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

SECONDARY SUBMISSIONS



Department of City Planning

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

April 13, 2022

TO: City Planning Commission

FROM: Henry Phipps, Planning Assistant
Department of City Planning, Major Projects

TECHNICAL MODIFICATION TO THE STAFF RECOMMENDATION REPORT FOR CASE NO. CPC-1990-439-DA-M3; PORTER RANCH DEVELOPMENT AGREEMENT

The following technical modifications are to be incorporated into the staff recommendation report to be considered at the City Planning Commission meeting of April 14, 2022, related to Item No. 6a on the meeting agenda. (Modifications are reflected below in ~~strikeout~~ to identify deletions and **bold underline** to show additions.)

Second paragraph of the Background section:

The Specific Plan and Development Agreement have been amended multiple times since 1990 (see *Table A. Timeline of Development Agreement & Subsequent Amendments*). In 2017, the Development Agreement was last amended to extend the term by four years until December 31, 2021. Pursuant to Section VII.F of the Development Agreement, due to an enforced delay, Developer's time for performance was extended for an additional ~~six (6) months~~ **15 months** past the Development Agreement's original termination date of December 31, 2021 (see Exhibit E).

The final row of Table A:

Ongoing since April 2020	N/A	Enforced Delay/Extension of Time for Performance under the Porter Ranch Development Agreement extended Developer's time for performance for six months <u>15 months</u> past the original termination date of December 31, 2021.
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Recital B in the Third Amendment to the 2008 Amended and Restated Development Agreement (Exhibit A):

Pursuant to Section VII.F of the Development Agreement, due to an enforced delay, Developer's time for performance was extended for an additional ~~six (6) months~~ **15 months** past the Development Agreement's original termination date of December 31, 2021.

The fourth preamble in the Proposed Ordinance (Exhibit B):

WHEREAS, pursuant to Section VII.F of the Development Agreement, due to an enforced delay, Developer's time for performance was extended for an additional ~~six (6) months~~ **15 months** past the Development Agreement's original termination date of December 31, 2021;

The modifications to the Background section, Table A, and Exhibits A and B reflect an extension of the existing Second Amendment to the 2008 Amended and Restated Development Agreement between the City and Porter Ranch Development Company (Applicant) of 15 months, rather than six months, as originally described in the staff report. This term extension is based upon additional information presented by the Applicant following the release of the staff report, and the City's concurrence with said term in a letter dated April 12, 2022 due to circumstances of enforced delay, authorized under Section VII. F of the Development Agreement, relating to the COVID-19 pandemic. It should be noted that extensions under enforced delay are separate from the current request and do not affect the applicant's requested date to ultimately extend the term of the Development Agreement to December 31, 2026.

In addition, the fourth paragraph of the Background section is to be modified as follows to reflect the subareas within the Porter Ranch Land Use/Transportation Specific Plan where construction remains to be completed:

Remaining development within the Specific Plan area includes the construction and completion of approximately 577 single-family homes, located in tracts ~~50505 and 50506 (within Subarea B)~~ 53177, 50506, 50505, 50509, and 50509-1 (within subareas A, B, and E) of the Specific Plan area (see Exhibit D for a map of Subareas) and representing approximately one-quarter of the total planned units. 301 of the 577 units are currently under construction. According to the Applicant, the units are anticipated to be completed by 2026 with grading to be completed in all parts of the Project site in 2025. There are two primary public benefits that remain, including the completion of the 50-acre park adjacent to Subarea E and the equestrian trail system.

Enclosures

April 12, 2022 Response Letter to Applicant Regarding Enforced Delay Extension of Time

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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**CITY OF LOS ANGELES
CALIFORNIA**



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

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LISA M. WEBBER, AICP
DEPUTY DIRECTOR

April 12, 2022

Scott M. Cwiertny
Porter Ranch Development Company
11280 Corbin Avenue
Porter Ranch, CA 91326

Dear Mr. Cwiertny:

**EXTENSION OF TIME TO THE SECOND AMENDMENT TO THE 2008 AMENDED AND
RESTATED PORTER RANCH DEVELOPMENT AGREEMENT DUE TO ENFORCED DELAY**

The Second Amendment to the 2008 Amended and Restated Development Agreement (Development Agreement) was entered into as of December 28, 2017 by and between the City of Los Angeles (City) and Porter Ranch Development Company (Porter Ranch). The Amendment modified the provisions regarding the term of the Development Agreement to extend the term an additional four years, from December 31, 2017 to December 31, 2021.

In accordance with Section VII.F of the Development Agreement, on April 6, 2020, Porter Ranch submitted a letter to the City requesting an extension of time due to enforced delay caused by several State and local protective orders relating to the COVID-19 pandemic. As requested, the extension of time would extend the term of the Development Agreement six months or to the date all protective orders are no longer effective. In email correspondence between representatives of the City and Porter Ranch from January to March 2021, an initial six-month extension of time to June 30, 2022 was mutually agreed upon between both parties.

On April 7, 2022, a Porter Ranch representative submitted additional evidence to the City quantifying the length of delays caused by enforced delay, which necessitate an extension of the Development Agreement beyond the six months initially anticipated. Several Health and Safety enactments in response to the pandemic have resulted in global supply chain issues and personnel shortages that have resulted in delays in construction and permitting by 15 months. Section VII.F of the Development Agreement reads, in part "...an extension of time... will be granted in writing for the period of the enforced delay, or longer as may be mutually agreed upon." In light of events that have taken place over the course of the pandemic, the City recognizes that these delays have resulted in both direct and indirect impediments to fulfilling the terms of the Development Agreement. This letter serves as formal acknowledgement of Porter Ranch's request and mutual agreement to extend the Second Amendment to the 2008 Amended and Restated Development Agreement to March 31, 2023.

Inquiries regarding this matter shall be directed to Henry Phipps, Planning Staff for the Department of City Planning at Henry.Phipps@lacity.org or (213) 847-3655.

 for
MILENA ZASADZIEN
Senior City Planner

MZ:CS:HP



Department of City Planning

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

April 12, 2022

TO: City Planning Commission

FROM: Jessica C. Jimenez, Planning Assistant

**TECHNICAL MODIFICATION TO THE STAFF
RECOMMENDATION REPORT FOR CASE NO. CPC-2020-6950-GPA-VZC-HD-ZAA-CU-
CUB-SPR; 5041-5057 North Lankershim Boulevard and 11121 West Hesby Street**

The following technical modifications are recommended to be incorporated into the staff recommendation report to be considered at the City Planning Commission meeting of April 14, 2022 related to Item No. 8 on the meeting agenda.

The following are the proposed modifications to the Conditions of Approval:

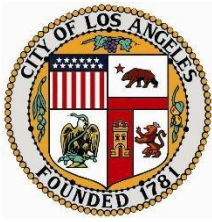
Revise Condition of Approval, Development Condition A.2.

[REVISED] A-2.Use. The Project shall be limited to a seven story, 88-foot-high mixed-use hotel building with 125 hotel guest rooms and 8,900 square feet of restaurant and retail uses. The site may be developed with residential uses allowed and in accordance with the density and all other development standards of the C4 or R4 Zone.

The following are the proposed revised Conditions of Approval:

Revise Condition of Approval, Development Condition A.3.

[REVISED] A-3. Height. Development Condition, Height. The height of the proposed project shall not exceed 88 feet and seven (7) stories. ~~Any structures on the roof, such as air condition units and other equipment, shall be~~



DEPARTMENT OF CITY PLANNING Executive Office

City Hall, 200 N. Spring Street, Room 525, Los Angeles, CA 90012

April 7, 2022

TO: City Planning Commission

FROM: Department of City Planning

DEPARTMENT REPORT BACK ON PROJECT CHANGES BY THE PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE AND THE CITY COUNCIL

Reporting Period: 3/1/22 - 3/31/22

During the reporting period from 3/1/22 to 3/31/22, the Planning & Land Use Management Committee and City Council did not make any changes to affordable housing, other community benefits, or to any conditions or findings as it relates to any project approvals that were considered by the City Planning Commission.

April 11, 2022

President Samantha Millman and Honorable Commissioners
Los Angeles City Planning Commission
200 N. Spring Street, Room 272
Los Angeles, California 90012

Transmitted Via Email: cpc@lacity.org

**RE: Case #CPC-2020-6950-GPA-VZC-HD-ZAA-CU-CUB-SPR
CPC Meeting – April 14, 2022 – Item #8
Project Site Address: 5041- 5057 N. Lankershim Boulevard & 11121 W. Hesby Street**

Dear President Millman and Honorable Commissioners:

On behalf of Napa Industries, LLC ("Applicant"), and in response to the Department of City Planning Recommendation Report ("DCP Report"), we present a revised hotel project with 148 guest rooms for consideration by the City Planning Commission. For the past two years, our team has worked diligently with City staff, including the Department of City Planning and the Bureau of Engineering, to design a high quality mixed-use hotel development (the "Hotel Development") in a transit priority area near the restaurants, retail shops and theaters in the Noho Arts District. We support all of the findings and recommendations in the DCP Report, except the recommendation to deny the Zoning Administrator's Adjustment ("ZAA") for additional density, as further described below.

COMMUNITY BENEFITS.

The Hotel Development will provide significant community benefits, which have been identified and incorporated in collaboration with City staff, neighbor and community recommendations. First, the Hotel Development will provide needed hotel rooms to support the tourism industry and the restaurants, retail shops and theaters in the Noho Arts District. Over the past few years, many of the theaters and restaurants in the area have closed, and the Applicant is collaborating with the Arts District Theater groups to promote Hotel, Restaurant and Theater packages to hotel guests.

Second, the Applicant is offering a paid commission to a Local Artist for the creation of a building mural (in coordination with Council District 2). Third, the Level 2 Hotel conference room will be made available for community meetings and events (ie. condominium HOA meetings or local art, music or dance events). Fourth, the Hotel Development will participate in the Metro Bike Friendly Business Program, which will provide bicycles to hotel patrons at the Metro Bike Facility, located one block south of the Project at 5025 N. Lankershim Road. Fifth, the Applicant will voluntarily follow the City's new Traffic Demand Management ("TDM") ordinance (LAMC 12.26.J), which has not yet been adopted,

555 South Flower Street
Suite 4300
Los Angeles, CA 90071-2405

Tel 213.223.1400
Fax 213.223.1444
www.Psomas.com

and which will include additional measures to support a broader range of strategies to reduce vehicle traffic. Sixth, the Hotel Development will provide much needed employment at the hotel and restaurant uses on site. Seventh, the Hotel Development will support City services by paying the Transient Occupancy Tax ("TOT") for the project. The project is fully financed and the Applicant is not requesting a TOT exemption for the development.

Finally, the Project is in an ideal location near public transit to support local businesses, including the television and movie studios, and to access the Universal Studios theme park. The Project is near Burbank Airport, and will promote tourism in the San Fernando Valley, which is often overlooked for Hollywood locations. The Project has been designed at the same height and scale as adjacent and nearby residential and office buildings to be compatible with the existing and planned development on Lankershim Boulevard, and will contribute positively to the revitalization of the Noho Arts District. The development includes code-required vehicle and bicycle parking, and is not requesting a variance or any reduction in parking standards. Also, the environmental review for the project concludes that there are no significant impacts that cannot be fully mitigated.

ZAA FOR ADDITIONAL DENSITY.

The Los Angeles Municipal Code provides several methods to increase density in residential projects, especially if located in a transit priority area; however, the sole method to increase the density of hotel projects to greater than 200 square feet of lot area per guest room (outside of an R5 zone/Regional Center Commercial) is by a Zoning Administrator's Adjustment for an increase of less than 20 percent than what is otherwise permitted in the LAMC, and by a Variance for an increase of 20 percent or more. LAMC Section 12.28.A states:

"A. Adjustments. (Amended by Ord. No. 181,624, Eff. 5/9/11.) The Zoning Administrator shall have the authority to grant adjustments in the Yard, area, Building line and height requirements of Chapter 1 of this Code. An adjustment shall not be permitted for relief from a density (Lot area per unit) or height requirement, excluding fences and hedges, if the request represents an increase of 20 percent or more than what is otherwise permitted by this Code. A request for an increase of 20 percent or more shall be made as an application for a variance pursuant to Section 12.27 of this Code, except as may be permitted by other provisions of Chapter 1 of this Code."

As stated in the DCP Report, the base number of guest rooms permitted on the property, excluding the alley, is 125 guest rooms. An increase of 19 percent "than what is otherwise permitted in the code" would permit an increase of 125 rooms multiplied by 19 percent ($125 \times 1.19 = 148.75$) or 148 rooms. Although the DCP staff report states that the ZAA permits only one additional guest room, this is not consistent with the LAMC language and there is no written policy with this determination. It is also not consistent with other projects approved by the City using the adjustment provisions (See ZA-2016-3516-CU-CUB-ZAA-SPR-1A, increasing the hotel density by 19% and 13 units from 67 to 80 guest rooms with a ZAA; See CPC-2008-1957-GPA-ZC-HD-CUP-ZV-ZAA-SPR, increasing residential density by 3 units from 85 to 88 units with a ZAA).

The Applicant requests the additional density because the property is located in a transit priority area, and it is good public policy to increase density near transit to promote the use of public

transportation. The additional density will bring more patrons to the Noho Arts District area, and the Hotel Development can accommodate the additional density on site while complying with code, including parking requirements, and without any significant environmental impacts. It is only a benefit to the project and the local business community to permit the additional guest rooms on site. If the additional density is not approved, the Hotel Development would have the same building envelope, but with some larger suites instead of smaller guest rooms.

TEXT REVISIONS.

We request that the CPC make the following revisions to the DCP Report. Please note that text requested to be deleted will be indicated by a ~~strike through~~ and text recommended to be added will be indicated by **bold underline**.

Page 3, Recommended Action #4

“Recommend that the City Planning Commission **approve** a Zoning Administrator Adjustment to allow ~~458.3~~**169** square feet of lot area per guest room, in lieu of the minimum lot area of 200 square feet of lot area per guest room, resulting in a maximum of ~~425~~ **148** guest rooms ~~in lieu of the requested guest rooms~~, pursuant to Section 12.28.A of the Los Angeles Municipal Code (LAMC).”

Applicant Comments:

LAMC Section 12.28.A. – Adjustments

“The Zoning Administrator shall have the authority to grant adjustments to the Yard, area, Building line and height requirements of Chapter 1 of this Code. An adjustment shall not be permitted for relief from a density (Lot area per unit) or height requirement, excluding fences and hedges, if the request represents an increase of 20 percent or more than what is otherwise permitted by this Code....”

We agree with the DCP Report noting that the Applicant’s original Zoning Administrator’s Adjustment (“ZAA”) request for a 19% increase in “lot area per unit” incorrectly included one-half of the lot area of the abutting alley (1,730 square feet) to increase the number of allowable guest rooms to 133 guest rooms in lieu of the base allowable density of 125 guest rooms (Lot Area 25,021 square feet / 200 sf = 125 guest rooms). LAMC Section 12.22.C.16 allows for one-half of the width of an abutting alley to be included in computing the number of dwelling units, however it does not apply to density calculations for hotel rooms. Subsequent to making this correction in the allowable density, the Applicant requests that the 19% increase in “lot area per unit” be recalculated on the base density of 125 guest rooms. The revised ZAA request is as follows:

Per LAMC Section 12.28.A, a Zoning Administrator’s Adjustment to allow a 19% increase in density for a total of ~~458~~ **148** guest rooms (~~169.3~~ square feet of lot area per guest room) in lieu of ~~433~~ 125 guest rooms (200 square feet of lot area per guest room);

The DCP Report (Page A-5, first paragraph) further indicates that

“The Zoning Administrator’s Adjustment does not allow for a modification of the lot area requirement of the zone as the applicants have requested, but rather the lot area requirement of an additional dwelling unit or guest room as long as the modification is less than 20%”

The Applicant has not requested a “modification of the lot area of the zone”, but rather an Adjustment to the “lot area per unit” as noted in LAMC Section 12.28.A. Please note that this code section does not specify “lot area requirement of an additional dwelling unit or guest room as long as the modification is less than 20%”.

ALLOWED DENSITY - HOTEL GUEST ROOMS

125 GUEST ROOMS

LOT AREA - 25,021 SF / 200 SF

LAMC SECTION 12.16.C.3 (C4 ZONE) & 12.11.C.4 (R4 ZONE)

PROPOSED DENSITY

148 GUEST ROOMS

ZONING ADMINISTRATOR'S ADJUSTMENT - 19% INCREASE IN **LOT AREA PER UNIT**

TO ALLOW FOR 169 SF OF LOT AREA PER GUEST ROOM IN LIEU OF 200 SF OF LOT AREA PER UNIT

ADDITIONAL COMMENTS – SITE CHARACTERISTICS

In its existing condition, the Project Site has several key constraints that prevent the underlying properties and zoning designations from achieving the highest and best use in the context of the General Plan, the Community Plan, and best practices for urban planning and design. Chief among these constraints is the current alignment of the 20-foot north/south alley between the Lankershim and Hesby lots. This alley currently provides vehicular access to the loading and trash pickup areas for the AVA mixed-use building to the north and the 8-unit residential condominium building to the west. Because of the alley’s angled alignment, the Hesby lot is triangular in shape and has only a 9-foot width at its smallest dimension, rendering the northern portion of the Hesby lot largely unbuildable and unusable – this is a contributing factor to it remaining a surface parking lot to date.

In order to re-assemble the existing lots to create one Master Lot, the Applicant proposes to vacate, merge and dedicate the lower portion of the existing n/s alley along the western portion of the Hesby lot. The Bureau of Engineering conditioned this alley re-alignment by mandating the dedication and improvement of the re-located alley prior to a building permit approval. This work also includes undergrounding of all of the existing power lines.

To enhance the proposed mixed-use Hotel Development’s compatibility with adjacent properties, there will be a 23-foot rear yard setback along the westerly property line which includes ½ the width of the adjacent alley (10 feet) towards the rear yard setback, as per LAMC Section 12.22.C.10. To the north, the ground floor will feature a 10-foot side yard setback in lieu of a zero-foot minimum for commercial uses – the residential floors above will also incorporate the 10-foot setback as required by Code. Together, the setbacks will support landscaped buffers and shade trees enhancing the areas

aesthetic appeal. The setbacks will also concentrate the Hotel Development's density, massing, and most intense uses on the corner of Lankershim and Hesby, creating a prominent and active urban corner away from the adjacent residential uses.

While the proposed setbacks will provide more comfortable transitions between land uses, building massing, privacy and noise, the setbacks will also result in the loss of building area in these locations. Therefore, the requested ZAA for a 19% increase in density will help off-set the loss of building area in the provided setback areas, and it will allow the Applicant to concentrate the proposed development and massing at the corner of N. Lankershim Boulevard and W. Hesby Street, farther from the adjacent residential uses.

CONCLUSION

We respectfully request that the City Planning Commission consider approval of the 148 room Hotel Development, including the 19% increase in density (lot area per unit) that will contribute to the revitalization of the Noho Arts District.

Sincerely,



Katherine M. Casey
Senior Project Manager

cc. Brook Fain, Napa Industries, LLC
Jessica Jimenez, Assistant City Planner, Expedited Unit

April 11, 2022

TO: DEPARTMENT OF CITY PLANNING,
CITY PLANNING COMMISSION

RE: APRIL 14, 2022 CPC HEARING - CASE NUMBER: DIR-2018-6634-TOC
CEQA: ENV-2018-6635-CE

ADDRESS: 1251-1259 West Sunset Blvd. Los Angeles, CA 90026

APPELLANT:

Richard Courtney (abutting property owner on north east side), an individual
1001 Everett St.
Los Angeles, CA 90026

To the Department of City Planning and the City Planning Commission:

On April 4, 2022 I received an email from Planning Assistant Stephanie Escobar including an attached notice of public hearing for the April 14, 2022 City Planning Commission hearing.

It appears as though my appeal will be heard at this hearing however it is not clear from the notice.

Due to a scheduling conflict I am unable to personally attend the hearing. I am hereby assigning members of the Silver Lake Heritage Trust, a 501 (c)(3) to speak on my behalf as my personal representatives. They are authorized to speak, argue, present, read, reply, inquire, and otherwise discuss the details with you or other bodies that may have jurisdiction over my appeal in relation to the above mentioned case.

Thank you.

Richard Courtney

richardwcourtney@me.com



April 11, 2022

TO: CITY PLANNING COMMISSION

RE: CASE NUMBER: DIR-2018-6634-TOC

CEQA: ENV-2018-6635-CE

ADDRESS: 1251-1259 West Sunset Blvd. Los Angeles, CA 90026

APPELLANT:

Richard Courtney (abutting property owner on north east side), an individual
1001 Everett St.

Los Angeles, CA 90026

Dear Commissioners:

On September 9, 2021 I filed an appeal application accompanied by a 59 page document wherein substantial evidence was provided to support my position.

The DCP's "Recommendation Report" provides disappointing but predictable support for the proposed project, which fails to comply with all of the points previously brought to the DCP's attention and this Commission. My responses below will serve to correct the record on the inaccuracies in the DCP's recommendation report.

DCP response to Appellate point #1 - The DCP has used a lot of unnecessary language and math in order to divert your attention away from the fact that **this project REMOVES EXISTING RSO HOUSING**. Pursuant to LAMC Section 12.22 (A)(25): "**to increase the production of affordable housing, consistent with City policies**", this project fails to meet this requirement. No matter how the DCP divides their numbers, or how many paragraphs they include in their report - this project fails to comply with TOC eligibility requirements, the Community Plan and the City's General Plan. There is no further justification needed on this fact.

DCP response to Appellate point #2 - Math is important. There are currently **TEN** RSO units. This project, as approved, will result in ONLY **SEVEN** low-income units (NOT the same as RSO). Regardless of how long some existing units have

been vacant or occupied, **the math is simple**. This project demolishes **TEN** existing RSO units and “replaces” them with **SEVEN** “low-income” units. Setting aside the fact that RSO units CAN NEVER BE REPLACED, **TEN** minus **SEVEN** equals three. **This results in a NET LOSS**, permanently removing RSO housing against City policy and the General Plan.

DCP response to Appellate point #3 - The DCP has used a lot of extraneous language to justify the fact that they have wrongfully issued a Categorical Exemption. This project results in adverse impacts to public health and safety, as proven in the appeal documents and ignored by the DCP. The erroneous issuing of the Categorical Exemption is supported by substantial evidence in my appeal documentation. Please review.

DCP response to Appellate point #4 - The DCP incorrectly informs the Commission the study provided was not relevant to the Stires property, but this is a **false statement**. Please see appeal documentation pages 7 and 8, and specifically EXHIBIT B, wherein substantial evidence was provided indicating geological problems exist, and are once again ignored by the DCP. Please note the Geological report specifically indicates: “Engineering Geology Review of Conditions **AT** AND Adjacent Properties at 1251 through 1259 West Sunset Blvd...”

DCP response to Appellate point #5 - The DCP has incorrectly endorsed Los Angeles City Councilmembers as having expertise in historic preservation. A Councilmember’s political decision in “approving” or “rejecting” the Cultural Heritage Commission’s determination as to what *is* and what *is not* “historic” does not reduce the site's historic significance. Nor does it relieve the DCP from **acknowledging** eligibility under the State’s historic designation laws. Further, as previously seen in the appeal documentation on pages 10 and 11, PRC 21084.1. “Resources listed in, or **determined to be eligible for listing in, the California Register are resources that must be given consideration in the CEQA process.**” The DCP has ignored findings that serve as substantial evidence that this site **IS** a historic resource, eligible for State designation and must be treated as such. CCR 15064.5, 15064.5(3). **“Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.”** Please see appeal **Exhibit E** (pages 53-57).

DCP response to Appellate point #6 - The DCP is correct in that Measure JJJ was voted in by the people, however - the TOC “Guidelines” were not. Through JJJ, the DCP was authorized only to *prepare* guidelines. Did voters expect guidelines to replace or supersede existing City policy such as Zoning regulations and the city’s Charter code? Further, the TOC “GUIDELINES” were never voted on by the City Council nor codified into law. The public trust that the voters handed to the DCP has been critically abused as Measure JJJ was NOT intended to supplant the City Charter Code.

The TOC “Guidelines” conflict with the City Charter, as it substantially changes the City’s zoning law and pre-existing development standards. Doing so makes them void *ab initio* as proven in *Leshar Communications vs. the City of Walnut* (1990) 52 Cal. 3d 531 (voter passed initiative ordinances effectuating *de facto* zoning changes which otherwise conflict with a City’s general plan are void *ab initio*).

Legislative approval under the City Charter requires Council action. Here, the City Council never approved a TOC implementation ordinance, as required by state law (California Govt. Code Section 65915(d)(C)(3). The Planning Commission is only an advisory body under Charter Section 551. The City Council is the **only body** with the authority to approve and implement “Guidelines” into law. In the absence of an implementation ordinance (the TOC “Guidelines” have no implementing ordinance number) the TOC “Guidelines” **remain** in conflict with the City Charter. Please see appeal pages 11-12.

CONCLUSION - By following City and State policy, the DCP and the City can avoid a costly and time-consuming litigation process, which is the only relief made available to the public, when the City continues to violate its own laws. As such, I request the CPC try something different this time: follow the law and approve the appeal, in which substantial evidence demonstrates an abundance of unacceptable violations.

Thank you.

Richard Courtney

A handwritten signature in black ink, appearing to read 'R. Courtney', with a stylized, flowing script.

DAY OF HEARING SUBMISSIONS



5041-5057 Lankershim - VTT-83142-1A, CPC-2020-6950 Item 7 and 8, April 14, 2022

Bonstelle, Sheri L. <syb@jmbm.com>

Thu, Apr 14, 2022 at 8:44 AM

To: "cpc@lacity.org" <cpc@lacity.org>

Cc: "Bonstelle, Sheri L." <syb@jmbm.com>, "jordan@gideonlaw.net" <jordan@gideonlaw.net>, Katherine Casey <katherine.casey@psomas.com>, Jessica Jimenez <jessica.jimenez@lacity.org>

City Planning Commission members,

We represent Napa Industries, LLC, the applicant for the hotel mixed-use development, which is on the City Planning Commission agenda today, April 14, 2022, Items 7 and 8.

The applicant voluntarily agrees to the following additional conditions of approval:

1. **Metro Bike Share.** Participate in Metro's Bike Share program, for the bike share facility located one block south of the project.
2. **TDM Program.** Comply with the City's new proposed TDM ordinance (LAMC 12.26.J), which will expand the reach and application of TDM strategies to more land uses and neighborhoods.
3. **Metro Emergency Ride Home Program.** Participate in Metro's Emergency Ride Home program^[1] that provides an emergency ride home to any employee using public transit in the event of a family emergency (where they need to leave work early and get immediately home - allowed twice a year per employee) or on any night when an unexpectedly late shift (like overtime) forces an employee stranded without access to a reasonably safe and fast way home on public transit.
4. **Native Landscaping.** Maximize the number of native/indigenous trees and shrubs on the property and built into the Project. California native/indigenous trees include but are not limited to the trees designated "California Native" on the Tree People City of Los Angeles Approved Street Tree List. When feasible, new landscaping shall be comprised of California native/indigenous water-conserving plants in substantial conformance with Project plans. California Native/indigenous plants include but are not limited to plants listed by the Metropolitan Water District and the California Native Plant society in their Planting Guide for LA County. Areas to maximize native/indigenous plants include but are not limited to: new and replacement trees; setbacks, court roof, 7-floor pool area, courtyards and planters.



Sheri L. Bonstelle | Partner

Jeffer Mangels Butler & Mitchell LLP | JMBM

1900 Avenue of the Stars, 7th Floor, Los Angeles, CA 90067

D: (310) 712-6847 | E: SBonstelle@JMBM.com

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[1] See <https://www.metro.net/riding/rideshare/grh/>.

April 14, 2022

To: Stephanie Escobar, Planning Assistant, Stephanie.Escobar@lacity.org

From: Connie Acosta, stakeholder of Echo Park, Coni.Epnc@gmail.com

Project site: 1251—1255 ½ and 1257-1259 W. Sunset Blvd, Los Angeles, CA 90026

The proposed Transit Oriented Community (TOC) project is invalid for three reasons:

1. The City Historical Cultural Commission voted for this site to be a Historical Cultural designation based on three criteria: Asset to the rental market of the period in affordability, distinguished female landlord had a professional banking career, and the architectural design contributed to the urban community in sustainability and the present condition of the structures were repairable. The ten existing bungalows, early California Spanish-revival style, were erected on a graded hillside, with a staircase in the center that served as a street. The (working class) residents of these dwellings walked down to the Red Car that ran along Sunset Boulevard to the Beach. Presently, some of the trees have diameters of four to six feet in width that contribute to the reduction of global warming, were so skillfully planed that to this day, the narrow concrete paths that surround them, are still in tacked.
2. At the LA City PLUM Hearing in 2020, there was a blatant disregard with which our elected representatives viewed the residents of our neighborhood (taxpayers) where a Historical Cultural presentation on the subject project was to take place. Council member Gil Cedillo interrupted the hearing by walking out early for a dental appointment while another council member arrived late, and the city attorney at the table kept reminding the committee for it to stay on topic. Then the historical-cultural presentation started: it was interrupted, stopped, and with a vote denied.
3. A similar situation occurred at the City Council Meeting with different variables. It was a preempted decision not to hear the stakeholders by putting the item on the consent calendar then pulling out of the consent calendar. Allowing 30 minutes for public comment and encouraging the first set of speakers to speak on as many items as possible for 5 minutes then when time expired public comment closed. Non of the stakeholders awaiting to speak on the Stire Staircase Bungalows was given the opportunity to speak. Then the subject item was placed back into the Consent Calendar and voted in the affirmative to deny it as Historical Cultural Monument.

This urban hillside woodlands community helps to mitigate the impacts of global warming, contributes and serves as a wildlife corridor as well as sustains the biodiversity and ecosystem for bird migration like no other place in downtown Los Angels. Please deny the TOC of zero value.

To mitigate global warming.



Fw: CASE DIR-2018-6634-TOC-A

Scott Plante <sdplante@yahoo.com>
To: "cpc@lacity.org" <cpc@lacity.org>

Thu, Apr 14, 2022 at 9:31 AM

----- Forwarded Message -----

From: Scott Plante <sdplante@yahoo.com>
To: Stephanie.Escobar@lacity.org <stephanie.escobar@lacity.org>
Sent: Thursday, April 14, 2022, 09:18:26 AM PDT
Subject: CASE DIR-2018-6634-TOC-A

Dear Stephanie,

I would like to note my opposition to the construction of the proposed 70-unit residential project at 1251-59 Sunset Boulevard, and support the preservation of the Stires Staircase Bungalow Court.

The Bungalow Court is a potential architectural gem along Sunset. I have admired this Mission Revival-style complex for many years, and while in need of renovation I believe it should be preserved as a reference to our past as Sunset densifies in many other areas. The character of Stiles is far more interesting than the generic design of the proposed project, and the context of the project on its' site is unique.

As an architect with a concern for needed housing, I weigh my concern for preservation very carefully - and I support Stires, which is eligible to be listed as an historic resource.

I would appreciate this being entered into the record, as I was suddenly unable to attend today's hearing.

Thanks,
Scott Plante
Architect
Silver Lake, Los Angeles