No vehicular ingress should be permitted to the project's on-site parking from the rear alley, except for vehicles used for loading, deliveries and emergency access. |

| Initial Study Topic | Section | Page(s) | Comments |
|---|---|---|---|
| **Transportation** | XVII.b | 54-56, LADOT Traffic Assessment Memo 07-06-2020 | According to Table 2 of Appendix D of the LADOT Traffic Assessment Memo, the project would generate 52 AM Peak Hour trips and 48 PM Peak Hour Trips, which apparently resulted in the applicant's traffic engineer having to prepare a traffic analysis of certain intersections per local Congestion Management Plan (CMP) requirements. As indicated in Table 4 of Appendix C, the project would degrade Level of Service (LOS) at the intersection of Robertson and Pico Boulvards from LOS C (Good) to LOS D (Fair) during the PM Peak Hour. Although this worsening of intersection traffic delays did not cross LADOT's significance threshold for Level of Service volume-to-capacity (V/C) analysis and would not require mitigation for purposes of CEQA review, the effect of the project is nonetheless noteworthy as to how it contributes to worsening traffic conditions during the PM Peak Hour at Robertson and Pico Boulevards. |

soro
south robertson
neighborhoods council

Oliver Netburn
Department of City Planning
200 N. Spring Street
Los Angeles, CA 90012

19 June 2020

Re: Case Number CPC-2019-7522-VZC-CU-SPR

Dear Mr. Netburn:

I am writing on behalf of the South Robertson Neighborhoods Council ("SORO NC") to comment on the proposed hotel project at 1434-1456 S Robertson Blvd.

At a duly-noticed meeting of the General Board on June 18, 2020, SORO NC voted 15 yes / 4 no to recommend that the applicant's project be OPPOSED.

The addition of a hotel in this neighborhood is not needed and the project would displace residents and business owners who are long-established in the neighborhood.

Sincerely,

Martin Epstein
President, South Robertson Neighborhoods Council

Cc: Jordan Beroukhim, Office of Council Member Herb Wesson
Krystal Návar, SORO NC Land Use Committee Chair

Rabbi Yonah Bookstein
1480 Rexford Dr.
LA CA 90035

June 8, 2021

RE: 1434 S. Robertson Project.

Dear Councilmember Koretz and Members of City Planning Commission,

The SoRo Hotel project eliminates needed low income housing. Lack of affordable housing is the #2 issue in our community after homelessness. Until the issue of net loss of affordable rental units is mitigated, I must ask you to oppose the 1434 S. Robertson Project.

Specifically, the hotel project will remove 12 RSO units, without replacement. Since 2001, we have lost over 27,000 rent stabilized units in Los Angeles. A zone change would foster the loss of even more RSO units.

Additionally, the project would take out popular small businesses like Le Petit Jardin, which has served the community for years. They would lose their business and their housing.

Thank you for your consideration.

Peace and Blessings,

Rabbi Yonah Bookstein

2533 4th Ave
Los Angeles, CA 90018
August 4, 2020

Re: ENV-2019-752-MND & CPC-2019-7522-VZC-CU-SPR

Dear Mr. Netburn,

I am writing to:

1) Raise concerns and objections about the Mitigated Negative Declaration (ENV-2019-752-MND) prepared for the proposed hotel project at 1434-1456 S Robertson Blvd (CPC-2019-7522-VZC-CU-SPR), and

2) Object to the underlying project proposal (CPC-2019-7522-VZC-CU-SPR) on the grounds that it is against public policy (State, County, and City) and likely illegal.

## 1) Objection to Errors and Abuses of Discretion in the MND:

Section XIV, "Population and Housing," on page 49 contains errors and abuses of discretion.

Section XIV, item b asks whether the project would "Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?"

The MND declares there would be a "Less Than Significant Impact." The MND's author reasons as follows:

> A potentially significant impact would occur if the proposed project would displace a substantial quantity of existing residences or a substantial number of people. The proposed project would result in the demolition of 10 apartment units that are subject to the Rent Stabilization Ordinance. However, the proposed project would be subject to the tenant relocation and displacement requirements of the City pursuant to Los Angeles Municipal Code Sections 151.09 and 47.06. Compliance with these requirements, including the provision of notice and payment of relocation fees, would reduce displacement impacts to less than significant.

**Minor Error: Number of RSO Units is apparently 13, not 10, according to HCIDLA**

According to a July 1, 2020 email from HCIDLA's Emma Garcia to CD5 staff that is included in the portion of the case file that has been made accessible for my review, there are 13 RSO units presently located on the subject parcels.

**Major Error and Abuse of Discretion: The Loss of RSO Units is a Very Significant Impact in Light of the Housing Crisis, the Pandemic Crisis, and the Current Economic Crisis; and the Pre-Crisis Legal Requirements that Tenants Receive Notice and Payment of Relocation Fees as per LAMC 151.09 and 47.06 is Woefully Inadequate to Reduce Displacement Impacts.**

LAMC 151.09 invokes requirements of Notice under the Ellis Act. This merely tells tenants in advance that their homes will be demolished. In a housing crisis compounded by a pandemic and an economic crisis, this is just telling people that disaster awaits them.

LAMC 47.06 requires relocation payments to tenants evicted to make way for a "conversion" of rental units to condominiums or hotels. LAMC 47.07 requires similar or identical payments when rental units are demolished. The MND probably errs in citing the wrong code passage. Nonetheless, the major error and abuse of discretion is in the MND's argument that this payment (and advance notice) renders the impact of demolition "less than significant."

The amount of relocation assistance in LAMC 47.06 and 47.07 has not changed since 2013. But the critical shortage of housing in the City, County, and State – especially low income and RSO housing – has grown far more extreme since 2013.

Indeed, the State, the County, and the City have all proclaimed that there is a "Housing Crisis," and especially a crisis concerning low income housing. The Governor, County Supervisors, the Mayor, and City Council have all issued proclamations about the housing crisis. And the State, the County, and the City have all enacted multiple laws in attempts to alleviate the housing crisis. There are new laws to promote the building of new housing, new low income housing, more dense housing, and to preserve existing housing.

And on top of this housing crisis, we face a pandemic with no end in sight. The City has passed tenant protection laws specific to the pandemic (LAMC 14.6) that will not expire until 12 months after the pandemic ends.

And on top of the pandemic there is an economic crisis.

Evicting the tenants in the subject RSO units to demolish the units and build a hotel may well throw some or all of the tenants into homelessness. The maximum amount of relocation fees (if anyone qualifies for them) will not rent an apartment that does not exist, and the money will not go far if the tenant is unemployed or laid off in the current economic crisis. Considering this during a pandemic is chilling.

There is much more than a "fair argument" that the loss of 13 (or 10) RSO units without replacement will create a very significant impact.

Moreover, it is an impact that is directly contrary to public policy at the State, County, and City levels. And it is probably against the law.

**2) Likely Violation of SB 330, the Housing Crisis Act of 2019**

The proposed project surely violates the spirit of SB 330, the Housing Crisis Act of 2019, and it probably violates the letter of the law, too.

Much of SB 330 concerns promoting new housing projects with greater density. The subject proposal is not for new housing, but to demolish existing RSO units, re-zone the parcels, and then build a hotel. To build the proposed hotel requires re-zoning the parcels as a predicate.

Section 13 of SB 330 prohibits the re-zoning of parcels in any way that "would lessen the intensity of housing." The subject application proposes a project that depends on a re-zoning that would bring the intensity of housing on the parcels down to zero.

Here is the key passage from SB 330, Section 13 (b) (1) (A) (with emphasis added):

> (b) (1) Notwithstanding any other law except as provided in subdivision (i), ***with respect to land where housing is an allowable use, an affected county or an affected city shall not enact a development policy, standard, or condition that would have any of the following effects:***
>
> (A) ***Changing the*** general plan land use designation, specific plan land use designation, or ***zoning of a parcel or parcels of property to a less intensive use or reducing the intensity of land use*** within an existing general plan land use designation, specific plan land use designation, or zoning district below what was allowed under the land use designation and zoning ordinances of the affected county or affected city, as applicable, as in effect on January 1, 2018, except as otherwise provided in clause (ii) of subparagraph (B). ***For purposes of this subparagraph, "less intensive use" includes, but is not limited to***, reductions to height, density, or floor area ratio, new or increased open space or lot size requirements, or new or increased setback requirements, minimum frontage requirements, or maximum lot coverage limitations, or ***anything that would lessen the intensity of housing.***

The proposed project would demolish RSO units and eliminate housing entirely from the parcels, and the proposal depends on a re-zoning of the parcels. Reducing housing to zero on the parcels is lessening the intensity of housing, as defined by SB 330.

I read this provision of SB 330 as applying to any and all applications for re-zoning that are pending.

Other parts of SB 330 pertain to proposed projects for which the application was "deemed to be complete" on or after January 1, 2020. That does not appear to apply to the provisions on re-zoning cited above, but for the sake of argument let us assume that it might apply.

When was the subject application to re-zone the parcels and reduce housing intensity to zero by building a hotel deemed to be complete?

I have asked repeatedly to see the DCP Application Checklist, but it has not been made accessible. I have asked to see the entire case file, but only parts have been made available.

The DCP Case Information page for the proposal says the case was "Accepted for Review" on June 4, 2020. Is that the date the file was deemed complete? The application was submitted on December 17, 2019, but the submittal date is not the date in question.

Even if the application was deemed complete before January 1, 2020, the operative part of SB330 concerning re-zoning of parcel appears to apply in this case.

## Conclusion

The proposed elimination of RSO housing in the middle of a housing crisis inside a pandemic wrapped in an economic crisis is a very significant impact.

The fact that tenants would receive "Notice" of their pending eviction and the standard relocation fees required since 2013 (hence not designed to address the current housing crisis, pandemic, and economic crisis) would be negligible in mitigating the impact.

The hard fact is that people losing RSO housing to demolition have no place to go. That is why laws have been passed to require that new housing projects replacing low income or RSO housing must provide new low income housing and offer first right of selection to tenants evicted to make way for the new housing. This proposed project, however, is not to build new housing at all. It is likely prohibited by SB 330's proscription against re-zoning parcels in any way that will reduce housing.

Thus the MND is defective, based on errors and abuses of discretion.

And the underlying proposed project is likely illegal.

Without doubt the underlying project is contrary to public policy and contrary to "public necessity, convenience, general welfare and good zoning practice" (quoting "the required findings for the proposed Vesting Zone Change" as related by City Planner Oliver Netburn in a June 23, 2020 email to CD5 staff provided to me by Mr. Netburn as part of the case file to which I have been given access).

The application for the proposed project should be denied. If there is any reason not to deny it, at bare minimum the MND must be amended to require full mitigation for the loss of RSO housing, which could only be achieved by creating an equal or greater number of equivalent units and providing current tenants first right of occupancy on rental terms comparable to their current leases.

Yours

Michael Salman

2533 4th Ave
Los Angeles, CA 90018
August 4, 2020

Re: ENV-2019-752-MND & CPC-2019-7522-VZC-CU-SPR

Dear Mr. Netburn,

I am writing to:

1) Raise concerns and objections about the Mitigated Negative Declaration (ENV-2019-752-MND) prepared for the proposed hotel project at 1434-1456 S Robertson Blvd (CPC-2019-7522-VZC-CU-SPR), and

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Indeed, the State, the County, and the City have all proclaimed that there is a "Housing Crisis," and especially a crisis concerning low income housing. The Governor, County Supervisors, the Mayor, and City Council have all issued proclamations about the housing crisis. And the State, the County, and the City have all enacted multiple laws in attempts to alleviate the housing crisis. There are new laws to promote the building of new housing, new low income housing, more dense housing, and to preserve existing housing.

And on top of this housing crisis, we face a pandemic with no end in sight. The City has passed tenant protection laws specific to the pandemic (LAMC 14.6) that will not expire until 12 months after the pandemic ends.

And on top of the pandemic there is an economic crisis.

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Moreover, it is an impact that is directly contrary to public policy at the State, County, and City levels. And it is probably against the law.

**2) Likely Violation of SB 330, the Housing Crisis Act of 2019**

The proposed project surely violates the spirit of SB 330, the Housing Crisis Act of 2019, and it probably violates the letter of the law, too.

Much of SB 330 concerns promoting new housing projects with greater density. The subject proposal is not for new housing, but to demolish existing RSO units, re-zone the parcels, and then build a hotel. To build the proposed hotel requires re-zoning the parcels as a predicate.

Section 13 of SB 330 prohibits the re-zoning of parcels in any way that "would lessen the intensity of housing." The subject application proposes a project that depends on a re-zoning that would bring the intensity of housing on the parcels down to zero.

Here is the key passage from SB 330, Section 13 (b) (1) (A) (with emphasis added):

> (b) (1) Notwithstanding any other law except as provided in subdivision (i), ***with respect to land where housing is an allowable use, an affected county or an affected city shall not enact a development policy, standard, or condition that would have any of the following effects:***
>
> (A) ***Changing the*** general plan land use designation, specific plan land use designation, or ***zoning of a parcel or parcels of property to a less intensive use or reducing the intensity of land use*** within an existing general plan land use designation, specific plan land use designation, or zoning district below what was allowed under the land use designation and zoning ordinances of the affected county or affected city, as applicable, as in effect on January 1, 2018, except as otherwise provided in clause (ii) of subparagraph (B). ***For purposes of this subparagraph, "less intensive use" includes, but is not limited to***, reductions to height, density, or floor area ratio, new or increased open space or lot size requirements, or new or increased setback requirements, minimum frontage requirements, or maximum lot coverage limitations, or ***anything that would lessen the intensity of housing.***

The proposed project would demolish RSO units and eliminate housing entirely from the parcels, and the proposal depends on a re-zoning of the parcels. Reducing housing to zero on the parcels is lessening the intensity of housing, as defined by SB 330.

I read this provision of SB 330 as applying to any and all applications for re-zoning that are pending.

Other parts of SB 330 pertain to proposed projects for which the application was "deemed to be complete" on or after January 1, 2020. That does not appear to apply to the provisions on re-zoning cited above, but for the sake of argument let us assume that it might apply.

When was the subject application to re-zone the parcels and reduce housing intensity to zero by building a hotel deemed to be complete?

I have asked repeatedly to see the DCP Application Checklist, but it has not been made accessible. I have asked to see the entire case file, but only parts have been made available.

The DCP Case Information page for the proposal says the case was "Accepted for Review" on June 4, 2020. Is that the date the file was deemed complete? The application was submitted on December 17, 2019, but the submittal date is not the date in question.

Even if the application was deemed complete before January 1, 2020, the operative part of SB330 concerning re-zoning of parcel appears to apply in this case.

## Conclusion

The proposed elimination of RSO housing in the middle of a housing crisis inside a pandemic wrapped in an economic crisis is a very significant impact.

The fact that tenants would receive "Notice" of their pending eviction and the standard relocation fees required since 2013 (hence not designed to address the current housing crisis, pandemic, and economic crisis) would be negligible in mitigating the impact.

The hard fact is that people losing RSO housing to demolition have no place to go. That is why laws have been passed to require that new housing projects replacing low income or RSO housing must provide new low income housing and offer first right of selection to tenants evicted to make way for the new housing. This proposed project, however, is not to build new housing at all. It is likely prohibited by SB 330's proscription against re-zoning parcels in any way that will reduce housing.

Thus the MND is defective, based on errors and abuses of discretion.

And the underlying proposed project is likely illegal.

Without doubt the underlying project is contrary to public policy and contrary to "public necessity, convenience, general welfare and good zoning practice" (quoting "the required findings for the proposed Vesting Zone Change" as related by City Planner Oliver Netburn in a June 23, 2020 email to CD5 staff provided to me by Mr. Netburn as part of the case file to which I have been given access).

The application for the proposed project should be denied. If there is any reason not to deny it, at bare minimum the MND must be amended to require full mitigation for the loss of RSO housing, which could only be achieved by creating an equal or greater number of equivalent units and providing current tenants first right of occupancy on rental terms comparable to their current leases.

Yours

Michael Salman

**Item No. 08**

# Department of City Planning

City Hall, 200 N. Spring Street, Room 272, Los Angeles, CA 90012

November 16, 2021

TO: City Planning Commission

FROM: Esther Serrato, City Planner

**ADDITIONAL INFORMATION/TECHNICAL MODIFICATION/CORRECTION TO THE STAFF RECOMMENDATION REPORT FOR CASE NO. CPC-2019-4651-SP; 1 LMU DRIVE**

Transmitted herewith, is the revised Exhibit A – Draft Ordinance to be considered at the City Planning Commission meeting of November 18, 2021, related to Item No. 8 on the meeting agenda. The revised Exhibit A incorporates the proposed text changes within the full Loyola Marymount University Specific Plan Ordinance.

Additionally, the revised Exhibit A includes a technical change to Section 8.2. The language "with mitigations" has been deleted, as follows:

> Section 8.2 Neighborhood Council Communications
>
> LMU shall maintain a compliance officer to facilitate communications with the Westchester/Playa Neighborhood Council. The compliance officer will, as appropriate, attend Neighborhood Advisory Committee meetings on a quarterly basis and Westchester/Playa Neighborhood Council Planning and Land Use Committee meetings on a semi-annual basis to provide updates, if any, on the status of the University's implementation of this Specific Plan.
>
> LMU will also proactively study and improve their local neighborhood communications via newsletter, email, text, or other modes of communication, and report back to the Westchester/Playa Neighborhood Council and Neighborhood Advisory Committee every six months ~~with mitigations~~. Further, LMU will investigate further solutions involving pedestrian traffic at the Loyola Boulevard gate, and will provide a report of this investigation to the Westchester/Playa Neighborhood Council and Neighborhood Advisory Committee within six months.

**ORDINANCE NO. _____**

An ordinance amending Ordinance No. 181,605, Loyola Marymount University Specific Plan

**THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:**

Sections 2.2, 3.2, 3.3, 5.1, 5.2, and 8 of the Loyola Marymount University Specific Plan are amended as follows in the updated text.

## SECTION 1: AUTHORITY AND SCOPE

### Section 1.1 ESTABLISHMENT OF THE LOYOLA MARYMOUNT UNIVERSITY SPECIFIC PLAN

A. A specific plan is a regulatory land use ordinance, which controls or provides a framework for the systematic implementation of the General Plan of the City of Los Angeles (City). The Loyola Marymount University Specific Plan[1] is hereby established and is applicable to that Specific Plan Area of the City shown within the heavy dashed lines on the Loyola Marymount University Specific Plan Area Boundary figure as shown on Exhibit 1 for the area bounded generally by Lincoln Boulevard to the west, the Westchester bluffs and Playa Vista to the north, McConnell Avenue to the east, and 80th Street, Fordham Road, and 78th Street to the south.

B. In order to regulate the use of property as provided for in this Specific Plan, the Specific Plan is divided into six Planning Areas designated as follows: Academic/Residential (AIR); Athletic (A); Campus Core/Open Space (CC/OS); Buffer/Open Space 1 (B/OS1); Buffer/Open Space 2 (B/OS2); and Buffer/Open Space 3 (B/OS3). The location and boundaries of these Planning Areas are shown on the Loyola Marymount University Specific Plan Planning Areas figure (Exhibit No. 2).

### Section 1.2 RELATIONSHIP TO THE LOS ANGELES GENERAL PLAN

The Los Angeles General Plan is a comprehensive long-range policy document that guides the physical development of the City of Los Angeles. The General Plan includes certain state-mandated elements related to land use, circulation, housing, conservation, open space, noise, and safety. Whereas the General Plan is a broad policy document, this Specific Plan is a policy statement and implementation tool to cover a defined planning area. This Specific Plan must be consistent with the General Plan by furthering the objectives and policies of the General Plan, and not obstruct their attainment, pursuant to California Government Code Section 65454. This Specific Plan is intended to detail and foster the General Plan's development policies, systematically implement the General Plan, and contain defined standards and development criteria that supplement those of the General Plan.

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[1] Capitalized terms are defined in Section 2.3 or Exhibit 6 of this Specific Plan.

## Section 1.3 RELATIONSHIP TO THE COMMUNITY PLAN

A Community Plan is a focused planning policy document that designates the distribution of types, amounts, and location of land uses for a particular area of the City. The Westchester - Playa del Rey Community Plan is one of 35 Community Plans that comprise the Land Use element of the Los Angeles General Plan. The Westchester - Playa del Rey Community Plan is applicable to the Loyola Marymount University Specific Plan Area. The Westchester - Play del Rey Community Plan is consistent with the objectives and policies of the General Plan; the Specific Plan is a more focused regulatory document that is consistent with both Plans and reflects the unique constraints and opportunities of the Specific Plan Area. The Specific Plan creates a regulatory framework that accounts for the special needs of the Specific Plan Area and the surrounding community, and allows flexibility for adapting to future changes that could occur in higher education.

## Section 1.4 RELATIONSHIP TO CEQA

Pursuant to the California Environmental Quality Act (CEQA), the LMU Master Plan Project Environmental Impact Report (City Case No. ENV-2008-1342-EIR) was prepared for the LMU Master Plan. The LMU Master Plan Project Environmental Impact Report (State Clearing House No. 2008051103) identifies potential effects on the environment of the LMU Master Plan as implemented by this Specific Plan and sets forth mitigation measures to lessen those impacts. All Projects approved pursuant to this Specific Plan shall comply with all applicable Project Design Features and Mitigation Measures as set forth in the Mitigation Monitoring and Reporting Program in Appendix A of this plan.

## Section 1.5 RELATIONSHIP TO THE LOS ANGELES MUNICIPAL AND ADMINISTRATIVE CODES

A. The regulations of this Specific Plan are in addition to those set forth in the Los Angeles Municipal Code (Municipal Code), including the planning, zoning and subdivision provisions of the Municipal Code, the Los Angeles Administrative Code (Administrative Code), and any other relevant ordinances; and do not convey any rights not otherwise granted under the provisions and procedures contained in that chapter and other relevant ordinances, except as specifically provided herein.

B. Wherever provisions of this Specific Plan differ either in being more restrictive or less restrictive from provisions contained in the Municipal Code or the Administrative Code as of the date of adoption of this Specific Plan, or other relevant ordinances, this Specific Plan shall prevail and supersede those other provisions.

Whenever this Specific Plan is silent, the provisions of the Municipal Code, Administrative Code or other relevant ordinance shall apply.

C. The regulations contained within this Specific Plan regarding Floor Area, maximum densities, and yards shall supersede any regulations within Chapter 1 of the Municipal Code.

D. Without limiting the above paragraphs, the regulations and procedures in this Specific Plan shall supersede and serve as a substitute ordinance for the following provisions of the Municipal Code:

1. Site Plan Review. Section 16.05.

2. Major Development Project. Section 12.24.U.14.

3. Transitional Height. Sections 12.21.1.A.10 and 12.24.X.22.

4. Floor Area Limitations. Section 12.21.1.A.1.

5. Residential Open Space Requirements. Section 12.21.G.

6. Specific Plan Project Permit Compliance and Modifications. Sections 11.5.7.C and 11.5.7.D.

7. Parking Requirements. Section 12.21.A.4through and including Section 12.21.A.6.

8. Reduced or Shared Parking. Sections 12.24.X.19 and 12.24.X.20.

9. Transportation Demand Management. Section 12.26.J.

10. Alcoholic Beverage Sales and Service Regulations. Sections 12.21.A.10 and 12.24.W.1.

11. Fences and Walls in the A and R Zones. Sections 12.22.C.20(f)(2), 12.22.C.20(f)(3), and 12.22.C.20(f)(7).

## Section 1.6 RELATIONSHIP TO EXISTING USES

The LMU Specific Plan creates a regulatory framework for long-term development of the Specific Plan Area consistent with the LMU Master Plan. The Specific Plan also recognizes, however, that existing uses within the Specific Plan Area will continue as the development permitted by this Specific Plan is implemented. Existing uses shall be permitted to

continue within the Specific Plan Area. This section shall not modify the requirement of Section 3.3.F. with regard to the relocation of the recycling and waste management area.

## SECTION 2: LOYOLA MARYMOUNT SPECIFIC PLAN OVERVIEW

### Section 2.1 PURPOSES AND GOALS

The purpose and goals of this Specific Plan are to:

A. Provide regulatory controls and incentives for the systematic and incremental execution of that portion of the General Plan which relates to this geographic area and to provide for public needs, convenience, and general welfare as the development of such area necessitates;

B. Assure orderly development and appropriate capacity of public facilities for the intensity and design of development by establishing general procedures for development within the Specific Plan Area;

C. Provide continued development of the site as an educational institution, in conformance with the goals and objectives of local and regional plans and policies;

D. Permit the removal, renovation, replacement, and construction of academic, administrative, athletic, residential and other support facilities to meet the evolving needs of students, faculty, staff, alumni, and visitors;

E. Contribute to alleviation of the regional housing shortage through the creation of new student on-Campus housing, and permit an increase in the percentage of undergraduates living on-Campus;

F. Establish development standards that minimize the visual impact of building masses and facilitate the creation of a visually attractive built environment, through the effective use of open space, landscaping, setbacks, and Height limitations;

G. Continue to improve land use compatibility on Campus and between the Campus and neighboring properties;

H. Honor Loyola Marymount University's pledge as a signatory of the American College and University President's Climate Commitment and design a sustainable Campus environment with the goal of reducing GHG emissions, supporting recycling and the reduction of solid waste, and increasing energy and water efficiency;

I. Provide sufficient on Campus parking to serve all the demonstrated need and demand for on Campus parking at Loyola Marymount University without development of excessive or unnecessary parking, and relocate parking in closer proximity to the academic, residential, and recreational core areas of the Campus in order to reduce traffic trips through Campus and improve utilization of parking facilities and pedestrian safety;

J. Allow Loyola Marymount University to offer Ancillary Uses within designated areas on Campus that are comparable to those provided at other major universities; and

K. Permit the Campus' development to meet the evolving religious needs and demands of Loyola Marymount University's patrons and alumni.

## Section 2.2 SPECIFIC PLAN SETTING AND DEVELOPMENT OVERVIEW

A. The Specific Plan Area is approximately 142 acres located in the Westchester area in the southwestern portion of the City approximately 15 miles west of downtown and less than one mile north of Los Angeles International Airport. The Specific Plan Area is bounded generally by Lincoln Boulevard to the west, the Westchester bluffs and Playa Vista to the north, McConnell Avenue to the east, 80th Street to the south, and Fordham Road and 78th Street to the southwest.

B. At the time of approval of this Specific Plan, Campus development in the Specific Plan Area totals approximately 2.5 million square feet of Floor Area, which includes approximately 848,000 square feet of Floor Area of facilities for Residential Use with approximately 3,261 beds, approximately 1.486 million square feet of Floor Area of facilities for Academic Use and Administrative Use, and approximately 166,000 square feet of Floor Area of indoor facilities for Athletic Use. The Specific Plan Area also includes approximately 15.2 acres of outdoor facilities for Athletic Use and approximately 25 acres for Open Space Use.

C. The Project Development Plan proposed with this Specific Plan includes ~~457,000~~ a maximum of 1,779,000 square feet of ~~net~~ new Floor Area of facilities for Academic and Administrative Uses~~, 428,000 square feet of net new Floor Area of facilities for~~ Residential Uses (with approximately 989 new beds) and~~, 26,000 square feet of net new Floor Area for indoor facilities for~~ Athletic Uses~~,~~; a net increase of approximately 4.8 acres of outdoor facilities for Athletic Uses~~,~~; and a net increase of approximately 5 acres of property for Open Space Uses. ~~Total~~ The total Project Development Plan proposed with this Amended Specific Plan is approximately 3.41 million square feet.[2]

## Section 2.3 DEFINITIONS

The following words, whenever used in this Specific Plan, shall be construed as defined below. Words and phrases not defined herein shall be construed as defined in the Los Angeles Municipal Code. Terms shown in bold in this Specific Plan are defined in this Subsection 2.3 or in Exhibit 6.

**Academic Use.** Academic Uses consisting of the following uses and activities:

(a) Instruction, including credit and noncredit courses for academic, vocational, recreational, and technical instruction, for remedial and tutorial instruction, and for regular, special, and extension sessions;

(b) Research and scholarship, including all activities specifically organized to produce research and scholarship outcomes, whether commissioned by an agency external to Loyola Marymount University or separately by an organizational unit within Loyola Marymount University;

(c) Non-athletic extracurricular activities generally associated with a private university including, but not limited to, clubs and organizations, commencement, job-fairs, forums, conferences, lectures, rallies, concerts, and receptions; and

(d) Service and support uses associated with such academic and research uses and activities.

**Administrative Use.** Administrative Uses consisting of uses and activities in support of Loyola Marymount University, such as executive management, fiscal operations, general administrative and logistical services, fund development, information technology services, admissions, student services, public relations, development, and facilities management, maintenance, and services.

**Administrative Clearance.** A process to determine compliance of a project with all applicable provisions of the Specific Plan, as issued by the Director pursuant to Section 8 of this Specific Plan.

**Alcohol Use Approval.** A Director's approval or conditional approval of each application for the on-site sale or dispensing for consideration of

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[2] The square footage of the Project Development Plan was derived by reducing the gross square footage analyzed in the LMU Master Plan Project Environmental Impact Report by ten percent.

alcoholic beverages in accordance with Subsection 3.8 of this Specific Plan.

**Ancillary Use.** Uses consisting of activities customarily incidental to a university including, but not limited to, conferences, seminars, meetings, receptions, filming, student unions, bookstores, cafes, food establishments, convenience stores, gift shops, dry cleaners, and laundries.

**Athletic Use.** Athletic uses and activities including, but not limited to, intercollegiate sports, intramural sports, club sports, practices, and training clinics and camps for students, faculty, staff, alumni, and guests. Athletic Uses also allow for related Athletic Use facilities such as indoor and outdoor facilities such as sports fields, courts, tracks, gymnasia, pools, natatoriums (indoor pools), arenas, stadiums, athletic offices, fitness centers, locker rooms, and other associated uses. Athletic Use facilities may be located at or above grade, or on rooftops, including on the rooftops of parking structures.

**Campus.** The Westchester Campus of Loyola Marymount University governed by this Specific Plan.

**Director.** The Director of the Department of City Planning, or his or her designee.

**Floor Area.** The area in square feet confined within the interior face of the exterior walls of a building, but not including the area of the following: exterior walls; stairways; shafts; light courts; rooms housing building-operating equipment, machinery, recycling or waste management equipment or machinery; parking areas with associated driveways and ramps; space for the landing and storage of helicopters; basement storage areas; and outdoor eating areas.

**FTEs.** Full-Time Equivalents, used as a unit of measurement to calculate student enrollment and faculty/staff population for academic and land use planning purposes. One FTE undergraduate student is defined as one undergraduate student taking 12 course units, which represents a full course load. One FTE graduate student is defined as one graduate student taking 9 course units. One FTE staff member is equivalent to one full-time staff member working 40 hours per week, or two part-time staff members working 20 hours per week. One FTE faculty member is equivalent to one full-time faculty member, or three part-time faculty members.

**Grade.** The lowest point of elevation of the finished surface of the ground, paving or sidewalk within the area between the building and the property

line, or when the property line is more than 5 feet from the building, between the building and a line 5 feet from the building.

**Height.** For Height Area 1, Height is the vertical distance above mean sea level measured to the highest point of the roof, structure, parapet wall, or skylight, whichever is highest. For Height Areas 2 and 3, Height is the vertical distance above Grade measured to the highest point of the roof, structure, or the parapet wall, whichever is highest.

**Height Area.** The Specific Plan is divided into three Height Areas as shown on Exhibit 3, Height Areas, designated as follows:

(e) **Height Area 1,** governing that portion of Campus also known as Hughes Campus;

(f) **Height Area 2,** governing that portion of Campus also known as Leavey Campus with the exception of Drollinger Plaza and property along 78th Street, and the core of Burns Campus; and

(g) **Height Area 3,** governing that portion of Campus also known as Burns Campus and Drollinger Plaza and property along 78th Street.

(h) **LMU.** Loyola Marymount University.

**LMU Master Plan.** LMU's 20-year development plan to upgrade, renovate, and replace a substantial portion of the existing academic, administrative, residential and athletic facilities at its Westchester campus.

**Open Space Use.** Open Space Uses include the following uses and activities:

(a) Picnicking, children's play, passive activities such as lounging, reading, studying, and similar activities;

(b) Recreational activities including, but not limited to, viewing nature, walking, jogging, and bicycling;

(c) Educational and cultural gatherings;

(d) Special events, which include events not scheduled on a regular weekly, monthly, or annual basis as part of LMU's calendar of events and activities;

(e) Similar activities and uses, as determined by the Director.

**Planning Area:** The Specific Plan Area is divided into six Planning Areas designated as follows: Academic/Residential (AIR); Athletic (A); Campus

Core/Open Space (CC/OS); Buffer/Open Space 1 (B/OS1); Buffer/Open Space 2 (B/OS2); and Buffer/Open Space 3 (B/OS3).

**Project.** The construction, erection, addition to, or structural alteration or modification of any building or structure, or use of building or land, or change of use of a building or land located within the Specific Plan Area, which requires the issuance of a grading permit, foundation permit, building permit, or use of land permit, and which results in a net increase of Floor Area, after the effective date of this Specific Plan.

**Project Development Plan.** The maximum amount of Floor Area of facilities for permitted uses, which may be developed within the Specific Plan Area totaling 3,411,000 square feet.

**Protected Tree.** A Protected Tree shall be as defined in Sections 17.02 and 46.01 of the Municipal Code as of the date of adoption of this Specific Plan.

**Recycling and Waste Management Uses.** Activities associated with the temporary storage, staging, and removal off-Campus of recyclable materials, trash and other waste materials generated by LMU, including the sorting, baling, crushing, and transfer of these materials. Recycling and Waste Management Uses do not include collection of recycling and waste materials from individual users of the materials in receptacles throughout Campus.

**Religious Uses.** Activities customarily associated with LMU's religious traditions, including religious services such as installations, convocations, weddings and funerals, instruction, and ministry at Sacred Heart Chapel and other religious locations on Campus.

**Residential Use.** Housing for students, visitors, faculty, the Jesuit community, and staff with amenities and facilities associated with, and located within the same building as such housing, including but not limited to kitchens, common rooms, recreation rooms, fitness areas, lounges, study rooms, laundries, and service facilities. Classrooms or other facilities for Campus-wide Academic Use, which are located within a primarily Residential Use building are not considered Residential Use facilities.

**Specific Plan.** The Loyola Marymount University Specific Plan, Ordinance No. _____, implementing the LMU Master Plan.

**Specific Plan Area.** That area within the Specific Plan, shown within the heavy dashed lines on Exhibit 1.

## SECTION 3: LAND USE REGULATIONS

### Section 3.1 PURPOSE AND INTENT

The land use regulations established by this Specific Plan specify the distribution, location, and extent of the uses of land, including open space, within the Specific Plan Area.

### Section 3.2 PROHIBITIONS

A. Except as provided herein, no grading permit, foundation permit, building permit, use of land permit, or permit for a change of use shall be issued for any Project on any lot located in whole or in part within this Specific Plan Area unless the Director has issued an Administrative Clearance pursuant to Section 8 of this SpecificPlan.

B. No Administrative Clearance shall be approved for a Project that would cause overall development in the Specific Plan Area to ~~exceed 457,000 square feet of net new Floor Area of facilities for Academic and Administrative Uses, 428,000 square feet of net new Floor Area of facilities for Residential Uses with approximately 989 net new beds, and 26,000 square feet of net new Floor Area for indoor facilities for Athletic Uses.~~ exceed the maximum permitted Floor Area Development outlined in Section 3.3-B.

C. No Administrative Clearance shall be issued unless the Project complies with all applicable provisions of this Specific Plan, including compliance with all applicable Project Design Featuresand Mitigation Measures as set forth in the Mitigation Monitoringand Reporting Program in Appendix A of this Specific Plan.

D. Exceptions and Exemptions. The prohibitions specified in this Subsection shall not apply to any of the uses and activities exempted from an Administrative Clearance, as set forth in Section8 of this Specific Plan.

### Section 3.3 LAND USE PLAN AND CAMPUS LIMITATIONS

A. **General Description.** To allow new development, the Specific Plan is divided into six Planning Areas designated as follows: Academic/Residential (NR); Athletic (A); Campus Core/Open Space (CC/OS); Buffer/Open Space 1 (B/OS1); Buffer/Open Space 2 (B/OS2); and Buffer/Open Space 3 (B/OS3) as shown on the Planning Area figure (Exhibit 2). The boundary between the Academic/Residential Planning Area and the Athletic

Planning Area, depicted on Exhibit 2, may shift by up to 50 feet so long as there are no changes to the boundaries of the Campus Core/OpenSpace or Buffer/Open Space Planning Areas.

B. **Maximum Permitted Floor Area Development.** The maximum permitted development shall be as set forth in Table No. 1. and Table No. 2.*

**Table No. 1**
**~~Project Development Plan (square footage of Floor Area)~~**
**Permitted New Floor Area by Land Use Category**

| Facilities | | | | | |
|---|---|---|---|---|---|
| **Land Use** | **~~Existing~~** ~~(sfl~~ | **~~To Remain~~** ~~(sf)~~ | **New Floor Area** (sf) | **~~Net New~~** ~~(sf)~~ | **~~Total~~** ~~(sf)~~ |
| Academic/ Administrative | ~~1,486,000~~ | ~~1,022,000~~ | ~~921,000~~ 869,500 | ~~457,000~~ | ~~1,943,000~~ |
| Residential | ~~848,000~~ | ~~515,000~~ | ~~761,000~~ 709,500 | ~~428,000~~ | ~~1,276,000~~ |
| Athletic Indoors | ~~166,000~~ | ~~95,000~~ | ~~97,000~~ 200,000 | ~~26,000~~ | ~~192,000~~ |
| ***Total New Floor Area Permitted*** | ***~~2,500,000~~*** | ***~~1,632,000~~*** | ***1,779,000*** | ***~~911,000~~*** | ***~~3,411,000~~*** |

**Table No. 2**
**Permitted Combined (Existing + New) Floor Area by Land Use Category**

| **Facilities** | |
|---|---|
| **Land Use** | **Combined (Existing + New) Floor Area** (sf) |
| Academic/ Administrative | 1,847,000 |
| Residential | 1,198,000 |
| Athletic Indoors | 366,000 |
| ***Total Combined (Existing + New Floor) Area Permitted*** | ***3,411,000*** |

*The Director may approve up to a 7.5% increase in (1) the permitted "New Floor Area" for Athletic Indoors (up to a 15,000 square foot increase) and/or (2) the permitted "Combined (Existing + New) Floor Area" for Athletic Indoors (up to a 27,450 square foot increase) through the Administrative

Clearance process detailed in Section 8.1 of the Specific Plan; provided, however, in no event shall: (1) the total New Floor Area for all three land use categories in Table 1 exceed 1,779,000 square feet or (2) shall the total Combined (Existing + New) Floor Area permitted for all three land use categories in Table 2 exceed 3,411,000 square feet.

C. **Residential Capacity.** The number of individuals permitted to reside on Campus shall be limited to 4,250 students, faculty, staff,visitors, or religious affiliates.

D. **Enrollment Capacity.** The number of students enrolled at the Campus governed by this Specific Plan shall be limited to 7,800 FTE students.

E. **Unified Campus.** The development limits and open space requirements in this Specific Plan shall be calculated on a Campus-wide basis. The development limits and open spacerequirements of this Specific Plan apply regardless of the recordation of any lot or parcels within the Specific Plan Area.

F. **Initial Specific Plan Development.** Following the effective dateof this Specific Plan, the Campus recycling and waste management area shall be relocated from its current location adjacent to the Facilities Management Area to the lower level of Drollinger Parking Plaza as the first Project implemented under this Specific Plan.

G. **Retention of the Gersten Pavilion.** This Amended Specific Plan expressly authorizes the right to retain, renovate, continue to use, and/or change the use of the Gersten Pavilion. Notwithstanding the foregoing, there shall be no fixed seating in the Gersten Pavilion in the event a new sports arena is constructed and operated on Campus. Further:

1. Existing fixed seating in the Gersten Pavilion shall be removed prior to the issuance of a Certificate of Occupancy for a new sports arena.

2. Fixed seating in the Gersten Pavilion may not be reinstalled following the issuance of a Certificate of Occupancy for a new sports arena unless LMU suspends or discontinues the operation of the new sports arena.

3. Temporary seating may be utilized in the Gersten Pavilion, not exceed 1,000 maximum occupancy.

## Section 3.4 PERMITTED USES AND FACILITIES

The following uses and facilities shall be permitted within the Specific

Plan Area, as permitted by Subsection 3.5:

A. Academic Uses.

B. Administrative Uses.

C. Ancillary Uses.

D. Athletic Uses.

E. Child Care Facilities.

F. Civic and community meetings and activities.

G. Columbarium.

H. Exercise stations.

I. Gardens, plazas, fountains, and water features.

J. Infrastructure.

K. Open air seating.

L. Open Space Uses.

M. Parking lots and structures.

N. Recycling and Waste Management Uses.

O. Religious Uses.

P. Residential Uses.

Q. Signs, permitted by Section 7 of this Specific Plan.

R. Storage.

**Section 3.5 PERMITTED USES AND FACILITIES BY PLANNING AREA**

A. **Planning Areas.** The Specific Plan is divided into six Planning Areas designated as follows: Academic/Residential (NR); Athletic (A); Campus Core/Open Space (CC/OS); Buffer/Open Space 1 (B/OS1); Buffer/Open Space 2 (B/OS2); and Buffer/Open Space 3 (B/OS3) as shown on Exhibit 2, Planning Areas. The following is a list of these Planning Areas with the land uses and facilities permitted within each. Those land uses and facilities not expressly permitted by this Specific Plan are prohibited within the Planning Areas. No structures with Floor Area are permitted in any of the

Buffer/Open Space Planning Areas.

B. **Academic/Residential Planning Area.** The following land uses and facilities are permitted:

1. Academic Uses.
2. Administrative Uses.
3. Ancillary Uses.
4. Child Care Facilities.
5. Civic and community meetings and activities.
6. Columbarium.
7. Gardens, plazas, fountains, and water features.
8. Infrastructure, including any below-ground infrastructurealong with ancillary above-ground equipment.
9. Open air seating.
10. Open Spaces Uses.
11. Parking lots and structures.
12. Recycling and Waste Management Uses.
13. Religious Uses.
14. Residential Uses.
15. Signs, permitted by Section 7 of this Specific Plan.
16. Storage.

C. **Athletic Planning Area.** The following land uses and facilities are permitted:

1. Academic Uses.
2. Administrative Uses.
3. Ancillary Uses.
4. Athletic Uses.

5. Child Care Facilities.

6. Civic and community meetings and activities.

7. Exercise stations.

8. Gardens, plazas, fountains, and water features.

9. Infrastructure, including any below-ground infrastructurealong with ancillary above-ground equipment.

10. Open air seating.

11. Open Space Uses.

12. Parking lots and structures.

13. Recycling and Waste Management Uses.

14. Religious Uses.

15. Signs, in accordance with Section 7 of this Specific Plan.

16. Storage.

D. **Campus Core/Open Space Planning Area.** The following land uses and facilities are permitted:

1. Academic Uses, not including structures with Floor Area.

2. Athletic Uses, not including structures with Floor Area.

3. Civic and community meetings and activities.

4. Gardens, plazas, fountains, and water features.

5. Infrastructure, including any below-ground infrastructure along with ancillary above-ground equipment.

6. Open air seating.

7. Open Space Uses.

8. Religious Uses.

9. Signs, permitted by Section 7 of this Specific Plan.

E. **Buffer/Open Space 1 Planning Area.** The following land uses and facilities are permitted:

1. Academic Uses, not including structures with Floor Area.

2. Exercise stations.

3. Gardens, plazas, fountains and water features.

4. Infrastructure, including any below-ground infrastructurealong with ancillary above-ground equipment.

5. Open air seating.

6. Open Space Uses.

7. Religious Uses.

8. Signs, permitted by Section 7 of this Specific Plan.

F. **Buffer/Open Space 2 Planning Area.** The following land uses and facilities are permitted:

1. Academic Uses, not including structures with Floor Area, except that commencement activities, job fairs, forums, conferences, rallies, concerts, and receptions shall not bepermitted.

2. Gardens, plazas, fountains and water features.

3. Infrastructure, including any below-ground infrastructurealong with ancillary above-ground equipment.

4. Temporary open air seating.

5. Open Space Uses, except that this Planning Area shall notbe used to satisfy the open space requirements of any child care center operating on Campus. However, informal children's play shall be permitted.

6. Signs, permitted by Section 7 of this Specific Plan.

G. **Buffer/Open Space 3 Planning Area.** The following land uses and facilities are permitted:

1. Academic Uses, not including structures with Floor Area.

2. Infrastructure, including any below-ground infrastructurealong with ancillary above-ground equipment;

3. Open Space Uses.

4. Parking lots.

5. Signs, permitted by Section 7 of this Specific Plan

6. Storage, not including structures with Floor Area.

## Section 3.6 NOISE REGULATIONS

A. No source of outdoor amplified sound shall be installed or maintained on Campus within 150 feet of residential areas in theR1 zone.

B. All outdoor amplified sound within the Athletic Planning Areas shallbe turned off by 10:00 p.m., except that outdoor amplified sound within the Athletic Planning Areas used in conjunction with athletic training and competitions may continue after 10:00 p.m. only in thecase of overtime or extra innings. Outdoor amplified sound within the Athletic Planning Areas shall have an absolute cut-off time of 10:00 p.m. for athletic training and competitions in which LMU is not a participant (i.e. not a participant in the league, play-offs, or tournament). Outdoor amplified sound shall be prohibited in the Athletic Planning Area in the northeast corner of Campus shown inExhibit 2. The use of air horns shall be prohibited on Campus.

C. All speakers for modified and new outdoor amplified sound systems within the Athletic Planning Areas shall be mounted to face spectator areas, be directed away from adjacent residences,and be set to provide that sound levels from the systems do not exceed the ambient noise levels in Exhibit 7 by 5 dB(A).

D. Organized use of the open space area behind University Hall shall be restricted to small classes or informal university activities of lessthan 25 people. No amplification shall be permitted behind University Hall. Use of the area shall be restricted to the hours of 8:00 am to 6:00 pm.

E. Both points of Campus entry, at LMU Drive and at Loyola Boulevard, and internal roads along the eastern border of the Campus, shall be posted with signs advising drivers that they areentering a residential quiet zone.

F. If a new sports pavilion is constructed near the corner of 80th Street and Fordham Road, the structure shall be designed such that the main entrance of the new sports pavilion faces away from 80th Street and Fordham Road, and shall be designed to meet thefollowing requirements:

1. The pedestrian walkways and main entries providing primaryaccess to the sports pavilion shall be located in the interior portion of Campus, not adjacent to Fordham Road or 80th Street.

2. Outdoor generators, generator trucks, television trucks, staging vehicles servicing events at the sports pavilion, and any event technology such as outdoor amplified sound systems shall be prohibited on Campus between the sports pavilion and Fordham Road or 80th Street.

3. Buses transporting people to events at the sports pavilion shall be prohibited from parking on Campus between the sports pavilion and Fordham Road or 80th Street. LMU shall direct such buses to park in the interior portion of Campus or at a designated off-Campus area, and shall direct buses not to park in the adjacent residential community.

4. No access road shall be constructed between the sports pavilion and Fordham Road, or between the sports pavilion and 80th Street, unless required by the Los Angeles Fire Department. If such an access road is required by the Los Angeles Fire Department, it shall only be used for emergency purposes.

G. New parking structures shall include a half wall on the grade-level parking deck and/or full walls on the sides of the parking structure that face nearby residential receptors.

H. Construction staging shall be prohibited in any residential areas, or on the Campus within 150 feet of any residential perimeter prior to 7:00 am.

I. No paging system shall be installed that is audible outside the building in which it is located.

J. Emergency address broadcasts shall be exempted from the requirements of this Section.

## Section 3.7 HISTORIC PRESERVATION REGULATIONS

A. Renovation and rehabilitation of Sacred Heart Chapel, St. Robert's Hall, and Xavier Hall shall be permitted, provided that such work conforms to the Secretary of the Interior's Standards. Prior to the issuance of a building permit for any exterior, or structural work on these structures, LMU shall obtain written approval of conformance from the Department of City Planning, Office of Historic Resources, which may be provided in the form of Planning's sign-off on the requested building permit.

B. Prior to the issuance of any permit for the demolition of or exterior or structural modification of the Edward T. Foley Center, LMU shall undertake additional historic resources assessment in coordination with the Department of City Planning, Office of Historic Resources, of the subject building's eligibility for the National Register of Historic Places, California Register of Historic Resources, and City Historic-Cultural Monument status. If the building is identified as a historical resource, written approval shall be obtained from the Office of Historic Resources that such work conforms to the Secretary of the Interior's Standards for the Treatment of Historic Properties.

C. No demolition permit for the Edward T. Foley Center shall be issued prior to the issuance of a building permit for a replacement Project on the site of the existing Edward T. Foley Center.

## Section 3.8 OPERATIONAL REGULATIONS FOR ON-SITE SALES, SERVICE, AND CONSUMPTION OF ALCOHOL

A. **General Provision.** The sale and service of alcoholic beverages for on-site consumption shall be permitted anywhere on Campus, except that the sale of alcoholic beverages to General Admission seating within sports facilities during sporting events shall be prohibited. Entities that sell and serve alcoholic beverages for on-site consumption shall obtain approvals from other agencies, as required, including licenses or permits from the State Department of Alcoholic Beverage Control (ABC).

B. **Alcohol Use.** Alcohol Use Approvals shall be required for permanent establishments on Campus, such as restaurants and dining facilities that operate on an ongoing daily basis, seeking new approvals for the sale or dispensing for consideration of alcohol. No Alcohol Use Approval shall be issued unless the Director determines that the on-site sale or dispensing for consideration of alcohol meets the requirements of Exhibit 5, and the Director may impose conditions of approval as deemed necessary to ensure community welfare. The grant or denial of an alcohol use approval is appealable under the procedures of Los Angeles Municipal Code § 12.24-W.

In addition to sale or dispensing for consideration of alcohol at permanent establishments, the sale and dispensing for consideration of alcohol may be permitted at on-campus events, for which an ABC permit has been obtained. The first 40 such events in a calendar year, starting July 1 of each year, shall not require an Alcohol Use Approval, but shall adhere to the requirements in Exhibit 5. LMU shall notify the Director in writing at least 5 days prior to the day of the event and provide details including the nature and location of the event, hours, and the approximate number of persons expected to attend. For any events occurring after the first

40 on-campus events involving the sale or dispensing for consideration of alcohol, LMU shall be required to obtain an Alcohol Use Approval, which may be approved or conditionally approved by the Director. LMU shall advise the Director in writing four times a year, on a quarterly basis, of the total number of on-campus events at which alcohol was sold or dispensed for consideration.

C. **Modification.** If the conditions of the Alcohol Use Approval, the requirements set forth in Exhibit 5 or the requirements of this section have not been complied with, or the Director finds that the subject use adversely affects the welfare of the pertinent community or nearby residentially zoned communities, the City may give notice to the property owner and lessee of the real property affected to appear at a time and place fixed by the City and show cause why the use permitted by this Subsection should not be modified, discontinued or revoked. An order to modify, discontinue or revoke the use may be appealed to the appellate body specified in Los Angeles Municipal Code§ 12.24-W.

### Section 3.9 CAMPUS OPERATIONAL REGULATIONS

A. The end time for auditorium/theater events attended by off-Campus patrons shall be 11:00 p.m., Sunday through Thursday and 12:00 a.m., Friday and Saturday evenings. Academic productions, with substantial student involvement, are specifically exempted.

B. The regular hours of operation for classes in University Hall shall be from 8:00 AM. until 10:00 P.M., seven days a week.

C. The maximum occupancy for existing University Hall shall be limited to 2,600 persons.

## SECTION 4: CAMPUS DESIGN REGULATIONS

### Section 4.1 DESIGN REGULATIONS

A. Building Height. The Heights of buildings, structures and Signs shall not exceed the Heights set forth in Exhibit 3.

1. The Height of 139 feet above mean sea level in Height District 1 shall be measured to the highest point of any skylights.

B. Setbacks. The only required yards or setbacks of buildings and structures shall be as set forth in Exhibit 4.

1. Storage and storage containers shall be prohibited within the first twenty feet of land adjacent to the property line along the McConnell Avenue Campus boundary.

C. Minimum Open Space Requirements. At least 25 acres of open space shall be retained in the Open Space Planning Areas.

D. Outdoor Athletic Area Requirements. At least 13 acres of outdoor Athletic Use fields and other Athletic Use facilities (such as a pool and/or diving well) shall be provided in the Athletic Planning Area. Athletic fields may be grass or artificial.

1. Athletic fields and other outdoor athletic facilities shall be designed such that any outdoor spectator seating shall be located at least 120 feet from any off-Campus residentially-zoned property.

E. Regulation of Protected Trees shall be governed by Section 17.05.R, Section 17.06.C., and Section 46.00, et seq. (Chapter IV,Article 6) of the Municipal Code as of the date of adoption of this Specific Plan.

F. Lighting Regulations: The requirements of the Municipal Code shall apply with the following additional requirements:

1. Pole mounted lights shall be designed to minimize potential off-site light spillage.

2. Light sources shall be shielded so as to reduce visibility from off-site locations.

3. No floodlighting shall be located so as to shine directly onto any adjacent residential property.

4. Installation of low level security and exit lighting shall be allowed.

5. Lighting fixtures and visors shall be adjusted upon installation to reduce spillover onto adjacent residential properties, while still maintaining adequate lighting to allowsafe use of outdoor athletic facilities. Additionally, vegetation and other screening or filtering devices shall bemaintained or supplemented at the edges of lit fields or at the campus perimeter at all times, such that light spillover shall not be permitted at any time to exceed an intensity of 2 foot-candles on residential property lines located along
W. 78th Street, Fordham Road, W. 80th Street, and McConnell Avenue.

6. All outdoor lighting shall be directed downward to illuminate the intended surface (i.e., playing fields, pedestrian pathways and other high-traffic areas such as building entrances and plazas in the campus interior).

7. All new outdoor lighting shall be equipped with louvers, shields, hoods, or other screening devices.

8. The use of field lighting within all outdoor athletic facilities shall be limited to only those hours during which the facilities are being utilized, which shall not surpass 10:00 p.m., except in the case of overtime or extra innings.

G. Landscaped Buffers: All landscaped buffer areas described in this subsection shall be maintained in good condition, subject to local and state regulations regarding water use, drought-tolerant vegetation, and other landscaping requirements.

1. Landscaped Buffer along Altavan Ave. and 78th Street. The established buffers shall be maintained as indicated by the existing fence lines in these locations.

2. Landscaped Buffer along 80th Street. The established buffer of 20 feet shall be maintained.

3. Landscaped Buffer along Fordham Road. LMU shall maintain the established 15 foot landscaped buffer along Fordham Road and the Campus edge, and shall provide enhanced landscaping prior to issuance of permits for new construction on the Athletic Planning Area located adjacent to Fordham Road and 80th Street. Prior to implementation of a landscaping plan, the landscaping plans for enhancement shall be provided to the Council Office representing the Campus' District 11 for a 30 day period to review with adjacent neighbors.

4. Landscaped Buffer along McConnell Avenue: Condition for First Two Projects (Recycling Relocation and Life Sciences Building).

a) Existing Buffers to Remain - Areas A and D. The existing landscaped buffers adjacent to Areas A and D shown in Exhibit 8 shall be maintained at the current width. Prior to the addition of seating or lighting at Page Baseball Stadiumor Smith Softball Field, the landscaped buffer adjacent to Area A shall be enhanced with additional vegetation. Prior to implementation of a landscaping plan for this area, the landscaping plan shall be provided to the Council Office

representing the Campus' District for a 30 day period to review with adjacent neighbors.

b) Area B. Upon relocation of the recycling and waste management area to Drollinger Parking Plaza, pursuant to Section 3.3.F of this Specific Plan, an interim condition shall be created to accommodate the need to replace the 83 parking spaces in Drollinger Parking Plaza to be displaced by this relocation. These spaces shall be relocated to the area adjacent to Area B. These parking spaces shall be located a minimum of 12 feet from the adjacent property line, and shall be limited to use by LMU employees and contractors. During this interim condition, a 12 foot landscaped buffer shall be enhanced with thick vegetation. Prior to implementation of a landscaping plan for this area, the landscaping plan for enhancement shall be provided to the Council Office representing the Campus' District for a 30 day period to review with adjacent neighbors.

c) Area C. The houses located in Area C shown in Exhibit 8 are approximately 10 feet below the grade of the adjacent edge of Campus. A five foot landscaped buffer adjacent to Area C shall be maintained and tall trees and/or hedge-type landscaping shall be added on the LMU side in connection with the relocation of the recycling and waste management area to Drollinger Parking Plaza pursuant to section 3.3 F of this Specific Plan. Prior to implementation of a landscaping plan for this area, the landscaping plan shall be provided to the Council Office representing the Campus' District for a 30 day period to review with adjacent neighbors.

5. Landscaped Buffer along McConnell Avenue: Condition at Full Buildout. Please refer to Section 4.1.1.2 below.

6. The enhanced landscaped buffers along Fordham Road andMcConnell Avenue described in Subsections 4.1.H.3 and 4.1.H.4 shall be consistent with the following guidelines:

a. Groupings of plant materials will be provided within the landscaped buffer areas to substantially screen views into Campus from adjacent residences. Such groupings will include vegetation of varied heights and thicknesses, and will be arranged in layers to add density, in order to minimize visibility into Campus and to provide a visual buffer.

b. Included in Exhibit 9 is a palette of plants chosen for their density, expected size, relative short time to maturity, and drought-tolerance which may be included in the landscaped buffers. Plants with similar properties may also be planted in the landscaped buffer areas.

c. The existing mature trees within the 12 feet adjacent to Area B shall be preserved during relocation of the recycling and waste management area to Drollinger Parking Plaza, and the relocation of the Drollinger Parking Plaza parking spaces to the area adjacent to Area B. The existing mature trees adjacent to Area D located south of Rosecrans Lane shall be preserved as part of the Master Plan.

d. Any existing significant mature trees located within the landscaped buffer areas that dies or is damaged due to accident, disease, weather, or other cause will be replaced by a tree or other landscaped element that is anticipated to provide equivalent screening upon maturity.

7. For the purposes of determining the locations of existingfences and the widths of existing buffers described in Sections 4.1.H and 4.1.I, reference shall be made to theproperty survey conducted by Mollenhauer Group dated2010, which is on file with the City of Los Angeles.

H. Permitted Uses Within Building Setback Adjacent to McConnell Avenue.

1. Buildings shall be prohibited within the 40 foot setback area adjacent to the McConnell Avenue boundary of Campus. Parking within the 40 foot setback area adjacent to the McConnell Avenue boundary shall be permitted except as provided in Subsection 4.1.I.2 below. Parking within the triangular parking area adjacent to Area D, shown in Exhibit 8, shall be permitted.

2. As the Master Plan is developed, the existing landscaped buffers adjacent to Area A and Area D (north of Rosecrans Lane) shall be maintained at the current width and the triangular parking area adjacent to Area D, shown in Exhibit 8, shall be permitted to be maintained and improved and further developed pursuant to the Specific Plan, provided that the minimum landscaped buffer shown in Exhibit 8 is not reduced.

As each of the areas adjacent to the McConnell Avenue boundary parallel to Areas B, C, and D (south of

Rosecrans Lane) are developed pursuant to the Master Plan, the uses within the 40 foot setback shall be limited to landscaped buffers, a fire lane expected to be 20 to 28 feet in width (as determined by the Los Angeles Fire Department), and a sidewalk on the LMU side of the fire lane; parking shall no longer be permitted. The width of each of these components shall be determined prior to obtaining a building permit for the first building parallel to this area, starting with the determination of the Fire Department as to the required width of the fire lane. LMU shall use good faith efforts to request the Fire Department to grant approval of a fire lane 20 feet in width, recognizing that the Fire Department's determination will govern the width of the fire lane to be required under its rules. In addition, prior to implementation of a landscaping plan for this area, a landscaping plan shall be provided to the Council Office representing the Campus' District for a 30-day period to review with adjacent neighbors. As part of this landscaping plan, the existing mature trees adjacent to Area D located south of Rosecrans Lane shall be preserved.

3. The fire lane to be constructed adjacent to the McConnell Avenue boundary shall be used exclusively for fire truck access and as a university service road, which includes maintenance activities and emergencies.

4. Storage shall be prohibited within 20 feet adjacent to the McConnell Avenue boundary, until full buildout when storage shall be prohibited within 40 feet adjacent to McConnell Avenue. In no event shall the landscaped buffer adjacent to the McConnell Avenue boundary be less than 10 feet upon full buildout, and such minimum shall be extended where necessary adjacent to Area D located south of Rosecrans Lane to preserve the existing mature trees.

I. Screening/Walls.

1. Any structures on the roofs of new buildings, such as air conditioning units and other equipment, shall be fully screened from view by any nearby single-family residential property, with the exception of communications equipment requiring an outside signal, or equipment requiring direct sunlight (i.e. solar panels.).

2. All above-grade parking levels shall be fully screened from view by any nearby single-family residential property.

J. Balconies. New residential buildings constructed adjacent to the eastern boundary of campus shall not include balconies above the first floor within 100 feet of any adjacent single-family use.

K. Recycling and Waste Management Uses. Recycling and Waste Management Uses shall be located at least 40 feet from the nearest property line of any off-Campus residentially zoned property if they completely are enclosed within a building or structure, or 150 feet from any such property if not fully enclosed.

L. Residential Uses. Dedication of land and fees associated with LAMC sections 12.33, 17.07, 17.12 or 17.58 is not required in connection with the issuance of building permits for student-housing on Campus.

## SECTION 5: TRANSPORTATION AND PARKING REGULATIONS

### Section 5.1 VEHICULAR AND PEDESTRIAN CIRCULATION PLAN/ACCESS.

A. LMU Drive shall be the primary vehicular route for visitors, deliveries, and truck traffic to Campus. Loyola Boulevard shall be a gate-controlled access route.

1. Vehicular use of the Loyola Boulevard campus entrance shall be restricted to a limited number of vehicles, and LMU shall utilize keycards, color coded parking stickers, or a similar system to separately identify the vehicles authorized to enter and exit the campus via the Loyola Boulevard gate. All other vehicles shall be required to use the LMU Drive entrance from Lincoln Boulevard, except for emergency and maintenance vehicles as necessary. LMU will close the Loyola Boulevard Gate at 11:00 p.m. and will install/maintain two card readers at the gate.

2. LMU shall maintain the existing signs posted at Loyola Boulevard directing visitors to use the LMU Drive entrance to Campus, and shall cooperate with the Departments of City Planning and Transportation to provide additional signage on Manchester Avenue, Lincoln Boulevard, and/or other streets in the area to direct traffic destined for the university, should those City Departments determine such to be necessary.

B. All commercial vehicles in excess of 6,000 pounds gross weight shall use LMU Drive. Other driveways to the Campus may be

permitted, but shall be gated and locked and used only for public utility, maintenance, and emergency purposes.

C. All deliveries shall be through the main gate at LMU Drive and Lincoln Boulevard. All vendor contracts shall include the requirement to limit trucks' (delivery, trash collection, etc.) ingress and egress access to only LMU Drive during the hours of 7:00 a.m. to 4:00 p.m. Monday through Friday and 9:00 a.m. to 2:00 p.m. on Saturday. Deliveries shall be restricted to off-peak hours wherever feasible. No trash, recycling, or delivery trucks will be allowed on Sundays. However, exceptions shall be allowed for events not scheduled on a regular weekly, monthly, or annual basis as part of LMU's calendar of events and activities.

D. A fence shall be maintained along the southern and eastern boundaries of Height Area 1, and along the western, southern, and eastern boundaries of Height Area 3, shown on Exhibit 3. Such fences may include controlled access gates, however these gates shall remain locked except for emergencies or necessary maintenance, and as expressly allowed herein.

1. The fence along Altavan Avenue shall be maintained at least six feet in height and the fences along 78th Street, Fordham Road, and 80th Street up to Loyola Boulevard shall be maintained at least eight feet in height measured from the lowest point of such fence. The fence along 80th Street up to Loyola Boulevard shall be increased to the height specified no later than the issuance of a Certificate of Occupancy for a sports pavilion constructed near the corner of Fordham Road and 80th Street. The fences along 78th Street and Fordham Road shall be increased to the heights specified within one year of the date that LMU begins charging for parking on Campus.

2. Vehicular and pedestrian access to the Campus shall be prohibited from Altavan Avenue, 78th Street, or Fordham Road, except for emergencies or necessary maintenance.

3. The pedestrian gate located along the McConnell Avenue property line shall remain permanently closed and locked, except that emergency access shall be permitted.

4. No fence is required along the Lincoln Boulevard frontage of the Campus.

E. LMU shall maintain a bike path connecting LMU Drive to Loyola Boulevard.

F. Site Access and Internal Circulation. LMU shall submit a drivewayaccess and internal circulation plan to the Los Angeles Department of Transportation (LADOT) WLA/Coastal Development Review Section for review and approval prior to the construction of any Project pursuant to this Specific Plan, and priorto any change to the driveway access and internal circulation scheme.

G. Transportation Demand Management Program. LMU shall implement and monitor a Transportation Demand Management (TDM) program in accordance with the guidelines set forth in the Transportation Impact Analysis prepared in December 2009 for the Proposed Project. The final, detailed TDM plan shall be presented to the Los Angeles Department of Transportation for approval. If at any time it is determined that required trip reductions from the program are not being met, then LMU will be required to provide the action(s) necessary to bring the program into compliance, including but not limited to such measures as a reduction in the proposed Campus FTE growth level and implementing a variety of alternative TDM measures that prove to be more effective in reducing trips to Campus.

Prior to the construction of a new sports arena, LMU shall submit an updated TDM plan to LADOT for approval detailing the actions to be taken during events: (1) held in the new sports pavilion, (2) open to the general public, and (3) expected to host 3,000 or more members of the general public (a “Special Public Event”). The actions taken for Special Public Events shall include the establishment of a “Special Public Event Traffic Route” that will divert Special Public Event-traffic to LMU Drive and Lincoln Blvd. and endeavor to reduce vehicles on 80th Street and Loyola Boulevard.

The updated TDM plan shall also: (1) include a prohibition on the concurrent scheduling of events open to the general public (a “Public Event”) at the Gersten Pavilion and the new sports arena and (2) review other scheduling considerations for Public Events at the Gersten Pavilion and the new sports area. To limit the potential for the overlapping of Public Events at the Gersten Pavilion and the new sports arena, Public Events should be scheduled such that a Public Event held at either Gersten Pavilion or the new sports arena is not scheduled to start less than a minimum of two hours after the scheduled end of a Public Event held at the other arena/pavilion.

1. LMU shall submit a plan detailing the actions to be taken to demonstrate that the goals of the TDM effort will be met to LADOT for approval prior to the campus population exceeding 8,500 FTE students, faculty and staff. Final approval of this plan shall be required prior to increasing the total campus population to the level of 9,000 FTE students, faculty and staff.

2. LMU shall submit an annual report to LADOT with the campus population for the current school year to ensure these thresholds are not exceeded without submitting the required TDM Plan first.

**Section 5.2 PARKING REGULATIONS**

A. A minimum of 4,035 parking spaces shall be provided on Campus provided that there is no increase beyond 8,360 FTE students, faculty, and staff on Campus.

B. As Campus FTE levels increase, there shall be at least the following minimum number of parking spaces on Campus at the following FTE levels:

**Table 2**
**FTE - Parking Space Requirement**

| FTE Students, Faculty, Staff | Minimum Number of Parking Spaces on Campus |
|---|---|
| 8,360 | 4,035 |
| 8,422 | 4,071 |
| 8,484 | 4,107 |
| 8,546 | 4,143 |
| 8,608 | 4,179 |
| 8,670 | 4,215 |
| 8,732 | 4,251 |
| 8,794 | 4,287 |
| 8,856 | 4,323 |
| 8,918 | 4,359 |
| 8,980 | 4,395 |
| 9,042 | 4,431 |
| 9,104 | 4,467 |
| 9,166 | 4,503 |
| 9,228 | 4,539 |
| 9,290 | 4,575 |
| 9,352 | 4,611 |
| 9,414 | 4,647 |

| | |
|---|---|
| 9,476 | 4,683 |
| 9,538 | 4,719 |
| 9,600 | 4,742 |

C. Parking spaces may include any standard, compact, or disabledparking space including tandem, stacked, or other methods to optimize the number of parking spaces.

D. LMU shall provide an annual report to the Department of City Planning, due in October of each year, that certifies the number of FTE students, faculty, and staff enrolled or working on Campus forthe current academic year, and that includes parking plans showing that the Campus provides the number of parking spaces required by Section 5.2 of this Specific Plan.

E. In addition LMU shall conduct an annual parking survey during October of each year. The survey shall be designed to determine peak parking demand and shall be conducted between the hours of 6:00 am and 10:00 pm for a number of days directed by LADOT which shall not be less than two days and which days shall not include Fridays, Saturdays, Sundays, or holidays.

F. If LMU does not provide this annual report and survey by October 31, or if LMU cannot show that the Campus provides for the number of parking spaces required by Section 5.2.B of this Specific Plan, the Department of City Planning shall not issue an Administrative Clearance for any building permit on Campus which will result in increased parking demand. An Administrative Clearance for any building permit which will result in increased parking demand shall not be issued until LMU submits documentation to the Department of City Planning providing the FTE certification and parking information required by this Subsection 5.2.D, which may be submitted at any time during the year. LMU shall have one year to provide any additional parking determined necessary by the parking survey conducted pursuant to Section 5.2.E, after which year a building permit which will resultin increased parking demand shall not be issued until documentation of such additional parking is provided to the Department of City Planning, which may be submitted at any time during the year. Upon request by LADOT, LMU shall provide additional information or analysis with regard to parking demand on Campus. Prior to issuance of a building permit for any work that requires additional parking, the Department of Building and Safety shall obtain a written clearance from the Department of City

Planning to verify the required and provided parking spaces.

G. LMU shall provide approximately 190 net new parking spaces on campus in connection with construction of a new Life Sciences Building.

H. Event Parking Management Program. LMU will maintain an Event Parking Management Program to accommodate occasional university functions expected to bring non-campus registered vehicles and over 100 non-campus affiliated visitors onto Campus.The Event Parking Management Program will provide for a temporary increase in traffic management and parking personnel to accommodate the additional vehicles and visitors on the Campus. LMU shall direct visitors leaving events by car to exit theCampus via LMU Drive. The Event Parking Management Plan shall be provided to the Council Office representing the Campus' District for a 30 day review period prior to review by LADOT. Upon the effective date of the Specific Plan, LMU shall provide LADOT with the proposed program. LADOT shall have 30 days to review and approve or disapprove the program or any updated program. The program will be approved if LADOT has not disapproved the program within 30 days.

I. General Parking Management Program. LMU shall maintain a General Parking Management Program to manage day-to-day parking and discourage people from driving their cars to Campus.Such measures may include, but are not limited to, installing parking lot/garage equipment to control and regulate parking for visitors, faculty, staff, resident students, and commuter students; providing visitor parking at clearly marked convenient locations; collecting and maintaining vehicle information for all campus residents parking on Campus, and all students living off-Campus; and charging for parking on Campus to provide a further disincentive for people to drive their cars to Campus. Upon the effective date of the Specific Plan, LMU shall provide LADOT withthe proposed program. LADOT shall have 30 days to review and approve or disapprove the program or any updated program. Theprogram will be approved if LADOT has not disapproved the program within 30 days.

J. Prior to the construction of a new sports pavilion, or a new conference center on the southwest side of University Hall, LMU shall submit an updated parking study to LADOT. LMU shall provide any additional parking required by LADOT, if LADOT determines that such additional parking is needed. Prior to the construction of a new sports pavilion, or a new conference center on the southwest side of University Hall, the

Event Parking Management Plan shall be updated as to such facility, and the updated Plan shall be provided to the Council Office representing the Campus' District for a 30 day review period prior to review by LADOT.

K. LMU shall cooperate with the community, the Department of Transportation, and other City agencies as necessary, to implementa permit parking program or other program which restricts parking on neighboring residential streets, if such restrictions are requestedby the community. Further, LMU will support efforts of residents interested in the potential extension and expansion of hours for existing permit parking programs.

L. When the parking study and Event Parking Management Plan described in Section 5.2.J are updated pursuant to that Section, the parking study update and Event Parking Management Plan update shall each consider the retention of the Gersten Pavilion. The parking study update shall also address how to eliminate ridesharing pickup/drop-off in the local neighborhood adjacent to the Loyola Boulevard gate. The Event Parking Management Plan update shall also evaluate potential temporary event signage.

M. No construction parking shall be permitted on any residentialstreets.

## SECTION 6: SECURITY REGULATIONS

### Section 6.1 GENERAL PROVISIONS

A. LMU shall implement a security program which includes, at a minimum, the following measures:

1. Maintaining operation of the Department of Public Safety,or a department of similar responsibilities;

2. Maintaining a security booth located on LMU Drive, off ofLincoln Boulevard;

3. Operating a network of security cameras on the Campus;

4. Securing all student residence halls and apartments by anauthorized card-key and/or hard-key entry, or similar security device;

5. Lighting subterranean parking levels 24 hours a day;

6. Regularly patrolling Campus, particularly parking

areasduring evening hours and areas around sports facilitiesbefore, during, and after sports events, and the areas surrounding University Hall;

7. Maintaining a hot line to LMU's Department of Public Safety available 24 hours a day, 7 days a week, for community calls about serious student behavior issues in the community. This number shall be advertised on LMU'swebsite. A public safety officer shall be available 24 hours a day, 7 days a week, to answer such phone calls. LMU shall make a public safety officer available Thursdays, Fridays, and Saturdays from 6:00 pm to 2:00 am to address complaints about student disturbances off-Campus;

8. LMU shall maintain a Community Relations Policy that addresses student behavior in the community, which shallbe updated annually;

9. LMU's Department of Public Safety shall respond to on- campus incidents regarding excessive noise and student violations shall be sanctioned as provided in LMU's Student Conduct Code; and

10.. LMU shall maintain an information and referral service toassist students with off-Campus housing. This service shall also advise all prospective residents of off-Campus housing regarding the university's Community Relations Policy and rules on student behavior in the community.

## SECTION 7: SIGNAGE

### Section 7.1 GENERAL PROVISIONS

A. **Purpose**

1. Purpose. The signage program in this Specific Plan is intended to create clear, attractive signage that enhance the Specific Plan area while complementing and protecting the character of the surrounding residential areas by limiting visual clutter through regulation of the location, height, types, and illumination of Signs allowed within the Specific Plan Area.

2. Purpose. The signage program in this Specific Plan is also intended to provide LMU the opportunity to acknowledge those individuals, families, trusts, or other entities (commercial or non-commercial), which underwrite or directly support LMU academic and research programs

and/or athletic activities, organizations, facilities, or intramural, club, or varsity athletic teams.

3. The signage program in this Specific Plan is not intended to supersede the requirements of the City's Building Code regulations for signs or the Fire Department's regulations for signs. All signs must comply with the applicable Building Code and Fire Code requirements.

B. **Prohibited Signs.**

1. Supergraphic Signs shall be prohibited on Campus.

2. Off-Site Signs shall be prohibited on Campus.

3. Flashing, moving, and animated Signs shall be prohibited on Campus, except as permitted below in connection with Animated Scoreboard Signs and Electronic Message Signs.

4. Signs shall be prohibited in the Buffer/Open Space Planning Areas on Campus, except for Campus Identification Signs at entry ways at Loyola Boulevard and LMU Drive and Informational Signs.

5. All Signs not expressly permitted by this Specific Plan or the Municipal Code shall be prohibited. The Department of Building and Safety shall not issue a permit for a Sign, a Sign structure, or Sign illumination, unless the Sign complies with the requirements of this Specific Plan or the Municipal Code.

C. **Permitted Signs.**

1. Animated Scoreboard Signs.

a) Animated Scoreboard Signs shall only be permitted within the Athletic Planning Areas and shall be located a minimum of 40 feet from Campus perimeter property lines.

b) Animated Scoreboard Signs shall be oriented to face spectator areas and shall be predominantly viewable from on Campus locations. An Animated Scoreboard Sign shall not be prohibited if it is merely incidentally viewable from the R1 residential properties within 1,000 feet of the Animated Scoreboard Sign. Landscaping, however, shall be used as feasible to screen any incidental views of Animated Scoreboard Signs from the R1 residential properties within 1,000 feet of the Animated Scoreboard Sign.

c) Animated Scoreboard Signs shall be limited to 750 square feet in size and shall be limited to one per athletic field or facility.

d) Animated Scoreboard Signs may include University Donor Signs provided that static University Donor Signs on Animated Scoreboard Signs shall not exceed 40% of the Animated Scoreboard Sign area.

e) Animated Scoreboard Signs shall be arranged and illuminated in a manner that shall not produce a light intensity of greater than two foot candles above ambient lighting as measured at the property line of the nearest residentially zoned property outside of the perimeter of the Campus.

f) The illumination of all Animated Scoreboard Signs shall be turned off by 10:00 p.m., except in the case of overtime or extra inning events.

g) Prior to the installation of a new Animated Scoreboard Sign, LMU shall submit to the Department of Planning a landscape plan for the Campus perimeter from Loyola Boulevard to Regis Street. The landscape plan shall provide for the installation of additional trees and shrubs to further reduce the visibility of the Animated Scoreboard Sign from the R1 residential properties from the area along 80th Street from Loyola Boulevard to Regis Street. The landscaping shall be installed prior to the installation of the Animated Scoreboard Sign.

2. Building / Place Identification Signs. Signs identifying buildings, facilities, structures and other places on Campus, which may include University Donor Signs, shall be permitted on Campus. Signs identifying businesses on Campus, such as food and coffee

establishments, bookstores, gift and sundries stores, shall be permitted.

a) Building/Place Identification Signs shall be limited to a maximum 36" high letters or a Monument Sign not to exceed eight feet above grade.

b) Building/ Place Identification Signs may include University Donor Signs, however if a Building/Place Identification Sign is more than merely incidentally viewable from the R1 residential properties within 500 feet of the Building/Place Identification Sign, it shall not display any University Donor logos.

c) Building/Place Identification Signs may include Banner Signs that are permanent subject to Building and Safety and Fire Code compliance. Typical Building/Place Identification Banner Signs are set forth in Exhibit 6A Such Banner Signs shall not be subject to the Temporary Sign provisions of this Section. Individual Building/Place Identification Banner Signs attached to building walls shall be limited to a Sign area of no more than 900 square feet.

3. Campus Identification Signs. Campus Identification Signs shall be permitted on Campus including at the entry locations at LMU Drive and Loyola Boulevard.

a) Campus Identification Signs may include University Donor Signs, however if a Campus Identification Sign is more than merely incidentally viewable from the R1 residential properties within 500 feet from the Campus Identification Sign, it shall not display University Donor logos.

b) Sign letters shall be limited to 36" in height, except that Campus Identification Signs located at the LMU Drive and Loyola Boulevard Campus entries shall have Sign letters limited to 72" in height.

c) The number of Campus Identification Signs located at the LMU Drive and Loyola Boulevard Campus entries shall be limited to five. These five signs shall not exceed a total area of 2,000 square feet in the aggregate.

d) Campus Identification Signs may include Banner Signs that are permanent subject to Building and Safety and Fire Code compliance. Typical Campus Identification Banner Signs are set forth in Exhibit 6B. Such Banner Signs shall not be subject to the Temporary Sign provisions of this

Section. Individual Campus Identification Banner Signs attached to building walls shall be limited to a Sign area of no more than 900 square feet.

4. The LMU Bluff Sign shall be permitted on Campus.

5. Temporary Signs. Temporary Signs which are not permanently affixed to the ground or a building, including temporary Banner Signs used to publicize Campus events, shall be permitted on Campus.

    a) Each Temporary Sign that is more than merely incidentally viewable from the R1 residential properties within 500 feet from the Temporary Sign shall be permitted for no longer than 30 days. All other Temporary Signs shall be permitted for 60 days.

    b) Individual Temporary Signs shall not exceed 300 square feet in sign area.

    c) No more than three Temporary Signs may be placed on any building face at any given time.

    d) Only a total of 1,000 square feet of Temporary Signs may be more than merely incidentally viewable from R1 residential properties within 500 feet of the Temporary Sign.

    e) Temporary Signs may include Building/Place Identification Signs, Campus Identification Signs, Information Signs, and University Donor Signs, provided if the Temporary Sign is more than merely incidentally viewable from R1 residential properties within 500 feet of the Temporary Sign, the Sign may not include any University Donor logos (but may include sponsors for charitable events [e.g., AIDS Walk sponsors; Cancer 10k run sponsors]}.

6. Construction Signs. Signs used to screen construction areas on Campus may be maintained on Campus for the length of the construction project. Construction Signs may include LMU logos and University Donors provided that if the Construction Sign is more than merely incidentally viewable from the R1 residential properties within 500 feet of the Construction Sign it shall not include a University Donor logo.

7. Athletic Field Sponsorship Signs. Signs used to acknowledge University Donors and LMU teams shall be permitted on athletic fields. Individual Athletic Field Sponsorship Signs shall be limited to 100 square feet. Athletic Field Sponsorship Signs that are more

than merely incidentally viewable from the R1 residential properties within 500 feet of the Sign shall not extend beyond 5 feet above grade and may not include University Donor logos. A typical Athletic Field Sponsorship Sign is set forth in Exhibit 6C.

8. Information Signs. Information Signs, such as directional and wayfinding signs, shall be permitted on Campus. There shall be no limit on the number of Information Signs on Campus. Individual Information Signs shall not exceed 25 square feet in Sign area if the Informational Sign is more than merely incidentally viewable from the R1 residential properties within 500 feet of the Informational Sign. If not more than merely incidentally viewable from the R1 residential properties within 500 feet of the Informational Sign, individual Information Signs shall be limited to 100 square feet in Sign area.

9. Electronic Message Sign. Electronic Message Signs shall be permitted on Campus provided that such Electronic Message Sign shall not be located within 40 feet of the Campus boundary.

    a) Electronic Message Signs shall be limited to 200 square feet in size.

    b) There shall be no more than one Electronic Message Sign per building face.

    c) No more than 500 square feet of Electronic Message Signs may be visible from the R1 residential properties within 1,000 feet of the Electronic Message Signs.

    d) There shall be no more than ten Electronic Messages Signs on Campus which are greater than 100 square feet in size.

    e) Any Electronic Message Sign that is incidentally visible from the R1 residential properties shall be screened by landscaping, a wall or other structure or architectural feature to the extent reasonably feasible to minimize spillover light into the surrounding residential neighborhood.

    f) Electronic Message Signs shall be arranged and illuminated in a manner that shall not produce a light intensity of greater than two foot candles above ambient lighting as measured.at the property line of the nearest residentially zoned property.

    g) The illumination of any Electronic Message Sign that is visible from any off-Campus residentially zoned property shall be turned off by 10:00 p.m.

h) An Electronic Message Sign may include University Donor Signs provided that it complies with the regulations for University Donor Signs.

10. University Donor Signs. Signs recognizing University Donors, including plaques and building signs, shall be permitted on Campus, pursuant to the regulations set forth above. University Donor Signs may not include University Donor logos if the University Donor Sign is more than merely incidentally viewable from the R1 residential properties within 500 feet of the Sign (unless a greater distance is provided for in this Section).

**D. General Provisions.**

1. Definitions. Sign definitions for this Specific Plan are as set forth in Exhibit 6.

2. Existing Signs. Repairs, modifications, maintenance and replacements of existing signs shall be permitted pursuant to the provisions of the Municipal Code and this Specific Plan. Signs and/or Sign support structures that exist on the effective date of this Specific Plan shall be permitted to continue to exist and shall not be required to comply with this Specific Plan, but shall comply with the Municipal Code related to the construction, installation, and maintenance of Sign structures. Existing Signs that do not conform to the provisions of this Specific Plan may be replaced only as permitted pursuant to the nonconforming use provisions in Section 91.6216 of the Los Angeles Municipal Code or by a replacement sign that conforms to all provisions of this Specific Plan.

3. Los Angeles Municipal Code regulations regarding Sign area, number of Signs, illumination, and other applicable limitations shall apply to all Signs erected on Campus, except where such regulations and limitations are expressly superseded by a different limitation imposed by the provisions of this Specific Plan.

4. Height. (i) All new Signs on Campus shall be regulated by the heights established by Subsection 4.1 of this Specific Plan as shown on Exhibit 3; (ii) If attached to a building, Signs shall not extend above the building's parapet and/or cornice.

5. Area.

    a) The area of all Building/Place Identification Signs on Campus that are attached to a building wall shall not exceed 2 square feet per linear foot of public street frontage adjacent to the Campus and roadways internal to the Campus.

b) The combined area of all Building/Place Identification Signs, Campus Identification Signs, and Electronic Message Signs on Campus that are attached to a building wall shall not exceed 4 square feet per linear foot of public street frontage adjacent to the Campus and roadways internal to the Campus.

c) The aggregate area of Building/Place Identification Signs, Campus Identifications Signs and Electronic Message Signs that are attached to any given building facade shall not exceed 20% of the building fa9ade.

6. For purposes of the Sign regulations in this Specific Plan, premises shall include all properties within the boundaries of Campus.

7. Indoor Signs. There shall be no limitations on signs within buildings or structures.

8. Signs may be illuminated, provided that they shall not produce a light intensity of greater than two foot candles above ambient lighting as measured at the property line of the nearest R1 residentially zoned property outside of the perimeter of the Campus.

9. Limitation on Signs Facing R1 Residential Properties. Signs shall be prohibited from facing those R1 residential properties within 100 feet of the Sign, if the Sign is located more than 25 feet above grade.

E. **Sign Approval Procedure**

1. Planning Department Sign-Off. The Department of Building and Safety shall issue no permit for any Signs until the Director of Planning has certified in writing on the permit application that the proposed Sign is in conformance with all applicable provisions of this Specific Plan.

2. For Signs requiring Planning Department sign-off, LMU shall submit three copies of the Sign drawn to scale, indicating the Sign area, height, placement, lettering styles, materials, colors, and lighting methods for the proposed Sign(s), and also a map or other suitable illustration showing graphically the proposed Sign location, and any other materials as necessary, to enable the Director to determine conformance with the regulations of this Specific Plan. In addition, LMU may provide a Campus signage program for review and approval by the Planning Department. The Campus signage program shall provide substantially the same information as provided for in this subsection.

## SECTION 8: IMPLEMENTATION

### 8.1 ADMINISTRATIVE CLEARANCE

A. Administrative Clearance. Except for the exceptions set forth in Subsection 8.1.C below, and the exempt uses set forth in Subsection 8.1.D below, no grading permit, foundation permit, building permit, use of land permit, or permit for a change of use shall be issued for a Project located within the Specific Plan Area unless an Administrative Clearance has been issued pursuant to the procedures set forth in this Section. The provisions of this Section shall replace the Project Permit Compliance provisions ofSection 11.5.7.C of the Municipal Code.

1. Director's Authority. The Director shall have the authority to review each Project for compliance with all applicable provisions of this Specific Plan, and if in compliance, to grant an Administrative Clearance.

2. Procedures. The Director shall establish the appropriate procedures, forms and fees required for the administrative clearance application. LMU shall circulate copies of its Administrative Clearance application to the Council Office representing the Campus's District and the Westchester/Playa Neighborhood Council when it submits the application to the Director

3. Ministerial Review. The Administrative Clearance shall be a ministerial review of the applicable provisions of this Specific Plan and determination of whether a Project complies with the applicable provisions of the Specific Plan, including the Mitigation Monitoring and Reporting Program in Appendix A.

B. Modification of Administrative Clearance. Once an Administrative Clearance has been issued, any subsequent proposed material modification to the Project shall require a review by the Director, who shall grant approval of the modification if he or she finds the modification complies with the Specific Plan.

1. Procedures. To modify an approved Project, LMU shall file an application pursuant to the application procedure set forth in Subsection 8.1.A above. The application shall include a description of the proposed modification.

C. Exceptions. Subsections 8.1.A and 8.1.B shall not apply to:

1. Demolition, interior remodeling of a building, normal building repair and maintenance, the change of use of a building or land, or the relocation of existing uses unless the interior remodeling, change of use, or relocation: (a) increases the footprint of a building by more than 10%; or(b) increases the Floor Area of a building by more than 10% and exceeds 50,000 additional square feet of Floor Area.

2. Exterior remodeling of a building, unless the aggregate value of the work, in any one 24-month period, is greater than 50 percent of the building or structure's replacement value before the alterations or additions, as determined bythe Department of Building and Safety;

3. Any demolition or construction for which a permit is required in order to comply with an order issued by the Department of Building and Safety to repair, replace, ordemolish an unsafe or substandard condition.

D. Exemptions.

1. Temporary Structures. Temporary structures of one yearduration or less as determined by the Director shall be exempt from the requirements of this Specific Plan.

## Section 8.2 Neighborhood Council Communications

LMU shall maintain a compliance officer to facilitate communications with the Westchester/Playa Neighborhood Council. The compliance officer will, as appropriate, attend Neighborhood Advisory Committee meetings on a quarterly basis and Westchester/Playa Neighborhood Council Planning and Land Use Committee meetings on a semi-annual basis to provide updates, if any, on the status of the University's implementation of this Specific Plan.

LMU will also proactively study and improve their local neighborhood communications via newsletter, email, text, or other modes of communication, and report back to the Westchester/Playa Neighborhood Council and Neighborhood Advisory Committee every six months. Further, LMU will investigate further solutions involving pedestrian traffic at the Loyola Boulevard gate, and will provide a report of this investigation to the Westchester/Playa Neighborhood Council and Neighborhood Advisory Committee within six months.

# SECTION 9: OTHER SPECIFIC PLAN PROCEDURES

## SECTION 9.1 ISSUANCE OF PERMITS

For all Projects within the Specific Plan for which an Administrative Clearance is required, the Department of Building and Safety shall not issue a grading, building or change of use permit unless an AdministrativeClearance has been obtained pursuant to the applicable procedures. TheAdministrative Clearance shall be a sign off by the Department of City Planning on a Clearance Summary Worksheet for any

relevant applicationfor a building permit from the Department of Building and Safety, and shallbe appealable through the related building permit via the procedures in Los Angeles Municipal Code §12.26K.

## SECTION 10: INTERPRETATION

Whenever any ambiguity or uncertainty related to the application of this Specific Plan exists so that it is difficult to determine the precise application of these provisions, the Director shall, upon application by theproperty owner, issue binding interpretations of the Specific Plan requirements consistent with the purpose and intent of this Specific Plan.Ambiguity between the Specific Plan and Municipal Code shall be interpreted in favor of and consistent with the goals and purposes of thisSpecific Plan. Even if the Municipal Code is more recent or more restrictive, this Specific Plan controls.

## SECTION 11: SEVERABILITY

If any provision of this Specific Plan or the application thereof to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, the invalidity shall not affect other Specific Plan provisions, clauses, or applications, which can be implemented without the invalid provision, clause, or application, and to this end the provisions and clauses of this Specific Plan are declared to beseverable.

# EXHIBIT 1

## LMU Specific Plan Area Boundary



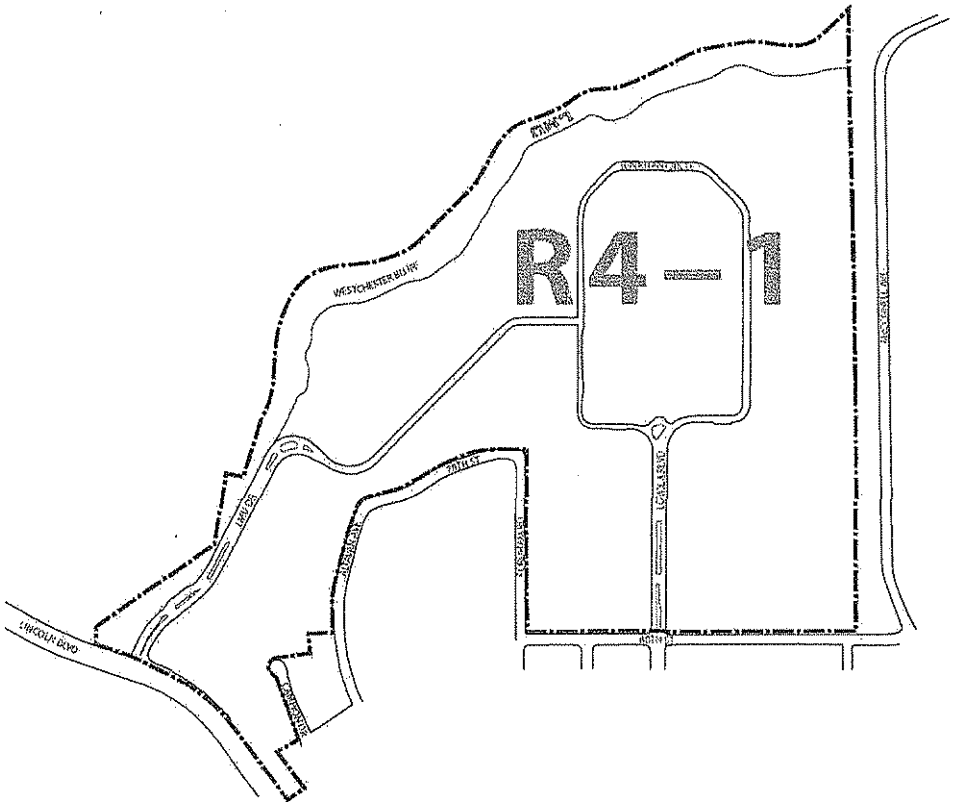



**Exhibit 1**
SPECIFIC PLAN AREA BOUNDARY

# EXHIBIT 2

## Planning Areas



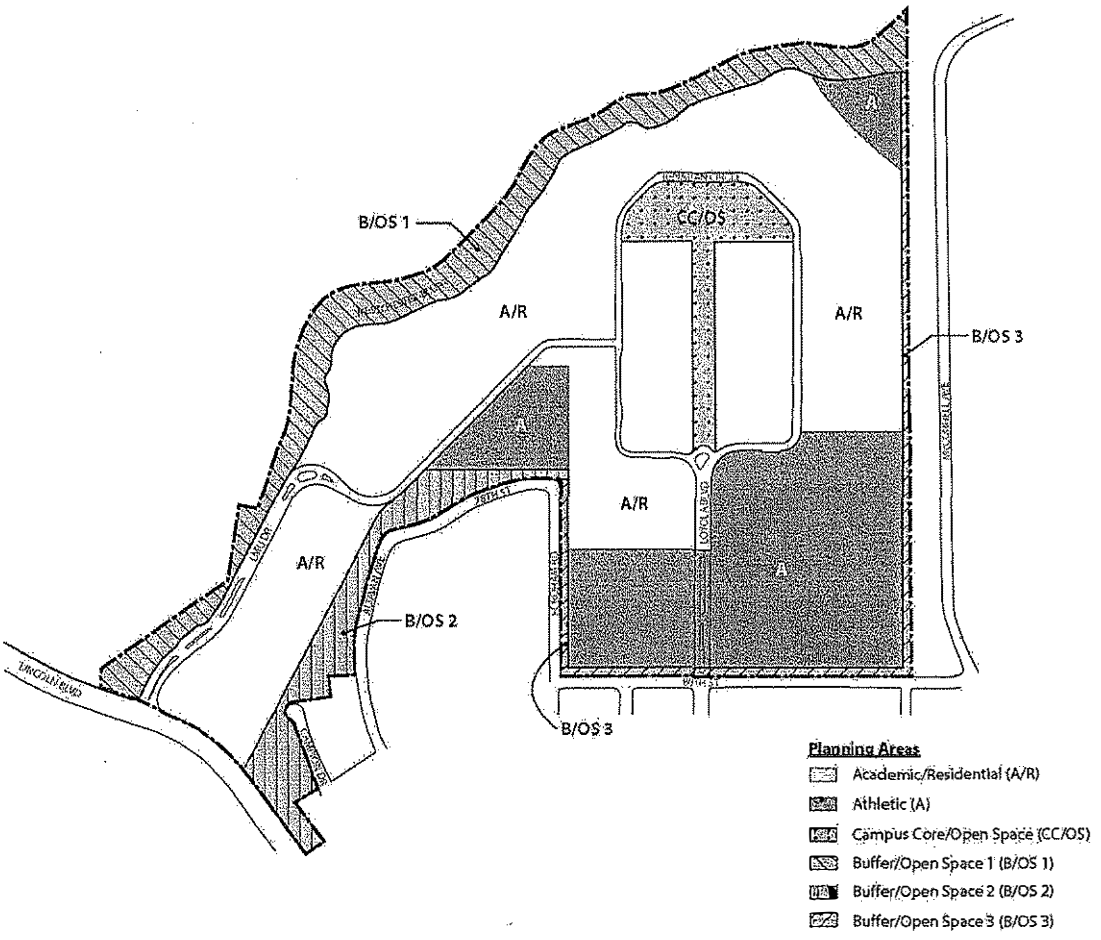



**Exhibit 2**
PLANNING AREAS

# EXHIBIT 3

## Height Areas



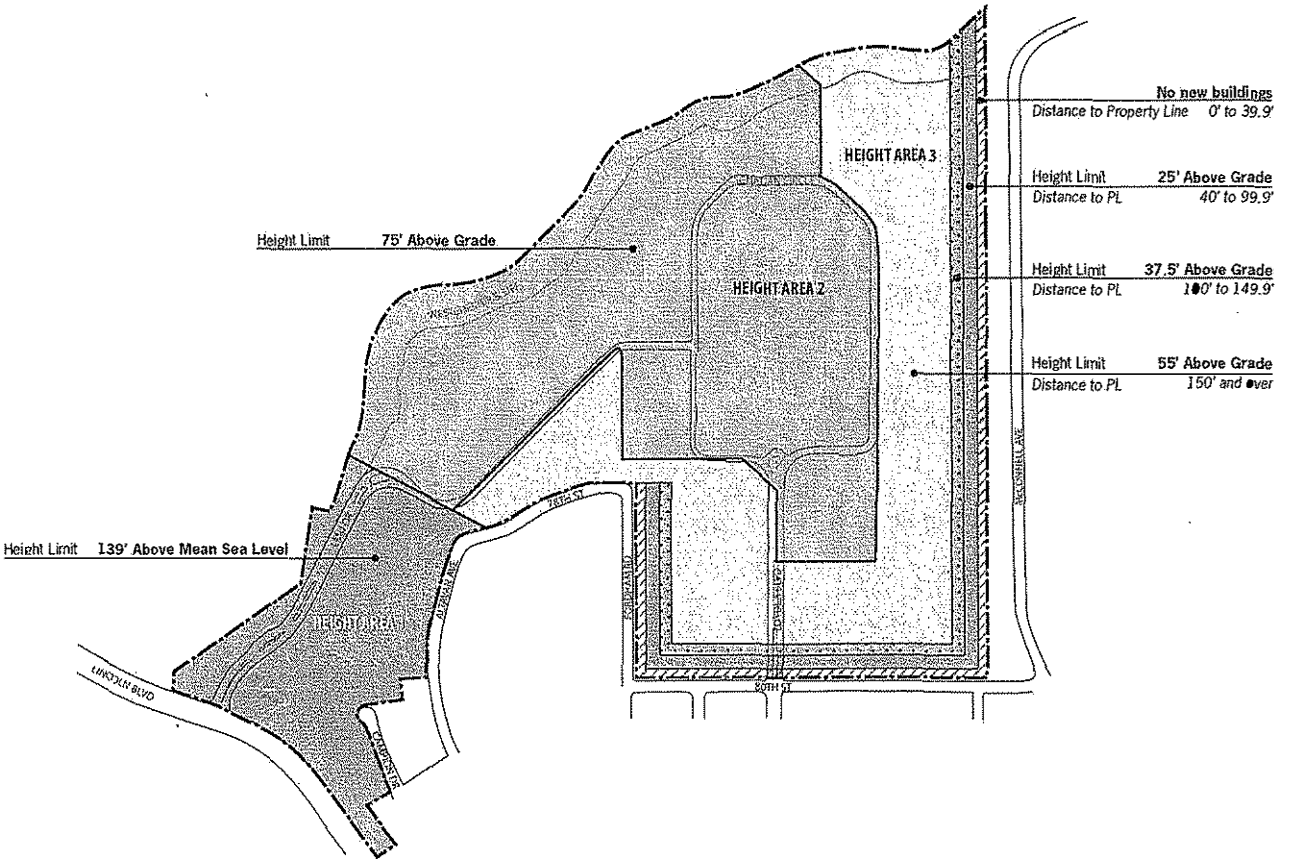



**Exhibit 3**
HEIGHT AREAS

# EXHIBIT 4

## Setbacks



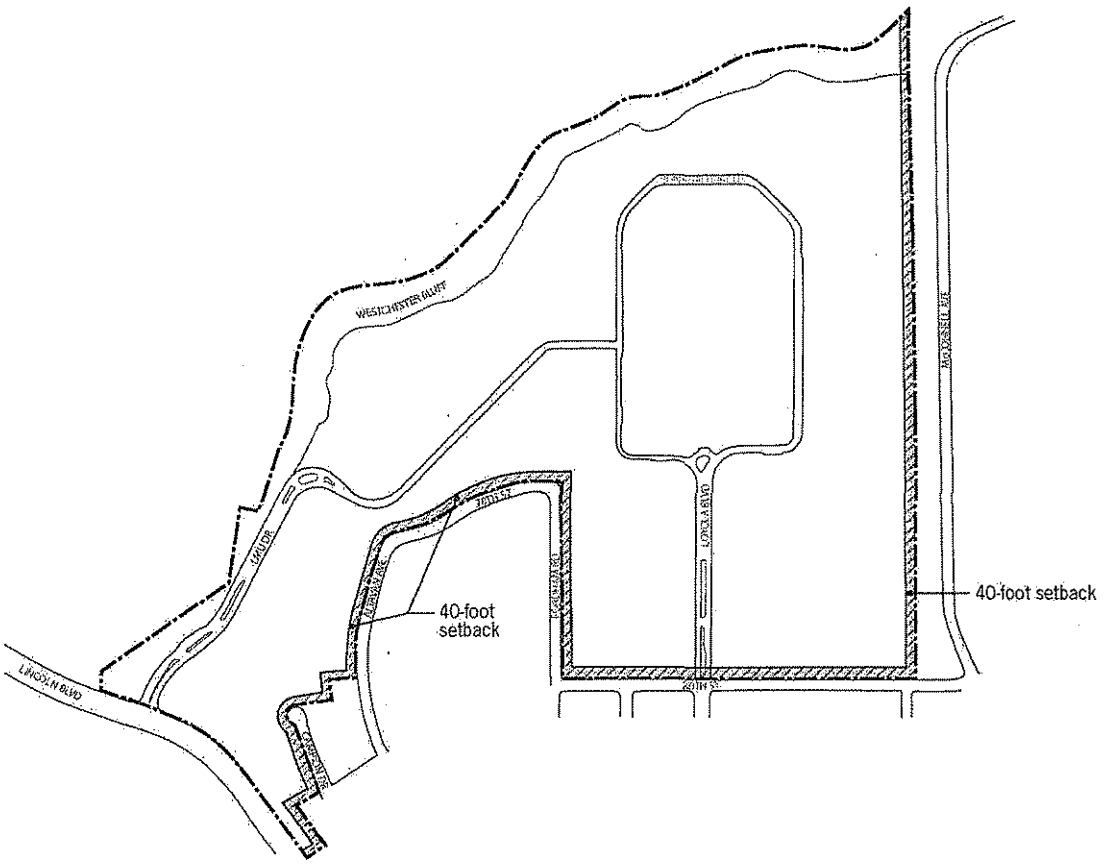



**Exhibit 4**
SETBACKS

## EXHIBIT 5

### Conditions For On-Site Alcohol Consumption Permits

1. Sales of alcohol for off-site consumption shall be prohibited.

2. All owners, operators, managers, and employees serving and/or selling alcohol to patrons shall enroll in and complete a certified, ABC-recognized, training program for the responsible service of alcohol. This training shall be scheduled for new employees within 30 days of the opening of the establishment or within 30 days after the start of employment, whichever applies. This training shall be renewed each year by all employees who serve and/or sell alcoholic beverages. A record of the completion of this training program shall be maintained on the premises and shall be presented upon request to the Director.

3. No employee, while working, shall solicit or accept any alcoholic or non-alcoholic beverage from any customer while on the premises. No employee, while working, shall be engaged for the specific purpose of sitting with or otherwise spending time with customers while on the premises.

4. No booth or group seating shall be installed which completely prohibits observation of the occupants.

5. A sufficient number of security personnel, as determined by the Director, under the control of LMU or operator(s) of the establishment, shall be provided. In determining the sufficient number of security personnel, the Director shall take into account such factors as square footage, use, capacity, location, operating hours, and permitted occupancy of the establishment, site layout, and other security design features that are provided. LMU or operator(s) of the establishment shall file a security plan detailing implementation criteria prior to the issuance of any Alcohol Use Approval. Each security officer shall complete a training program, developed in consultation with the LMU Department of Public Safety and Los Angeles Police Department (LAPD). These security personnel shall monitor and patrol establishments and locations where alcohol for on-site sales and consumption occur. Security personnel shall be on duty at least thirty minutes prior, during and at least thirty minutes following the hours of sales and consumption of alcohol beverages. LMU Department of Public Safety personnel shall patrol parking areas serving these establishments to prevent any unusual disturbances within the Specific Plan Area and to assist and report, as necessary, to proper authorities any loitering, trespassing, or other criminal activities in the general vicinity of locations within the Specific Plan area serving alcohol. The LAPD shall be notified of events involving over 100 non-campus affiliated events as far in advance as feasible.

6. The Director shall consult with the LMU Department of Public Safety and LAPD for recommendations regarding security measures for adequate protection to

patrons, visitors, and employees, and impose those conditions which he or she deems to be necessary and feasible.

7. Recommendations of the Los Angeles Fire Department relative to fire safety shall be incorporated into all building plans, to the satisfaction of the Fire Department.

8. Each location selling and serving alcohol shall include appropriate security design features, which may include, but shall not be limited to: access control to buildings; secured parking facilities; walls/fences with key security; corridors and elevators equipped with electronic surveillance systems; well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment; and location of toilet facilities or building entrances in high foot traffic areas.

9. LMU and the Applicant, if LMU is not the Applicant, shall provide Project plans to the LAPD prior to finalization, to allow sufficient time to review the plans regarding additional crime prevention features appropriate to the design of the Project.

10. A copy of these conditions shall be retained at all times on the premises in each establishment or location, which serves alcoholic beverages and shall be produced immediately upon the request of the LMU Department of Public Safety, the Director or the LAPD.

11. Within 60 days after the issuance of the certificate of occupancy for an establishment, the Applicant, if the Applicant is not LMU, shall execute a covenant acknowledging and agreeing to comply with all the terms and conditions established in this Specific Plan and record it in the County Recorder's Office. This agreement shall run with the land and be binding on any subsequent owners, heirs or assigns. The Applicant shall submit this agreement to the Director for approval before being recorded. After recordation, the Applicant shall provide a copy bearing the Recorder's number and date to the Director.

12. The Applicant shall ensure that no alcoholic beverages, which are purchased within the Applicant's establishment, are consumed on any property adjacent to the licensed premises that is under the control of the Applicant.

13. The Applicant shall be responsible for maintaining free of litter the area adjacent to the establishment that is under the control of the Applicant.

14. Any public telephones, if provided, shall be located within the interior of the establishment structure. No public phones shall be located on the exterior of the premises under the control of the establishment.

15. The Applicant in cooperation with the LMU Department of Public Safety shall monitor the area under its control, in an effort to prevent the loitering of persons about the premises.

16. Restaurants/Cafes. The following conditions shall apply to restaurants/cafes:

    a. These establishments may include a bar or lounge area, which is separate from the main food service area of the establishment.

    b. Sales of alcoholic beverages shall only be made from behind a counter where an employee of the restaurant/café obtains the product. No self-service of alcoholic beverages shall be permitted.

    c. Sales of alcoholic beverages for consumption off the premises are prohibited. Sales of alcoholic beverages from drive-up or walk-up windows are prohibited.

    d. There shall be a full-service kitchen and a full menu.

17. Banquet, Reception, and Meeting Rooms. The following conditions shall apply to on-site alcohol service for banquet and meeting rooms:

    a. Portable service bars may be used for banquets, receptions, and meetings.

    b. Sales and/or service of alcoholic beverages shall only be made by an employee of the banquet, reception, or meeting caterer or LMU. No self-service of alcoholic beverages shall be permitted.

    c. Sales and/or service of alcoholic beverages for consumption off the premises are prohibited.

18. The Director may impose any additional conditions he or she deems to be necessary and feasible to ensure the sale, service and consumption of alcohol will not adversely affect the welfare of the pertinent community and will not detrimentally affect nearby residentially zoned communities.

## EXHIBIT 6

### Sign Definitions

Whenever the following terms are used in this Specific Plan, they shall be construed as defined in this Section:

**Athletic Field Sponsorship Sign**: A Sign located on LMU athletic fields used to acknowledge University Donors, subject to the requirements of Section 7.1.C.7. A typical Athletic Field Sponsorship Sign is included as Exhibit 6C.

**Animated Scoreboard Sign**: A category of Sign used in conjunction with athletics that may include digital and/or video graphics for the electronic display of information including scores, statistics, and video replay. Animated Scoreboard Signs may include LMU logos and University Donor Signs.

**Banner Sign**: A type of Sign that is generally constructed of fabric, canvas, metal, or similar material which is attached to a pole, building, or hung by wires and is fixed in place.

**Building / Place Identification Sign**: A category of Sign that is limited to the name of a building, facility, place, or business on Campus, which may include University Donor Signs and LMU logos, but may not include any commercial messages.

**Campus Identification Sign**: A category of Sign used to identify LMU and/or the Campus and may include LMU logos and University Donor Signs.

**Electronic Message Sign**: A type of Sign that that displays still images, scrolling images, moving images, or flashing images, including video and animation, through the use of grid lights, cathode ray projections, light emitting diode displays, plasma screens, liquid crystal displays, fiber optics, or other electronic media or technology that is either independent of or attached to, integrated into, or projected onto a building or structural component, and that may be changed remotely through electronic means. Electronic Message Signs may include LMU logos.

**Information Sign**: A category of Sign that is limited to a message giving directions, instructions, menus, selections, or address numerals. Information Signs are often referred to as wayfinding Signs.

**LMU Bluff Sign**: A type of Campus Identification Sign existing as of the effective date of this Specific Plan located on the north-facing Westchester Bluffs consisting of three large letters.

**Off-Site Sign**: A Sign that displays any message directing attention to a business, product, service, profession, commodity, activity, event, person, institution or any other commercial message, which is generally conducted, sold, manufactured, produced, offered or occurs elsewhere than on the premises where the sign is located.

**On-Site Sign**: A Sign that is other than an Off-Site Sign.

**Sign**: Any display board, wall, screen, projected image, object, or part thereof, or any other material or medium used to announce, declare, demonstrate, display, or otherwise present a message and attract the attention of the public.

**Supergraphic Sign:** A Sign consisting of an image which is applied to and made integral with a wall, or projected onto a wall or printed on vinyl, mesh or other material, that does not comply with the regulations set forth herein for Temporary Signs, Campus Identification Signs, and/or Building / Place Identification Signs.

**Temporary Sign**: A category of Sign that is to be maintained for a limited duration and which is not permanently affixed to the ground, a building, or structure.

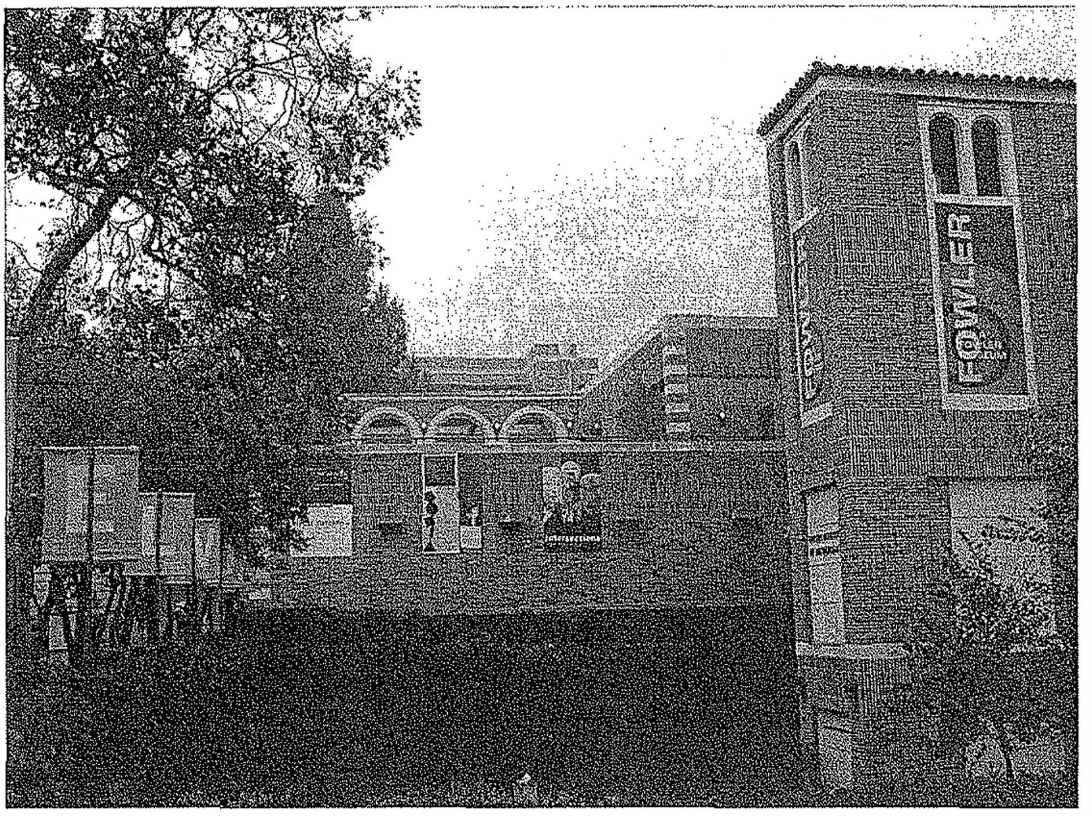
**University Donors**: Those individuals, families, trusts, or other entities (commercial or non-commercial), which underwrite or directly support LMU academic and research programs and/or athletic activities, organizations, facilities, or intramural, club, or varsity athletic teams.

**University Donor Sign**: A category of Sign that recognizes University Donors. University Donor Signs may consist of single or multiple plaque(s), or letters attached to buildings, canvas, fabric, walls, kiosks, memorials, monuments, or structures. University Donor Signs may include University Donor names and University Donor logos.

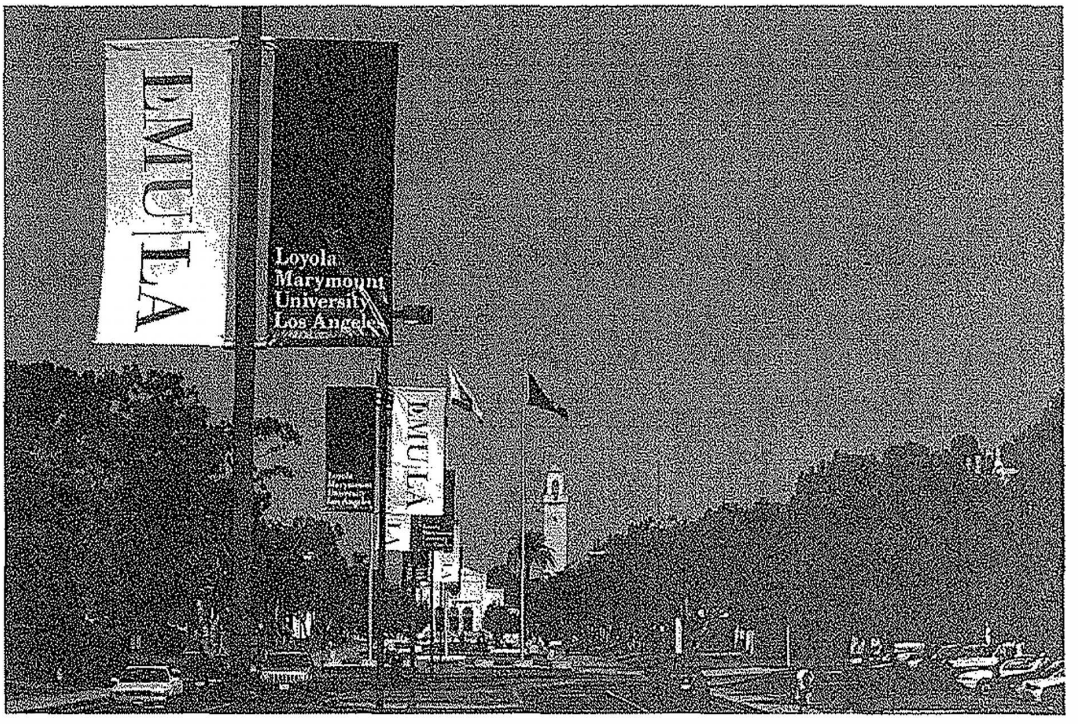
## EXHIBITS 6A – 6C

## Examples of Banner Signs

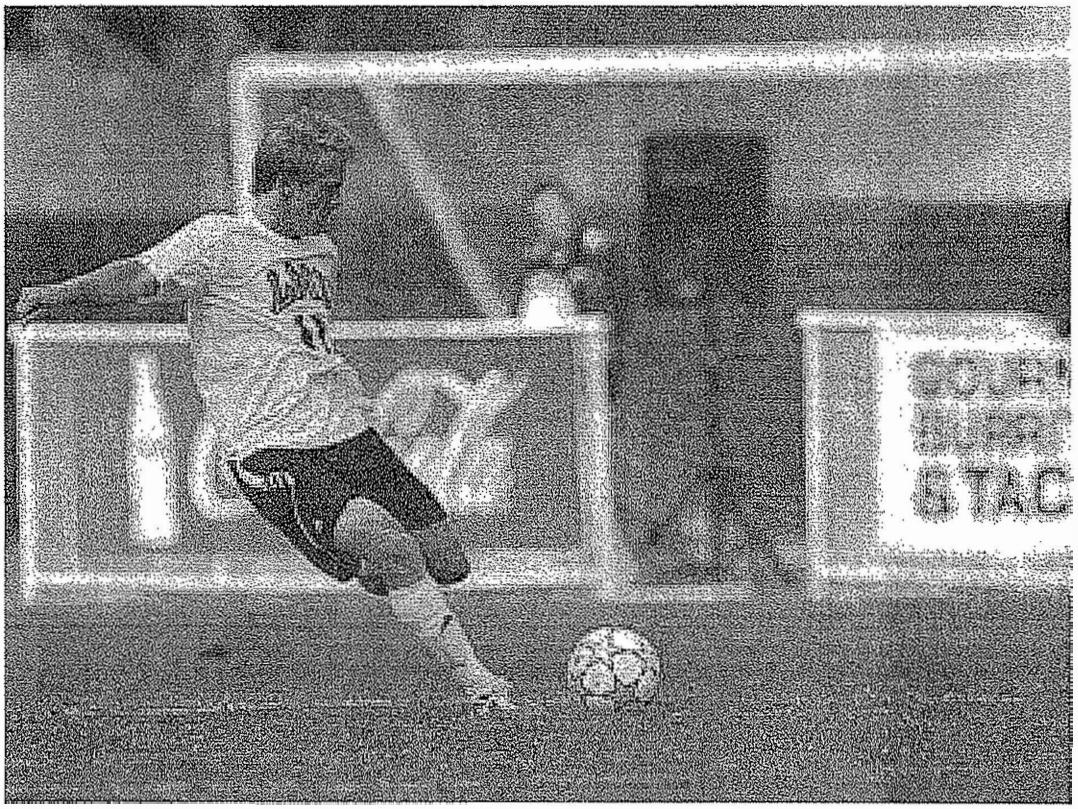
### Exhibit 6A: Typical Building/Place Identification Banner Sign



## Exhibit 6B: Typical Campus Identification Banner Sign



## Exhibit 6C: Typical Athletic Field Sponsorship Sign



**Specific Plan Exhibit 7:**

**Existing Ambient Noise Levels**

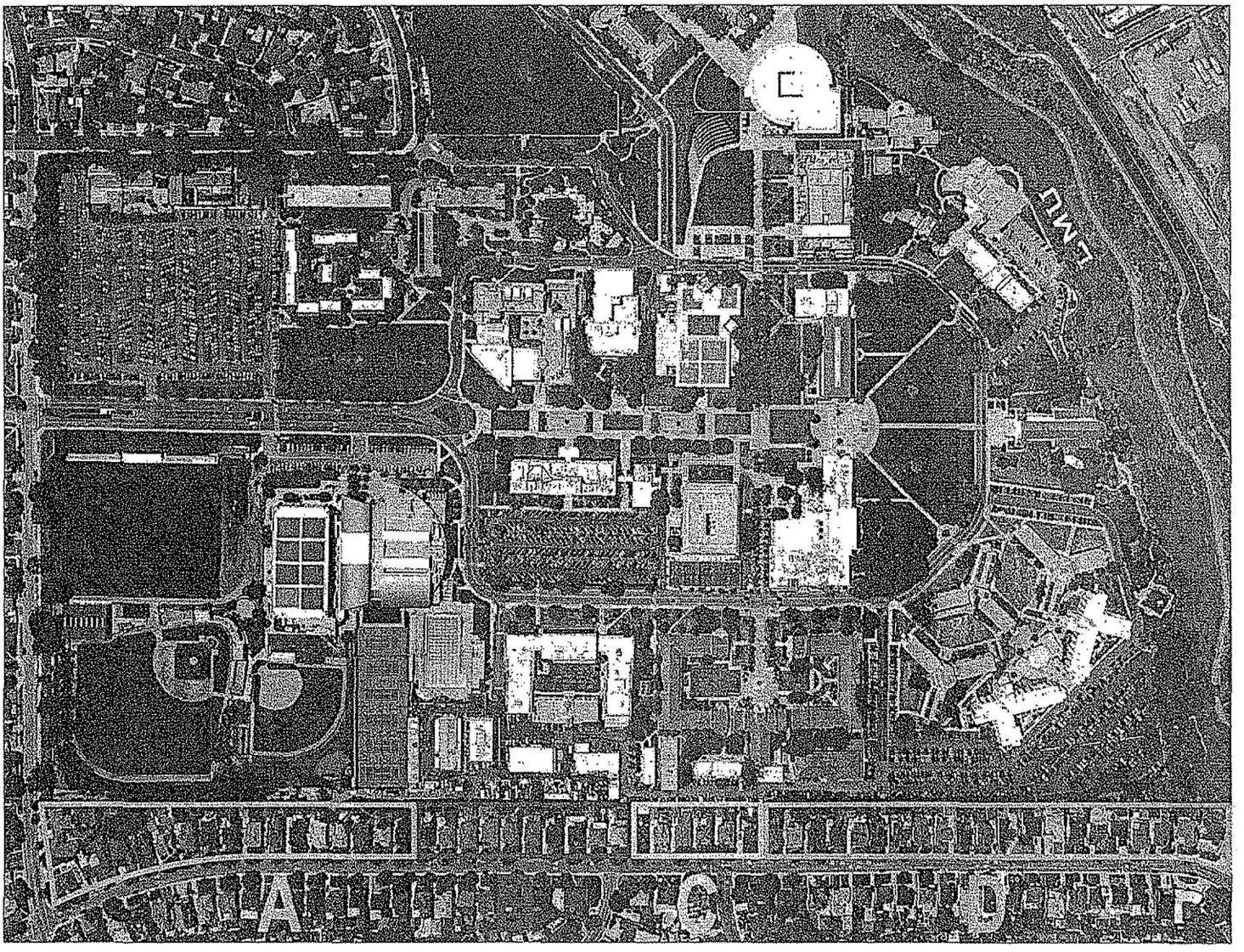
| | Measured Noise Levels, Leq [1] | | |
|---|---|---|---|
| **Campus Boundary** | **Daytime (7:00 am – 7:00 pm)** | **Evening (7:00 pm to 10:00 pm)** | **Night (10:00 pm to 7:00 am)** |
| Eastern Boundary Parallel to McConnell Avenue | 55 dB(A) | 50 dB(A) | 49 dB(A) |
| Southern Boundary Parallel to 80th Street | 60 dB(A) | 58 dB(A) | 55 dB(A) |
| Western Boundary Parallel to Fordham Road | 56 dB(A) | 52 dB(A) | 49 dB(A) |
| Southern Boundary Parallel to 78th Street and Altavan Avenue | 56 dB(A) | 54 dB(A) | 51 dB(A) |

*Source: Newson Brown Acoustics, LLC, Campus Property Line Community Noise Monitoring, 2010.*

[1] *The measured noise levels are based on noise measurements taken over two 24-hour periods.*

## EXHIBIT 8

## McConnell Buffer Areas



## Specific Plan Exhibit 9

## Plant Palette

As provided in Section 4.1.G.6, the following is a representative palette of plants chosen for their density, expected size, relative short time to maturity, and drought-tolerance which may be included in the landscaped buffer areas. Comparable trees, shrubs, and groundcover plants that have similar properties as those provided below may also be planted in the landscaped buffer areas, however LMU shall not plant bamboo or oleander within the landscaped buffer areas.

| Scientific Name | Common Name |
|---|---|
| **Trees:** | |
| Arbutus 'Marina' | Strawberry Tree |
| Brachychiton acerifolius | Bottle Tree |
| Callistemon citrinus | Lemon Bottlebrush |
| Cassia Excelsa | Crown of Gold Tree |
| Cedrus Deodara | Deodar Cedar |
| Elaeocarpus decipiens | Japanese Blueberry Tree |
| Eucalyptus Ficifolia | Red Flowering Gum |
| Geijera Parviflora | Australian Willow |
| Lyonathamnus Floribondus | Catalina Ironwood |
| Melaleuca Linariifolia | Snow in Summer |
| Metrosideros Excelsa | New Zealand Christmas Tree |
| Pinus Eldarica | Afghan Pine |
| Podocarpus Gracilior | Fern Pine |
| Pyrus Kawakamii | Evergreen Pear |
| Quercus Ilex | Holly Oak |
| Rhus Lancea | African Sumac |
| Schinus Molle | Peruvian Pepper |
| Spathodea campanulata | African Tulip Tree |
| Stenocarpus Sinuatus | Firewheel Tree |
| Tristinia laurina | Water Gum |

| Scientific Name | Common Name |
|---|---|
| **Shrubs:** | |
| Arbutus unedo | Strawberry Tree |
| Aucuba japonica | Japanese Aucuba |
| Baccharis pilularis | Coyote Bush |
| Ceanothus | California Lilac |

| Scientific Name | Common Name |
|---|---|
| **Shrubs:** | |
| Chamaerops humilis | Mediterranean fan Palm |
| Cocculus laurifolius | Laurel Leaf Cocculus |
| Cordia boissieri | Mexican Olive |
| Cordyline | Ti Plant |
| Elegia capensis | Broom Reed |
| Heteromeles arbutifolia | California Holly |
| Ligiustrum | Privet |
| Leptospermum | New Zealand Tea Tree |
| Muhlenbergia | Deer Grass |
| Myrtus communis | True Myrtle |
| Phormium | New Zealand Flax |
| Pittosporum | Pittosporum |
| Rhamnus | Buckthorn |
| Rhaphiolepis indica | Indian Hawthorn |
| Salvia | Sage |
| Tecomaria capensis | Cape Honeysuckle |

| Scientific Name | Common Name |
|---|---|
| **Groundcover:** | |
| Arctostaphylos | Manzanita |
| Agapanthus | African Lily |
| Festuca | Fescue |
| Nepeta | Catmint |
| Senecio | Groundsel, Ragwort |
| Teucrium chamaedrys | Germander |
| Trachelospermum jasminoides | Star Jasmine |