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# **SECONDARY SUBMISSIONS**



## Department of City Planning

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

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July 25, 2022

TO: City Planning Commission

FROM: Kevin Golden, City Planner

**ADDITIONAL INFORMATION/TECHNICAL MODIFICATION/CORRECTION TO THE  
STAFF RECOMMENDATION REPORT FOR CASE NO. CPC-2020-1946-GPA-ZC-HD-CU-  
SPR-RDP; 5256-5272 N. Vineland Avenue**

The following technical modifications/corrections are proposed to be incorporated into the staff recommendation report to be considered at the City Planning Commission meeting of July 28, 2022, related to Item No. 7 on the meeting agenda. Deleted text is shown in ~~strike through~~ and added text is shown in underline.

**RECOMMENDED ACTIONS:**

- 3) Recommend that the City Council Adopt**, pursuant to Los Angeles Municipal Code Section 12.32-O, a Zone Change and Height District Change from CM-1VL to (T)(Q)CM-2D, subject to the attached (T) and (Q) Conditions of Approval as well as the D Limitations in the Conditions of Approval to allow a new building of 62 feet and five stories in lieu of 45 feet and three stories, a Floor Area Ratio of approximately ~~3.363.31~~3.31:1 in lieu of 1.5:1, and pursuant to LAMC Section 12.32.P, a 20% reduction in the required parking;



## Department of City Planning

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

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July 27, 2022

TO: City Planning Commission

FROM: David Woon, Planning Assistant

### **TECHNICAL MODIFICATIONS/CORRECTIONS TO THE STAFF RECOMMENDATION REPORT FOR CASE NO. CPC-2021-2908-ZC-HD-ZAD-WDI-SPR; 6101 – 6117 WEST MELROSE AVENUE AND 713 – 735 NORTH SEWARD STREET**

The following technical modifications/corrections are to be incorporated into the staff recommendation report to be considered at the City Planning Commission meeting of July 28, 2022 related to Item No. 8 on the meeting agenda.

#### Correction to Condition No. 6 of Conditions of Approval

The Applicant had requested a Zoning Administrator's Determination (ZAD) to exceed Transitional Height requirements. However, pursuant to LAMC Section 12.21.1 B.6, an exception to transitional height requirement applies. The exception applies for buildings on a lot in a C Zone in Height District No.1 where one or more discretionary approvals (including change of zone or height district change) is granted and specifically addresses the building height. The project site is currently zoned CM-1VL and C4-1XL. The proposed project would exceed the transitional height requirements as set forth in LAMC 12.21.1.A.10. The applicant sought a discretionary approval for a Zone Change and Height District Change which specifically addresses the height for the proposed building. The Applicant is currently requesting that Lots 21-23 of the project site be changed from Height District No.1 to Height District No. 2. In addition, the Applicant is requesting that Lot 23 of the project site be changed from the C4 Zone to CM Zone. Therefore, the requested Zoning Administrator's Determination is not required and is subsequently recommended for dismissal.

Condition No. 6 of the Conditions of Approval (page C-1) was inadvertently included in lieu of the Department's recommendation to dismiss the Zoning Administrator's Determination entitlement request. Therefore, Condition No. 6 shall be deleted as follows (Deletions are in strikeout, additions are in underline):

6. ~~[DELETED] Transitional Height. The project shall be allowed to exceed the maximum Transitional Height requirement of 25 feet for proposed buildings in the C Zone located within 0-25 feet for proposed buildings in the C Zone located within 0-49~~



~~feet of the adjacent R1R3 Zone otherwise permitted by the provisions of LAMC Section 12.21 A.10, for a maximum building height of 77 feet and 9 inches.~~

Correction to Recommended Action No. 3

A correction to Recommended Action No. 3 (page 2, Cover Sheet) shall state that the Department recommends the dismissal of the Zoning Administrator's Determination to exceed the maximum Transitional Height requirement per LAMC Section 12.21.1 A.10 in its entirety. The current language for the recommended action states that the project is only requesting to exceed the maximum building height of 25 feet for the proposed building in the C Zone located within 0-49 feet of the adjacent R1R3 Zone. However, the proposed 77-foot and 9-inch office-retail building would also exceed the height limitation of 33 feet within 50-99 feet of the western adjacent R1R3 Zone and 61 feet within 100-199 feet. Therefore, Recommended Action No. 3 shall be modified as follows (Deletions are in ~~strikeout~~, additions are in underline):

3. **DISMISS** a Zoning Administrator's Determination to allow the project to exceed the maximum Transitional Height requirement ~~of 25 feet for proposed buildings in the C Zone located within 0-49 feet of the adjacent R1R3 Zone~~ otherwise permitted by the provisions of LAMC Section 12.21.1\_A.10, for a maximum building height of 77 feet and 9 inches;

Correction to (T) Tentative Classification Removal Condition No. 2(B)

The Department recommends the denial of the Applicant's waiver of dedication and/or improvement request for required dedications along West Melrose Avenue and North Seward Street, and recommends the approval of the Applicant's request to waive a 3-foot street widening along North Seward Street. In consultation with BOE, BOE suggests that the improvements required for Seward Street be modified in the circumstance that the Department's recommendations are approved. Therefore, Condition No. 2(B) of the Tentative Classification Removal Conditions (page T-1) shall be modified as follows (Deletions are in ~~strikeout~~, additions are in underline):

Seward Street – ~~Construct suitable surfacing to join the existing improvements to provide an 18-foot half roadway with asphalt concrete pavement, integral concrete curb and a 12-foot full-width concrete sidewalk.~~ Construct a new curb, gutter and full-width concrete sidewalk with tree wells up to the new property line. Repair all broken off-grade roadway pavement along the property frontage.



Planning CPC &lt;cpc@lacity.org&gt;

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## Opposition to Case No.: CPC-2021-2908-ZC-HD-ZADWDI-SPR (Seward/Melrose Project July 28)

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bridget wells &lt;bridgetwells@sbcglobal.net&gt;

Fri, Jul 22, 2022 at 2:31 PM

To: cpc@lacity.org

Dear City Planning Commission President Millman, Vice President Choe, and Commissioners Campbell, Hornstock, Lopez-Ledesma, Leung, Mack, Perlman and Wilson (in care of Heather, Kevin and David)

I am a resident of the [600 N June St](#) block in Hancock Park and I am opposed to the Melrose/Seward project.

This project would allow a 77 foot commercial building adjacent to single-family residential. The Staff Report is entirely devoid of cogent thought and is instead reliant upon the reasoning of, "it's okay because we want it." In fact, **there is no basis for making the required findings to authorize a spot zoning height district change for this project. All of the surrounding neighborhoods are united and vocal in their opposition.**

Here is a link to the terribly misguided Planning Staff recommendation report:

[https://planning.lacity.org/plndoc/Staff\\_Reports/2022/07-19-2022/CPC\\_2021\\_2908.pdf](https://planning.lacity.org/plndoc/Staff_Reports/2022/07-19-2022/CPC_2021_2908.pdf)

Please note that all adjoining neighborhood associations and the GWNC are opposed to the height variance requested.

Thank you for your consideration of this matter.

Sincerely,  
Bridget Wells



David Woon <david.woon@lacity.org>

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## I support the Melrose/Seward office project

1 message

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**Jonah Bliss** <jonah.bliss@gmail.com>  
To: David.Woon@lacity.org

Wed, Jul 20, 2022 at 11:47 AM

Good afternoon David,

I just wanted to write in to express my *support* for the office project at Melrose/Seward, (CPC-2021-2908-ZC-HD-ZAD-WDI-SPR, ENV-2021-2909-MND)

I know the project has garnered some opposition from my neighbors in Hancock Park (who I'm sure have bombarded you with coordinated emails) - but I think a handsome office building that strengthens Hollywood's entertainment employment numbers is a great fit for the underutilized property.

All the best,  
Jonah



Planning CPC &lt;cpc@lacity.org&gt;

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**Fw: Opposition to Case No.: CPC-2021-2908-ZC-HD-ZADWDI-SPR (Seward/Melrose Project July 28)**

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**DOUG DERRICK** <derricg-7@sbcglobal.net>

Sat, Jul 23, 2022 at 9:16 PM

To: "cpc@lacity.org" &lt;cpc@lacity.org&gt;

Cc: David Woon &lt;david.woon@lacity.org&gt;, "craig.bullock@lacity.org" &lt;craig.bullock@lacity.org&gt;

**Subject:** Opposition to Case No.: CPC-2021-2908-ZC-HD-ZADWDI-SPR (Seward/Melrose Project July 28)

Dear Mr Woon and Mr. Bullock,

I am a long-time Larchmont resident and one whose profession has been in the real estate industry for over 20 yrs. I oppose approval of this project located on Seward and Melrose. The proposed vertical height and overall footprint is out of scale with the surrounding neighborhoods and contrary to existing zoning in place for our area. Furthermore, the amount of proposed outdoor decking presents serious privacy and noise concerns for adjoining neighboring residents. Based on what I have obtained, I see no acceptable plan in place to address neighborhood concerns regarding the parking impact of this building, its scale, orientation and design that would be harmonious and functional to the overall neighborhood and community at large. The developer has not successfully addressed concerns about the environmental impact on several neighborhoods and during the construction phase of the proposed development. There is concern that this would set a negative precedent to the surrounding neighborhoods and the Melrose corridor reducing the attractiveness of the area, reduction in valued architectural continuity as well as market values to the immediate area. In closing, the developer should not be granted a variance to build to the requested height nor be permitted for such development until completion of an EIR and surrounding neighborhood associations would have the opportunity to participate in the scale and design of such development.

I join with all Neighborhood and Homeowners Associations which have been impacted by this project stand united against it as does the Greater Wilshire Neighborhood Council.

Thank you, Gentlemen, for your attention to this issue

Respectfully,

Doug Derrick  
Larchmont Village

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David Woon <david.woon@lacity.org>

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## CPC-2021-2908-ZC-HD-ZAD-WDI-SPR, ENV-2021-2909-MND. Support

1 message

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**hm.eigenberg@gmail.com** <hm.eigenberg@gmail.com>  
To: David.Woon@lacity.org

Wed, Jul 20, 2022 at 10:22 AM

Hello David

CPC-2021-2908-ZC-HD-ZAD-WDI-SPR, ENV-  
2021-2909-MND

I live in Hancock Park

I wish this building was housing  
However it's work space which brings jobs closer (so maybe less driving) so I support it

Please know we really need housing (affordable and all kinds) on the corridors!!

Helen Eigenberg  
[611 Lillian way](#)  
[La 90004](#)

Sent from my iPhone



Planning CPC &lt;cpc@lacity.org&gt;

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## Opposition to Case No.: CPC-2021-2908-ZC-HD-ZADWDI-SPR (Seward/Melrose Project July 28)

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Greg Glasser <Greg@tornandglasser.com>

Fri, Jul 22, 2022 at 2:37 PM

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

Dear City Planning Commission President Millman, Vice President Choe, and Commissioners Campbell, Hornstock, Lopez-Ledesma, Leung, Mack, Perlman and Wilson (in care of Heather, Kevin and David)

I am a resident of Hancock Park and I am opposed to the Melrose/Seward project.

This project would allow a 77 foot commercial building adjacent to single-family residential. Despite the "it's okay because we want it" reasoning of the Staff Report, there is no basis for making the required findings to authorize a spot zoning height district change for this project. All of the surrounding neighborhoods are united and vocal in their opposition.

Greg Glasser

500 N. McCadden Pl

Los Angeles, CA 90004



Planning CPC <cpc@lacity.org>

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## Melrose Seward project

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**Jack Blumenthal** <jack.blumenthal@mayfieldsenior.org>  
To: cpc@lacity.org

Mon, Jul 25, 2022 at 2:35 PM

2:33 PM Mon Jul 25

100%

Melrose Seward project Inbox

me

9:47 AM ...

to heather.bleemers, kevin.golden, david.woon, paul.koretz, joan.pelico, dylan.sittig, snorekel ...

Dear City Planning Commission

I am a resident of the 600 block of N June street and I am opposed to the Melrose/Seward project. This project would allow a 77 foot commercial building adjacent to single family residential. There is no basis for making the required findings to authorize a spot zoning height district change for this project. All of the neighborhoods are united and vocal in their opposition.

Jack and Susan Blumenthal



David Woon

12:52 PM ...

to me

Hi Jack and Susan,

I've received your message. If you would like to submit your comment to the City Planning Commission to review, please follow the instructions on the first page of the agenda (<https://planning.lacity.org/dcpapi/meetings/document/72429>). Secondary and Day of Hearing Submissions are still allowed.

Thank you,

David

...

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**David Woon**

Pronouns: He, His, Him

Planning Assistant

**Los Angeles City Planning**[200 N. Spring St., Room 763](#)[Los Angeles, CA 90012](#)T: (213) 978-1368 | [Planning4LA.org](#)

E-NEWS



me

2:30 PM ...

to David

Thank you!

On Mon, Jul 25, 2022 at 12:52 PM David Woon &lt;david.woon@lacity.org&gt; wrote:

| Hi Jack and Susan.





Planning CPC &lt;cpc@lacity.org&gt;

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## Opposition to Case No.: CPC-2021-2908-ZC-HD-ZADWDI-SPR (Seward/Melrose Project July 28)

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Jacquelyn Cruz <jackyecruz@ca.rr.com>  
To: cpc@lacity.org  
Cc: Sam Uretsky <sam@samuretsky.com>

Fri, Jul 22, 2022 at 12:44 PM

To whom it may concern:

I live in Larchmont. I oppose approval of this project. The proposed vertical height is out of scale with the neighborhoods surrounding it and contrary to existing zoning in place for our area. The developer should not be granted a variance to build to this height. Further, the amount of proposed outdoor decking presents serious privacy and noise concerns for neighboring residents. There is no acceptable plan in place to address neighborhood concerns regarding the parking impact of this building. The developer has not successfully addressed concerns about the impact on several neighborhoods anticipated during the construction phase of the proposed development. There is concern over precedent being set should this project be approved that will adversely affect all of Melrose and the surrounding neighborhoods from the address of this project east to Western Avenue.

Every Neighborhood or Homeowners Association impacted by this project stand united against it as does the Greater Wilshire Neighborhood Council. I join with them.

Respectfully,

Jacquelyn Horn  
589 N Lucerne Blvd  
Los Angeles, CA 90004



Planning CPC &lt;cpc@lacity.org&gt;

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## Opposition to Melrose/Seward Project; CPC-2021-2908- ZC-HD- ZADWDI-SPR; CPC hearing July 28

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Karen Gilman <gilperson2@gmail.com>

Fri, Jul 22, 2022 at 3:32 PM

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

Cc: Karen Gilman <gilperson2@gmail.com>, "Samuel J. Uretsky" <sam@samuretsky.com>, "craig.bullock@lacity.org" <craig.bullock@lacity.org>, "david.woon@lacity.org" <david.woon@lacity.org>

Send to [david.woon@lacity.org](mailto:david.woon@lacity.org)

[craig.bullock@lacity.org](mailto:craig.bullock@lacity.org)

copy: [sam@samuretsky.com](mailto:sam@samuretsky.com)

Subject Opposition to Case No.: CPC-2021-2908-ZC-HD-ZADWDI-SPR (Seward/Melrose Project July 28)

Dear CITY Planning Commissioners, Mr Woon and Mr. Bullock,

I live in Larchmont. I am on the board of the Larchmont Village Neighborhood Assn. and on the Greater Wilshire Neighborhood Council Land Use Committee. I oppose approval of this project. The proposed vertical height is out of scale with the neighborhoods surrounding it and contrary to existing zoning in place for our area. The developer should not be granted a variance to build to this height. Further, the amount of proposed outdoor decking presents serious privacy and noise concerns for neighboring residents. There is no acceptable plan in place to address neighborhood concerns regarding the parking impact of this building. The developer has not successfully addressed concerns about the impact on several neighborhoods anticipated during the construction phase of the proposed development. There is concern over precedent being set should this project be approved that will adversely affect all of Melrose and the surrounding neighborhoods from the address of this project east to Western Avenue.

Every Neighborhood or Homeowners Association impacted by this project stand united against it as do the Greater Wilshire Neighborhood Council and the Larchmont Village Neighborhood Assn. I join with them.

Sincerely,

Karen Gilman

[4941 Elmwood Avenue](#)

[Los Angeles, CA 90004](#)

[323-350-9225](#)

[Gilperson2@gmail.com](mailto:Gilperson2@gmail.com)



## Planning Commission Hearing

3533 6250

**Your Voice Matters!**

[885 3533 6250](tel:88535336250) and then press #. ENV-2021-2909-MND),and sending to [David.Woon@lacity.org](mailto:David.Woon@lacity.org)



David Woon &lt;david.woon@lacity.org&gt;

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**Melrose/Seward**

1 message

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**Jim Kohn** <jkohnster@gmail.com>  
To: David.Woon@lacity.org

Tue, Jul 19, 2022 at 3:23 PM

Please do NOT grant permission to the developer of the property at Melrose and Seward for the proposed building. It is out of character with the neighborhood and the objectives of the Hancock Park HPOZ. Surely it is not unreasonable to preserve the character of neighborhoods and this provides an opportunity to do just that. Thank you.

James Kohn  
[418 S. McCadden Place](#)



David Woon &lt;david.woon@lacity.org&gt;

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## Melrose & Seward Project

1 message

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**Roger Kueny** <roger@kueny.org>

Tue, Jul 19, 2022 at 5:32 PM

To: "David.Woon@lacity.org" &lt;David.Woon@lacity.org&gt;

Cc: "emily@love2learn.us" &lt;emily@love2learn.us&gt;

Hi David,

We live at 532 N Las Palmas Ave. We'd like to express our disapproval of the proposed project on Melrose and Seward. I believe the reference is CPC-2021-2908-ZC-HD-ZAD-WDI-SPR, ENV-2021-2909-MND.

Given that this project sits squarely in view of HPOZ housing, which requires an incredibly high hurdle for development, granting it a substantial height variance runs counter to the neighborhood's established norms and principles.

Were this a project to expand housing, I would still argue there was no need for a variance, but at least there would be a reasonable public policy argument in favor of it. Granting a variance for an office project in this neighborhood is frankly reckless and absurd. There is absolutely no logic supporting the construction of an office project of this size in what is primarily a residential area, as well as one of the City of Los Angeles' best preserved historic neighborhoods.

Please don't hesitate to reach out with any questions.

Best,  
Roger & Emily Kueny  
532 N Las Palmas Ave



Planning CPC &lt;cpc@lacity.org&gt;

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**Fwd: Opposition to Case No.: CPC-2021-2908-ZC-HD-ZADWDI-SPR (Seward/Melrose July 28)**

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**Larry Guzin** <larry.guzin@gmail.com>  
To: cpc@lacity.org

Fri, Jul 22, 2022 at 12:11 PM

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

From: **Larry Guzin** <larry.guzin@gmail.com>

Date: Thu, Jul 21, 2022 at 11:05 PM

Subject: Opposition to Case No.: CPC-2021-2908-ZC-HD-ZADWDI-SPR (Seward/Melrose July 28)

To: &lt;david.woon@lacity.org&gt;, &lt;heather.bleemers@lacity.org&gt;, &lt;kevin.golden@lacity.org&gt;

Dear City Planning Commission:

I have resided in Greater Wilshire for 53 years and have been a director of the Windsor Square Association for 18 years, serving as President for the past 13 years. I write to oppose this application. There is no reasonable basis to allow construction of this proposed 77-foot structure in a neighborhood of single-family homes. The applicant's unjustified desires run roughshod over the expectations of nearby homeowners, to live at peace in an in-scale neighborhood, without the imposition of a 77-foot office building with its privacy-robbing outdoor decking. I urge you to reject this application.

Larry Guzin



T 510.836.4200  
F 510.836.4205

1939 Harrison Street, Ste. 150  
Oakland, CA 94612

[www.lozeaudrury.com](http://www.lozeaudrury.com)  
[Amalia@lozeaudrury.com](mailto:Amalia@lozeaudrury.com)

July 25, 2022

*Via Email*

Samantha Millman, President  
Caroline Choe, Vice President  
Helen Campbell, Commissioner  
Jenna Hornstock, Commissioner  
Helen Leung, Commissioner  
Yvette Lopez-Ledesma, Commissioner  
Karen Mack, Commissioner  
Dana Perlman, Commissioner  
Renee Dake Wilson, Commissioner  
[cpc@lacity.org](mailto:cpc@lacity.org)

David Woon  
Planning Assistant  
Los Angeles City Planning  
200 N. Spring St., Room 763  
Los Angeles, CA 90012  
[David.woon@lacity.org](mailto:David.woon@lacity.org)

**Re: Supplemental Comment on Mitigated Negative Declaration, Melrose and Seward Project**

Dear President Millman, Vice President Choe, Honorable Members of the Planning Commission, and Mr. Woon:

I am writing on behalf of Supporters Alliance for Environmental Responsibility ("SAFER"), regarding the Mitigated Negative Declaration ("MND") prepared for the Project known as Melrose and Seward Project (ENV-2021-2909-MND), including all actions referring or related to the construction of a 5-story, 67,889 square foot office building located at 6101-6117 West Melrose Avenue and 713-735 North Seward Street in the City of Los Angeles ("Project").

We previously submitted comments on this project on April 15, 2022. We request that the City prepare an environmental impact report ("EIR") for the Project because there is substantial evidence of a fair argument that the Project may have adverse environmental impacts.

This comment has been prepared with the assistance of acoustics, noise and vibration expert Deborah Jue of the consulting firm Wilson Ihrig. Ms. Jue's comments and resume are attached hereto as Exhibit A. We incorporate Ms. Jue's comments herein by reference. As explained below and in the expert comments, there is a fair argument that the proposed Project may have significant adverse environmental impacts, and an EIR is therefore required.

## **I. DISCUSSION**

### **A. There is a Fair Argument that the Project May Have Adverse Noise Impacts that the MND Failed to Address.**

#### **a. The MND contains errors and omissions which render its less than significant conclusion unreliable.**

Ms. Jue points out two sections of the MND's noise analysis which fail to provide the necessary information to understand how the MND reached its less-than-significant conclusion with regard to noise impacts. Ex. A, p. 1. The first is on page 158 of the MND, in which a paragraph abruptly shifts from a discussion of noise impacts to a discussion of vibration impacts, rendering the entire paragraph unintelligible. *Id.* The next is on page 164 of the MND, in which the MND discusses requirements of the Los Angeles Municipal Code (LAMC), seemingly presenting those requirements as significance thresholds. *Id.* However, Ms. Jue points out that these requirements are not included as significance criteria presented elsewhere in the MND. *Id.*

Assuming that the MND is using LAMC requirements as thresholds of significance, noise data reported in the noise impacts section demonstrates that the Project has exceeded those threshold levels. Ex. A, p. 2. Ms. Jue noted that Table 4.17 in the MND shows levels exceeding the LAMC's 75 dBA threshold. *Id.*, MND, p. 164.

In sum, it is unclear whether LAMC requirements are significance thresholds, and the MND lacks clarity generally as to how noise impacts are being measured. The conclusion that impacts will be less than significant is therefore not supported by substantial evidence and an EIR must be prepared which clarifies these issues and properly analyzes noise impacts.

#### **b. There is substantial evidence that the Project's off-site construction noise impacts will be potentially significant, and an EIR must be prepared.**

With regard to off-site construction noise, Ms. Jue states that the threshold used to measure the potential noise impacts from heavy trucks is inappropriate and a different standard should instead be used. Ex. A, p. 2. When compared against a more appropriate threshold, impacts from off-site construction noise are potentially significant and require mitigation. *Id.*

The court addressed the issue of selecting thresholds in *Mejia v. City of Los Angeles* (2005) 130 Cal. App. 4th 332. There, the city determined that a project would have a less than significant impact with regard to traffic because the project only contained 21 dwelling units, and the threshold for a traffic study was 40 dwelling units. *Id.* at 342. The court concluded that the city improperly relied on a threshold of significance despite substantial evidence supporting a fair argument that the project may have a significant impact on the road. *Id.* The court reasoned:



A threshold of significance may be useful to determine whether an environmental impact normally should be considered significant. (Guidelines, § 15064.7, subd. (a).) A threshold of significance is not conclusive, however, and does not relieve a public agency of the duty to consider the evidence under the fair argument standard. (*Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th 1099, 1108-1109, 11 Cal.Rptr.3d 104; *Communities for a Better Environment v. California Resources Agency* (2002) 103 Cal.App.4th 98, 110-114, 126 Cal.Rptr.2d 441; see Guidelines, § 15064, subd. (b).) A public agency cannot apply a threshold of significance or regulatory standard “in a way that forecloses the consideration of any other substantial evidence showing there may be a significant effect.” (*Communities for a Better Environment, supra*, at p. 114, 126 Cal.Rptr.2d 441.)

*Id.* at 342. Here, expert Deborah Jue has provided evidence that impacts from off-site trucks are potentially significant, and the City must therefore consider this evidence and mitigate impacts as necessary, regardless of which threshold the City had initially used to measure impacts. An EIR must be prepared to address this potentially significant impact.

**c. The MND’s ambient noise measurements were insufficient, therefore there is not sufficient evidence to conclude the Project will not have a significant noise impact.**

The MND conducted insufficient sound measurements to accurately evaluate ambient noise levels. “Contrary to the statement on page 159 of the ISMND, the existing noise conditions are not ‘fully describe’(d).” Ex. A, p. 1. According to Ms. Jue, when documenting baseline conditions, it is customary in her profession to obtain a 24-hour measurement of noise for at least one location in order to document the typical variations in noise throughout the day. Ex. A, p. 1-2. Additionally, according to section 111.01(a) of the LAMC, ambient noise must “be averaged over a period of at least 15 minutes at a location and time of day comparable to that during which the measurement is taken of the particular noise source being measured.”

Here, in contrast, the City’s consultant took only a single measurement at four locations, which lasted only 15 minutes each. MND Appendix G, p. 5. These measurements were taken on a single day, and making matters worse, each of the four 15-minute measurements were taken between 12:55 PM and 1:37 PM, further limiting the noise variation that can occur throughout the day. Ex. A, p. 2. This time period also likely represents a time of day when there may be a higher than usual ambient noise environment due to lunchtime commutes. Ms. Jue explains that each 15-minute time interval represented just 1% of the daytime period. Ex. A, p. 2. As a result, based on the limited information provided by the City, “it is unknown whether the ambient result at any

of the noise monitoring locations was typical, higher, or lower than normal conditions.”  
*Id.*

In order to comply with the City’s own standards, the City must take additional ambient noise measurements in the morning and evening, when less traffic is expected, to evaluate the Project’s impact on nearby sensitive receptors. Without additional information, the City lacks substantial evidence to conclude that Project construction will not result in a significant noise impact.

**d. There is no evidence that the MND’s proposed mitigation measures are feasible.**

An agency may not rely on mitigation measures of uncertain efficacy or feasibility. *Kings County Farm Bureau v. City of Hanford* (1990) 221 Cal.App.3d 692, 727. Based on Ms. Jue’s review of the mitigation measures proposed for the Project’s significant noise impacts, there is no evidence of the feasibility of several of the measures. Ex. A, p. 2-3. For example, in mitigation measure MM NOI-1, the MND “identifies the physical requirements for a sound barrier,” but “provides no evidence to demonstrate that such a barrier would be feasible to provide.” *Id.* at 2. Ms. Jue calculates that such a barrier would have to be 20-26 feet tall to comply with the measure, which would require a “substantial foundation.” *Id.* at 3. Yet there is no evidence that a 26-foot barrier with a substantial foundation is actually feasible for the Project. *Id.* at 3.

In addition, mitigation measure NOI-2 requires the construction contractor to avoid using a large bulldozer or caisson drill within 80 feet of the adjacent residential building and within 63 feet of the adjacent library. MND, p. 174. But there is no evidence that the Project can actually be constructed completely without using a bulldozer or caisson drill within these boundaries. The same is true for mitigation measure MM NOI-3’s requirement that bulldozers not be used within 15 feet of existing buildings. *Id.*

The MND does not provide any details regarding how effective any of these measures will be. In addition, none of these measures are included as Conditions of Approval for the Project, and therefore should not be included as part of the Project’s impact analysis.

The MND also includes an inconsistency that must be addressed. Page 174 of the MND states, “MM NOI-2 and MM NOI-3 require that heavy machinery (excavators, bulldozers, caisson drills) is to be operated at least 80 feet of the façade of the residential use located west of the Project Site at 716 North June Street and within 63 feet of the façade of the John C. Fremont Branch Library located west of the Project site.” The mitigation measures as described right before that statement make no mention of excavators being included in the distance limits. Clarification is needed as to whether excavators are to be included in MM NOI-2 and MM NOI-3.

Additionally, the MND proposes a traffic management plan to mitigate off-site truck noise to a less than significant level, but fails to provide evidence demonstrating that such a plan could in fact mitigate those impacts. *Id.* Lastly, the MND states that on-site stationary noise sources will have to comply with LAMC regulations and are therefore within appropriate thresholds, but Ms. Jue states that this requirement should be included as formal mitigation. *Id.* The noise analysis should also provide evidence that adherence to LAMC thresholds is feasible. *Id.*

## **II. CONCLUSION**

For the foregoing reasons, as well as those stated in our April 15, 2022 letter, the MND is inadequate. SAFER requests that the City prepare an Environmental Impact Report to fully analyze and mitigate the Project's significant adverse environmental impacts. Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Amalia Bowley Fuentes".

Amalia Bowley Fuentes  
LOZEAU DRURY LLP

# EXHIBIT A



WI #22-004.09

April 29, 2022

Ms. Amalia Bowley Fuentes  
Legal Fellow  
Lozeau | Drury LLP  
1939 Harrison Street, Suite 150  
Oakland, California 94612

**SUBJECT: Melrose and Seward Initial Study/Mitigated Negative Declaration, Comments on the Noise Analysis**

Dear Ms. Bowley Fuentes,

Per your request, I have reviewed the subject matter document for the Melrose and Seward Project Initial Study / Mitigated Negative Declaration (ISMND) in Los Angeles, California. The proposed Project would add a new five-story building to provide a creative office building. The site currently has two two-story buildings at the north side of the project that will remain. The current surface parking lot and an existing one-story building would be demolished, and the new building and new parking facilities will be constructed.

**Errors and Omissions in the ISMND**

On page 158 of the ISMND, it appears that a paragraph break is missing; the 5<sup>th</sup> first level bullet (black) starts off italicized and focused on noise, but the sentence seems to cut off abruptly and switches to unrelated text discussed vibration:

- *Construction activities would exceed the ambient noise level by 5 dBA at a noise sensitive use between the hours of 9:00 P.M. and 7:00 A.M. Monday through Friday, before 8:00 ?*
- kg The City currently does not have significance criteria to assess vibration impacts during construction. Thus, Federal Transit Administration (FTA) guidelines set forth in FTA's Transit Noise and Vibration Assessment, dated September 2018, are used to evaluate potential impacts related to construction vibration for both potential building damage and human annoyance. The FTA guidelines regarding construction vibration are the most current guidelines and are commonly used in evaluating vibration impacts.

On page 164 of the ISMND, first full paragraph, discusses requirements in the LAMC and seems to present these items as significance thresholds. However, these are not included in the significance criteria presented on page 157. Thus, it is unclear whether any exceedances over these LAMC requirements are being considered (potentially) significant impacts in the ISMND noise analysis.

**Baseline Noise Levels are not Properly Established**

Contrary to the statement on page 159 of the ISMND, the existing noise conditions are not "fully describe"(d). Table 4.15 of the ISMND summarizes short-term measurements that were each conducted for 15-minutes. When documenting the baseline condition is customary to use at least one 24-hour measurement to document the typical variations over the course of the day. Time intervals of only 15 minutes represents 1% of the

daytime period of interest, and thus it is unknown whether the ambient result at any of the noise monitoring locations was typical, higher, or lower than normal conditions. The time of day is not listed in Table 4.15; the time of day is listed in Appendix G, Table 1, which shows that the ambient measurement was taken mostly between 1 and 2 PM. From our own experience with measuring noise from urban environments, the flow of traffic can vary substantially between different 15-minute increments in any hour.

### Thresholds of Significance are Not Properly Developed

Per CEQA<sup>1</sup>, the ISMND must clearly show that the mitigation would eliminate **potentially** significant effects:

(b) The initial study identifies potentially significant effects, but:

(1) Revisions in the project plans or proposals made by or agreed to by the applicant before a proposed mitigated negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and

(2) There is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment.

#### Figure 1 CEQA Section 15070(b)

In the absence of evidence to show that the existing noise levels in Table 4.15 are “typical”, the ISMND provides no evidence to indicate whether Applicable Standards column in Table 4.17 are suitably selected to determine **potential** significance from construction activities.

As noted above, there seems to some confusion in the ISMND whether construction noise that exceeds the LAMC would be considered a (potentially) significant impact. Given the requirements for ISMNDs noted in Figure 1 above, the potential for construction operations to exceed the LAMC should be considered potentially significant.

### Impact Analyses are Incomplete

#### Construction Noise

As noted above, lack of compliance with the LAMC should be considered (potentially) significant. Table 4.17 shows noise levels that would exceed 75 dBA at most residential areas without mitigation.

On page 165 of the ISMND, the potential for construction to exceed the LAMC noise limit of 75 dBA is mentioned, but this information is not shown in Table 4.17, leaving the reader a little confused as to what is (potentially) significant.

#### Off-Site Construction Noise

The ISMND attempts to reason that high noise levels from heavy trucks would not be significant because the existing noise already contains L<sub>max</sub> levels that would be higher than trucks. With as many as 70 haul truck trips per day, a more appropriate comparison would be to the L<sub>8</sub> levels presented in Appendix G (Table 1), which represents the noise level exceed 8% of the time, or almost 5 minutes in any hour. The L<sub>8</sub> is an approximation of the frequent noise events that occurred during the short-term measurements; the L<sub>10</sub> is often used in traffic analysis to determine typical noise levels from frequent vehicle passbys. Thus, at a distance of 50 ft from the trucks, the truck noise would be comparable to the noise measured at NM2 and NM4, but higher than the noise at NM1. Therefore, impacts from off-site construction noise would be potentially significant and would require mitigation. If these short-term data are not typical of on-going noise levels in the community, then the truck noise could potentially be significant at all residences along the Melrose Avenue truck route.

### Noise Mitigations are Lacking

Page 165 of the ISMND indicates that mitigation measures are required to reduce the construction noise by 14 dBA, and on page 166 Mitigation Measure MM NOI-1 identifies the physical requirements for a sound barrier. However, the ISMND provides no evidence to demonstrate that such a barrier would be feasible to provide.

<sup>1</sup> <https://govt.westlaw.com/calregs/Document/IA1DEFD80D48811DEBC02831C6D6C108E?>

Depending on source height and proximity to the sound barrier, our calculations suggest that the construction sound barrier would have to be 20 to 26 ft tall. As this could require a substantial foundation it is imperative that the ISMND provide evidence that the required sound barrier would be feasible. If heavy construction equipment such as earth moving equipment, crane, etc., would operate in close proximity to the sound barrier (e.g., within 15 ft) for a substantial portion of the construction work, the sound barrier should provide STC 40 or greater.

Off-site truck noise would be potentially significant, and a traffic management plan would be required to limit truck noise. It is possible this could be accomplished with truck routes, speed controls, and limits on revving engines, but the ISMND should provide the necessary evidence.

On page 169 of the ISMND, it is stated that on-site stationary noise sources would be required to comply with the LAMC regulations which allows such equipment to exceed the ambient by 5 dBA. While this is a regulatory issue, it is a key assumption that avoids mitigation. The ISMND should include mitigation that specifically includes this requirement, and the ISMND noise analysis should also show evidence that such performance is feasible to achieve at the closest property line and at the nearest 2<sup>nd</sup> story (or higher) residence.

Mitigation Measures MM NOI-2 and NOI-3 provide buffer distances to limit vibration from construction equipment at sensitive receptors. The ISMND provides no evidence that these constraints would still be viable for the Project to be constructed.

## **Conclusions**

The ISMND lacks sufficient documentation of the baseline noise environment, and the noise impact analyses for construction noise and off-site operational trucks are incomplete in their conclusions. The sound wall mitigation lacks evidence that it would be sufficient to fully mitigate construction noise, and additional mitigation measures are required to control off-site truck noise. The ISMND lacks evidence to show that buffer distances would be sufficient to mitigate construction vibration. Compliance with the LAMC must be listed as a mitigation, and the ISMND must show that such compliance is sufficient to mitigate the on-site stationary noise significant impact.

Please feel free to contact me with any questions on this information.

Very truly yours,

WILSON IHRIG

*Deborah A. Jue*

Deborah A. Jue, INCE-USA  
Principal

melrose and seward ismnd\_noise review\_wilson ihrig\_4-29-22.docx



Planning CPC &lt;cpc@lacity.org&gt;

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## Opposition to Case No.: CPC-2021-2908-ZC-HD-ZADWDI-SPR /Seward/Melrose Project 7/28)

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**Michael Gilman** <michaelsgilman@gmail.com>

Mon, Jul 25, 2022 at 3:45 PM

To: cpc@lacity.org, david.woon@lacity.org, craig.bullock@lacity.org

Cc: "Samuel J. Uretsky" <sam@samuretsky.com>

Dear Los Angeles City Planning Commission and Staff:

I live in Larchmont. I oppose approval of this project. The proposed vertical height is out of scale with the neighborhoods surrounding it and contrary to existing zoning in place for our area. The developer should not be granted a variance to build to this height. Further, the amount of proposed outdoor decking presents serious privacy and noise concerns for neighboring residents. There is no acceptable plan in place to address neighborhood concerns regarding the parking impact of this building. The developer has not successfully addressed concerns about the impact on several neighborhoods anticipated during the construction phase of the proposed development. There is concern over precedent being set should this project be approved that will adversely affect all of Melrose and the surrounding neighborhoods from the address of this project east to Western Avenue.

Every Neighborhood or Homeowners Association impacted by this project stand united against it as does the Greater Wilshire Neighborhood Council. I join with them.

Respectfully,

Michael Gilman  
4941 Elmwood Avenue  
Los Angeles, CA 90004





## Barda Development at 6101-6117 Melrose Avenue, 713-735 Seward Street

**Michael McGaughey** <mccgaugheym@gmail.com>

Thu, Jul 21, 2022 at 4:43 PM

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

Cc: Craig Bullock <craig.bullock@lacity.org>

Dear Comissioners,

My name is Michael McGaughey, and I own the small single-family home located in Los Angeles, California at [716 N. June Street 90038](#).

Melrose Avenue Owner, LLC (which I believe is part of Bardas Investment Group) is seeking to develop the properties located at [6101-6117 Melrose Avenue](#) and 713-735 Seward Street. They are seeking to combine these multiple lots to build a commercial office building five stories in height along the Melrose boundary to the South of my home, transitioning to four stories in height as the building moves North. My house sits on June Street directly behind the proposed office building which will front on Seward. June and Seward are parallel streets, so the houses on June and the buildings on Seward share a rear property line. The proposed development will run the entire length of my backyard, with clear sightlines - given its proposed height - looking into my backyard and my bedroom windows that face my backyard.

The following is the URL to the Initial Study on the proposed development which was provided to the City. It provides more information on the proposed development, which I assume you are already familiar with (but I will provide it just in case), including detail on the proposed height and size of the building (which is stunningly outsized in comparison to anything around it - especially given that it backs up to single family homes): <https://planning.lacity.org/odocument/662769bf-8702-4acd-9c2b-d96b9845e464/ENV-2021-2909-MND.pdf>.

I am aware that the proposed development will - at the very least - require a Height District Change in order for a building of this size to be built. The lot immediately behind my personal home, one of the lots upon which the developer seeks to build, is currently zoned with a Height District of 1VL. 1VL limits any building to a maximum of 3 stories or 45 feet. Melrose Avenue, LLC/Bardas is looking to build a building 77 feet in height - almost double the permitted height. While 3 stories already seems high for lots that sit directly behind R1 zoned single family homes (lots that cannot be developed similarly), sanctioning a change to allow a height well above 45 feet would be absolutely devastating to the immediately adjacent homeowners.

If this development is built - as currently envisioned - it will sit directly behind my home and be 5 stories tall for a portion running along my backyard and then 4 stories tall for the remaining length of my backyard. It will sit directly behind my home for the entire length of my Eastern property line. I have owned and lived in this home for 20 years. While my home is small, the backyard is beautifully landscaped with artificial turf and various flowers and plants. My backyard offers a wonderful retreat in the middle of the City. My bedroom windows look to the East directly out onto my backyard. The development, as proposed, would be 4/5 stories with entire walls of glass windows. This means that the occupants in the building will have a direct line of sight into my backyard and into my bedroom - which is at the back of my house and has several windows looking out into what is now a private backyard. Moreover, beyond the privacy issues, the reflection from the westerly setting sun will reflect off the building's walls of glass directly into my home and yard.

I understand that stopping the project altogether is unlikely. Indeed, the lots sitting behind me are zoned for commercial development. However, the lots are not zoned for a building of this height - not even close. There is a reason for that - many of the lots that are proposed for development directly abut R1 zoned residential, single family homes. Bardas is not seeking a minor modification to allow their office building to exceed the current Height District by a few feet. Rather, they are seeking to build an office building multiple stories higher than permitted, and nearly double the current maximum height. Basically, they want the Height District limitation removed, not modified slightly, but essentially removed. There are no buildings of that height in the immediate area - and especially not with floor to ceiling windows looking down directly into the immediately adjoining residential homes. There is no vegetation or structure that could be planted or built on my residential property - zoned only for single-family residential - that would enable me to shield my home from a building of this height with 4/5 stories of windows peering down into my home and yard. Moreover, they intend to build the building within 6 feet (or less) of the property line - from my discussions with the developer - so there will be little set back to offer any respite from this looming structure. Additionally, I understand the proposed development includes a roof deck with tables and chairs which means that the proposed office building would in fact permit people/parties even higher than the proposed building height - some 80-90 feet high or six floors.

Also, the proposed driveway entrance to the building's 2-story underground parking garage runs behind my property (with the proposed above ground floors 2, 3 and 4 sitting above this open driveway). Limiting the height of the building to 3

stories, as currently limited by zoning regulations, likely would reduce the occupancy and thereby reduce the inherent noise from the traffic travelling along the back of my property line for ingress and egress to the building. As designed, this driveway would be only a few feet from my backyard. It is not an entrance right from the street into the parking garage, but a driveway that runs from the street to my property line and then along that. There will be cars going in and out all day and into the evening directly along my back property line. Reducing the occupancy of the building also would reduce the inevitable increased traffic and noise pollution in the area generally.

Again, I understand that there likely will be some future development on these lots, but the height and density limitations of the current zoning regulations make complete sense given the transitory nature of these lots - being immediately adjacent to R1 zoned single family homes. Frankly, waiving them would allow the developer to build a behemoth of an office building dramatically out of place for the neighborhood. The developer is not seeking a waiver for housing. Rather, Melrose Avenue, LLC/Bardas is seeking to build commercial office space. Office space is readily available in Los Angeles. In fact, I understand that this developer generally leases to streaming, media and entertainment companies. That is the type of tenant they lease their existing 2 -story building to further North on Seward. Interestingly, Netflix just announced this past week that it is abandoning 180,000 square feet of office space in the LA area and is seeking to sublease it as they lay off employees. Just this week I read that the City of Los Angeles has millions of square feet of office space currently available for rent or sublease. So much so that California's latest budget, signed into law by Governor Newsom just a few weeks ago, includes \$400 million dollars to convert existing office space into housing. Simply put, this building does not need to be built at all - it is not housing, it is not mixed use, it offers no benefit to the neighborhood - but it definitely does not warrant a Height District change when it borders directly on R1 single family homes.

It is my belief that - at the very least - the building should be kept within the current Height District. No more than 3 floors or 45 feet in height. Although that would still place a commercial office building, with walls of glass and a roof deck, immediately adjacent to R1 single family homes, at least limiting the building to 3 floors (as the current zoning regulations do) may make it possible to plant vegetation, hedges or the like - offering some protection from the inevitable glare off the glass windows as the sun sets to the West and from the hundreds of prying eyes of the tenants from their fourth-floor offices and fifth-floor roof deck gatherings. Simply put, keeping the height limitation at the currently permitted 1VL - 45 feet or 3 stories - would mean everything to me and my neighbors when you think of how this project will affect our ability to enjoy our homes.

Accordingly, I request that you do not grant a Height District change for this proposed development.

Sincerely,  
Michael J. McGaughey  
[716 N. June Street](#)  
[Los Angeles, CA 90038](#)



Planning CPC &lt;cpc@lacity.org&gt;

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## Opposition to Case No.: CPC-2021-2908-ZC-HD-ZADWDI-SPR (Seward/Melrose Project July 28)

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nancy dolan &lt;nancyd10@hotmail.com&gt;

Fri, Jul 22, 2022 at 9:23 AM

To: "cpc@lacity.org" &lt;cpc@lacity.org&gt;

---

**From:** nancy dolan**Sent:** Friday, July 22, 2022 9:05 AM**To:** [heather.bleemers@lacity.org](mailto:heather.bleemers@lacity.org) <[heather.bleemers@lacity.org](mailto:heather.bleemers@lacity.org)>; [kevin.golden@lacity.org](mailto:kevin.golden@lacity.org) <[kevin.golden@lacity.org](mailto:kevin.golden@lacity.org)>; [david.woon@lacity.org](mailto:david.woon@lacity.org) <[david.woon@lacity.org](mailto:david.woon@lacity.org)>**Cc:** [paul.koretz@lacity.org](mailto:paul.koretz@lacity.org) <[paul.koretz@lacity.org](mailto:paul.koretz@lacity.org)>; [joan.pelico@lacity.org](mailto:joan.pelico@lacity.org) <[joan.pelico@lacity.org](mailto:joan.pelico@lacity.org)>; [dylan.sittig@lacity.org](mailto:dylan.sittig@lacity.org) <[dylan.sittig@lacity.org](mailto:dylan.sittig@lacity.org)>; Cindy Chvatal <[snorekel@gmail.com](mailto:snorekel@gmail.com)>; mark and debbie <[mdalpers@aol.com](mailto:mdalpers@aol.com)>**Subject:** Opposition to Case No.: CPC-2021-2908-ZC-HD-ZADWDI-SPR (Seward/Melrose Project July 28)

Dear City Planning Commissioners,

I am a resident of Hancock Park in the city of Los Angeles and I am opposed to the Melrose/Seward project.

This project would allow a 77 foot commercial building adjacent to a single-family residential neighborhood. I do not think that the residents adjacent to this project, who are opposed to the height variance, have been adequately considered. I do not see any reason that this project should be approved with this height exemption. All of the surrounding neighborhoods which will be affected by this project are united and have been vocal in their opposition.

Sincerely,

Nancy Dolan

[570 N. Cahuenga Blvd.](#)



Planning CPC <cpc@lacity.org>

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## Opposition to Case No.: CPC-2021-2908-ZC-HD-ZAD-WDI-SPR (Seward/Melrose Project July 28)

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**Pam Newhouse** <panewhouse@gmail.com>

Fri, Jul 22, 2022 at 4:12 PM

To: cpc@lacity.org

Dear City Planning Commision,

We are longtime residents of June Street in Hancock Park and are opposed to the Melrose/Seward project.

Our neighborhood would be severely and negatively impacted by the construction of the proposed five story building at Melrose and Seward. Such a building is too tall for this area and would establish a precedent for the approval of more outsized buildings on Melrose. We ask that you reject this project in its current form.

Sincerely,  
Pam and Brian Newhouse



Planning CPC &lt;cpc@lacity.org&gt;

---

**Fw: CPC-2021-2908-ZC-HD-ZAD-WDI-SPR, ENV-2021-2909-MND**

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**Tracie Conrad** <tconrad@shekelsgroup.com>  
To: "cpc@lacity.org" <cpc@lacity.org>

Mon, Jul 25, 2022 at 9:58 AM

Dear City Planning Commission,

I would like to submit my comment below for review on the matter regarding the property located at 6101 to [6117 West Melrose Avenue](#). Thank you very much.

Regards,  
Allen Shay  
(Tracie Conrad for Allen Shay)

---

**From:** Tracie Conrad <tconrad@shekelsgroup.com>  
**Sent:** Thursday, July 21, 2022 11:39 AM  
**To:** [David.Woon@lacity.org](#) <[David.Woon@lacity.org](#)>  
**Subject:** RE: CPC-2021-2908-ZC-HD-ZAD-WDI-SPR, ENV-2021-2909-MND

Dear Mr. Woon,

I am a Hancock Park resident and in opposition to granting a Height District Change from 45 ft to 75 ft. I would like to request the developers keep their building within the allowable height of 45 ft, and the design and scale be in keeping with the surrounding historic neighborhoods. Thank you very much.

Regards,  
Allen Shay

---

**From:** Hancock Park Homeowners Association est 1948 <[admin@hancockparkhomeownersassociation.org](#)>  
**Sent:** Tuesday, July 19, 2022 1:43 PM  
**To:** Kirsten Hansen and Allen Shay <[khansen@earthlink.net](#)>  
**Cc:** Allen Shay <[ashay@shekelsgroup.com](#)>  
**Subject:** URGENT! Important Planning Commission Hearing



## Important Planning Commission Hearing

### Proposed 5 story, 77 ft Office Building at Melrose/Seward

### Thursday, July 28th at 8:30am via Zoom

Dear Hancock Park Residents and Surrounding Neighbors,

The developers of the property located at 6101-6117 W. Melrose (the corner of northwest Melrose and Seward) are seeking approval to build a 5 story entertainment oriented office building with extensive outdoor decking immediately adjacent to the one- and two-story single-family residential uses west of the site. Their plan will replace the single story retail shops along Melrose. In order to build the 5 story, 77 ft building, the developer must be granted - by the City - a **Height District Change**; changing the current allowable height from 45 feet to 77 feet. If this height change is allowed, all surrounding residences both north and south of Melrose would be severely impacted and the entire nature of the surrounding communities would be forever changed. These changes would set a dangerous precedent for scale and type of future development along Melrose.

*This is NOT a request for approval to build housing - this is a request to build over height out of scale luxury office space.*

The HPHOA, working very closely with Hancock Park residents on June Street as well as the South Hollywood and Larchmont Village Neighborhood Associations have all **opposed the proposed project**. The Greater Wilshire Neighborhood Council (GWNC) has also opposed the project.

Hancock Park HOA works to include all our residents and neighboring homeowner and resident association leadership and GWNC when issues of universal interest are presented to us. We request the developers keep their building within the allowable height of 45 ft and the design and scale be in keeping with the surrounding historic neighborhoods. We have been informed our CD 5 Council Representative, Paul Koretz supports our opposition to the height increase for the proposed development.

### Please Try to Attend The Hearing!

The City Planning Commission will take testimony from all the surrounding neighborhoods and interested parties before making a final determination.

#### Options to Participate in the Hearing:

**Thursday, July 28, 2022 8:30am**

**Via ZOOM**

With a PC, MAC, IPAD, iPhone or Android:

Click on this URL : <https://planning-lacity-org.zoom.us/j/88535336250>

Enter Meeting ID: 885 3533 6250

Passcode: 648084

**By PHONE:** (213) 338-8477 or (669) 900-9128

Meeting ID No. 885 3533 6250 and then press #. Press # again when prompted for participant ID. Meeting Passcode: 648084.

You will be muted when entering the meeting in order to be able to comment on this item- Click the raise hand icon ( Zoom) or Press\*9 (Phone Option)

**EMAIL your Comments:** You can also email your comments about this proposed development- by referencing the case number (), and sending to [David.Woon@lacity.org](mailto:David.Woon@lacity.org)

## Your Voice Matters!

[Unsubscribe](#)





David Woon &lt;david.woon@lacity.org&gt;

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**Re: CPC-2021-2908-ZC-HD-ZAD-WDI-SPR, ENV-2021-2909-MND**

1 message

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**DAVID TRAINER** <david@trainer251.com>

Tue, Jul 19, 2022 at 5:12 PM

To: david.woon@lacity.org

Cc: Cindy Chvatal-Keane &lt;Snorekel@gmail.com&gt;

The proposed 5 story development at 6101-6117 W. Melrose at the northwest corner of Seward is too tall. It is one full story taller than current zoning permits. It will tower over residential neighbors, and the historic John C. Fremont Branch Library. It is not even residential construction, which Los Angeles needs. It's an office building! It offers no community benefit while damaging the existing community. 4 stories is enough! All neighborhood organizations oppose this out of scale construction. Please OPPOSE this unwarranted height increase from 45 to 77 feet. Thank you. David Trainer, Hancock Park





July 24, 2022

Oliver Netburn, City Planner

[oliver.netburn@lacity.org](mailto:oliver.netburn@lacity.org)

(213) 978-1382

Dear City Planning Commission,

We are writing to you in support of the proposed 166-unit mixed use development, including 24 affordable units, at 1848 S. Gramercy Place, CPC-2020-3140-CU-DB-MCUP-SPR/ENV-2020-3141-SCPE. 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, particularly affordable housing. Creating new housing in this neighborhood will help to reduce issues of gentrification and displacement. Abundant Housing LA believes that these housing challenges can only be addressed if everyone in the region does their part.

This project is in a great location for housing, with multiple bus stops, schools, and shopping nearby, and walking and bicycling distance to Echo Park and its recreational facilities. It is great to see the developer using the Density Bonus program to bring new homes, including badly needed affordable housing to the city. Affordable housing programs that depend on a percentage of new construction being affordable need a lot of new construction to have an impact, and the city should work to increase the number of developers using the Density Bonus. This project is a good project for Los Angeles and for the region and we urge the city to approve 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

**1911 Sunset LLC**  
c/o Holland Partner Group  
5000 E. Spring Street  
Suite 500  
Long Beach, CA 90815

July 25, 2022

Oliver Netburn  
City Planning Department  
City of Los Angeles  
200 North Spring Street  
Los Angeles, CA 90012

Sent via Email: [oliver.netburn@lacity.org](mailto:oliver.netburn@lacity.org)

**RE: Response to Professional Volunteer Program (PVP) Comments; CPC-2020-3140-CU-DB-MCUP-SPR;  
1911 W. Sunset Boulevard (the “Property” or “Project”)**

Dear Mr. Netburn,

We are in receipt of the comments from Professional Volunteer Program (PVP) arising from their review of the Project’s design. As you are aware, the Housing Accountability Act (Government Code Section 65589.5) prohibits the application of subjective development standards, including design review standards, to disapprove or downsize a housing project, and permits only the application of adopted objective standards in evaluating a proposed project. While the PVP’s comments are not based on the application of adopted objective standards, written responses to the comments we received are nevertheless provided for your information.

**Comment #1: How does the project connect to Park Avenue and further afield to Echo Park Lake?**

**Response:** *The building design will include approximately 12,700 square feet of retail space fronting Sunset Blvd. and a central paseo that divides the building into two masses that are connected at levels two through six via architecturally enhanced open-air bridges. The orientation of the paseo is such that it visually aligns with Park Avenue to the south and Liberty Street to the north. This creates a pedestrian connection through the project linking Sunset Blvd. and Park Avenue on the south and the residential neighborhood and retail shopping centers on the north. In addition, the alignment of the paseo with Park Avenue and its view of Echo Park Lake and the Los Angeles Skyline beyond, creates a strong visual connection to both Echo Park and the City of Los Angeles.. The open-air bridges connecting the residential corridors between the building elements provide views to residents and guests as they traverse the bridges going to and from the project’s apartments.*



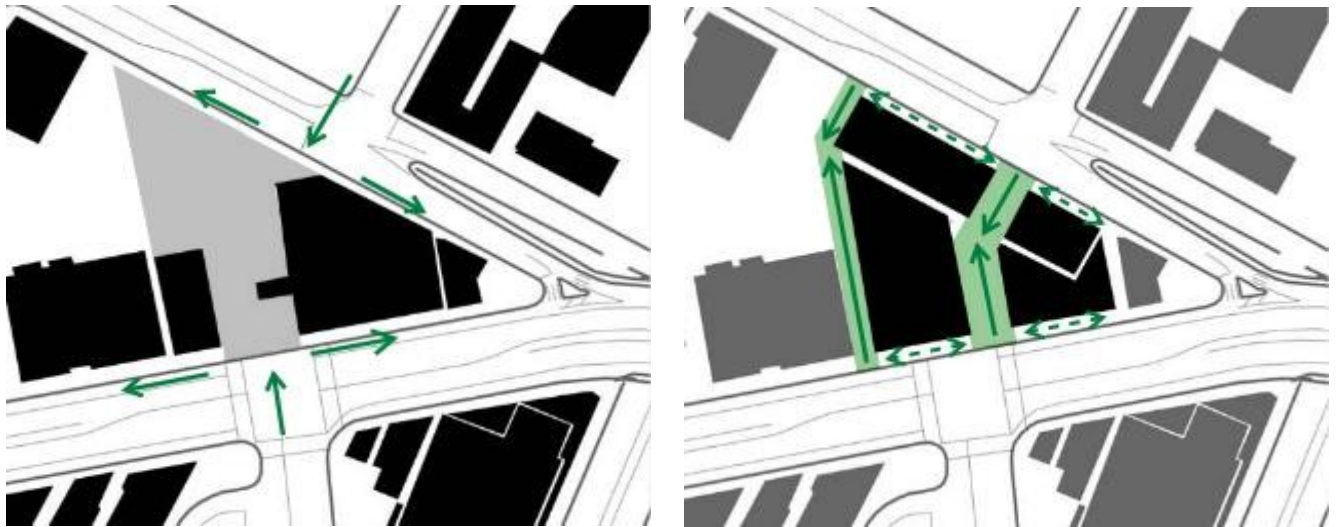
*View from the project (center, middle) towards Echo Park Lake and the Downtown LA Skyline.*



*View at a pedestrian of the paseo level down Park Avenue with Echo Park Lake in the distance.*

**Comment #2: How can the project contribute to the intersection in a way that is proactive to enhance pedestrian activity?**

**Response:** As discussed in response to Comment #1, the Project will provide a paseo that is aligned with the intersection that offers a visual and pedestrian connection between the intersection and the residential neighborhood along Reservoir St. and Liberty Street to the north. Currently, to walk from Liberty Street and Reservoir Street to the intersection, a pedestrian must travel around almost an entire city block. Through such alignment and connection, the paseo will also create a neighborhood hub at the intersection that will offer a reprieve from the bustle of Sunset Blvd. and allow for quieter outdoor seating and dining.



*Diagrams of the current condition (left) and future condition (right) with arrows indicating the improved pedestrian flow.*

**Comment #3: There's a real opportunity here for this project to integrate itself into the neighborhood in a meaningful, measurable way through crosswalk enhancements or enhanced bus stops in the front**

**Response:** The paseo's alignment with Park Avenue visually and physically integrates the Project into the Sunset Blvd. and Park Avenue intersection. This intersection is fully signalized, upgraded with the latest continental style crosswalks for safety. The alignment of the paseo and driveway allows pedestrians and vehicles to utilize the existing signalized infrastructure for pedestrian and vehicular safety. In terms of visual enhancements to the surrounding area, the Project is voluntarily undergrounding powerlines that currently run along the northern frontage of the Project along Reservoir Street, which will enhance Reservoir Street and showcase the Project's Reservoir St. façade.

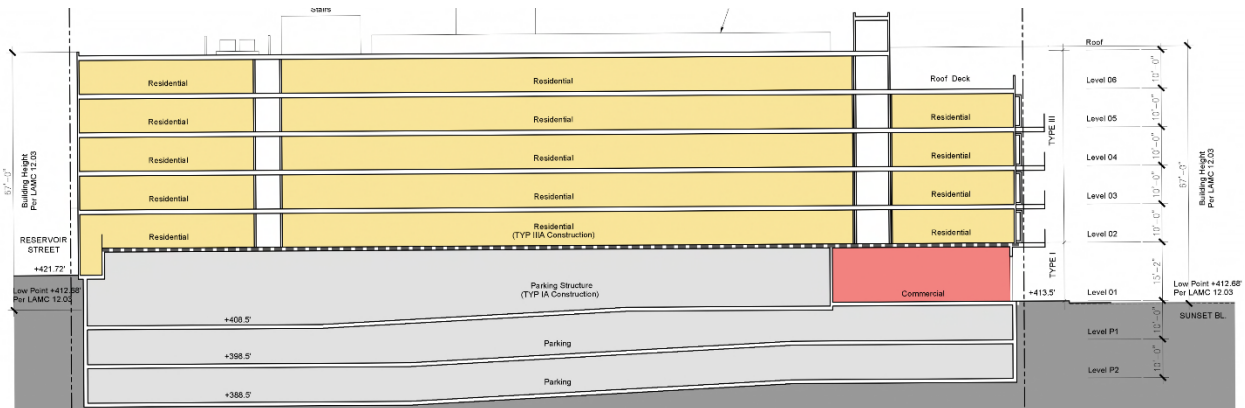




*View of the fully signalized intersection with continental style crosswalks at Sunset Blvd. and Park Ave.*

**Comment #4:** The pedestrian experience moving around the building, both for residents and for visitors, is carved up, disjointed as a result of vehicle access.

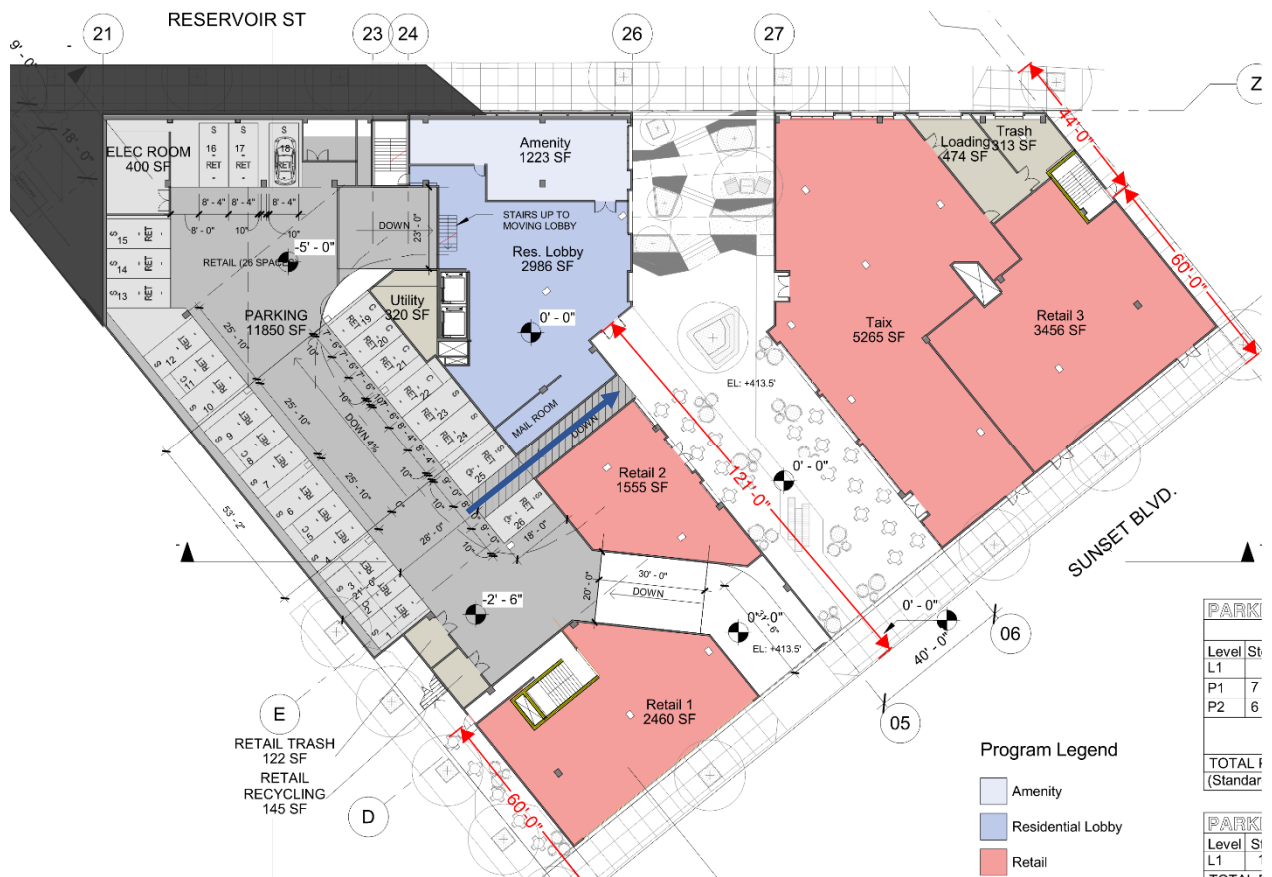
**Response:** The location of the parking garage entrance is primarily driven by the significant grade change between Reservoir St. and Sunset Blvd. The Sunset Blvd. elevation at the retail entrances is approximately 8'-0" lower than the Reservoir Street elevation. The paseo navigates this grade change by incorporating a series of steps and ramps as it approaches Reservoir St. Vehicular access from Reservoir St. to the parking garage would not be practicable and would also require a building of increased height..



**Section through the building with Reservoir Street at the left and Sunset Blvd. on the right. Note grade change.**

The driveway location along Sunset Blvd. at the center of the Project. Upon arriving, retail patrons will instantly know where they are in relation to the retail suites and paseo. In addition, it will provide retail parking at approximately the same elevation as the retail storefronts, allowing for a pedestrian connection easy to the retail spaces along Sunset Blvd. and the paseo without traversing stairs, major ramping, or using an elevator.

It should be noted that the Project provides six elevations or sides with ground floor retail, storefront, or other active uses. In addition to the central paseo, a paseo adjacent to the Edendale Branch Public



*Floor plan with revised pedestrian pathway from retail parking to paseo (see blue arrow).*



*Paseo adjacent to the Edendale Branch Public Library.*

**Comment #5:** Treatment of facade on Reservoir Street with faux arches and trees should be improved. It is obvious that it is being used to screen parking.

**Response:** The PVP comment is mistaken in its understanding of the Project plans. The arches screen the rear of the Taix French Restaurant and its back-of-the-house facilities – not the parking garage. Parking is screened by other uses placed between the property line and the parking garage, storefront, or architecturally enhanced building facades. The arches are infilled with painted brick which makes reference to how older buildings in the neighborhood have been repurposed over time. A majority of the façade along Reservoir Street has been enhanced with glazing and occupied spaces.



*Reservoir St. elevation. Painted brick arches at left. A majority of the ground level façade is enhanced.*

**Comment #6: Loading and trash do not work along Reservoir, because trucks will be in the street.**

**Response:** *An existing loading zone on Reservoir St. currently serves the approximately 15,000 sf existing Taix French Restaurant. The restaurant will be down-sized, and the proposes to maintain the current loading zone in its current location. Incorporating a dedicated loading zone or dock on-site would create a significant design challenge for the Project and would detract from quieter, more residential feel that the Reservoir façade seeks to achieve.*

**Comment #7: More street trees on both frontages. They are providing 41 trees, and 41 are required - they can do more than the minimum.**

**Response:** *The Project will increase the number of trees from 28 to 42. The location of street trees is typically constrained by the underground conduits, pipes, and utility boxes that occur in the sidewalks. It is therefore difficult to commit to install more trees because many conditions dictating tree installations are out of the applicant's control. Further complicating the ability to increase street trees is the required spacing between trees for the canopies to fully develop and thrive.*

*The paseo's north-south orientation between two buildings will create a naturally shady area. At the front of the paseo near Sunset Blvd., planting is primarily potted shrubs, which will allow for future retail tenants to have flexibility to create their own outdoor dining areas. The low-level shrubs are also intended to provide visibility from Sunset Blvd. into the paseo and preserve an open-air atmosphere. Further back in the paseo, trees are introduced alongside the stairs and ramping that traverse up to Reservoir Street. The stairs and ramping allow for deeper planter depths needed to allow trees to survive and flourish. The trees at the rear of the paseo also screen the paseo from the residential neighborhood along Reservoir St. Accordingly, the applicant believes that the number and layout of trees in the paseo is appropriate.*





**Ground floor landscaping plan showing shrubs and tree locations. Additional trees are provided on the upper levels (not shown).**

**Comment #8: There is nothing on the project architecturally that addresses the sun on north, south, east, or west.**

**Response:** Each of the Project's elevations incorporate balconies, awnings, and façade articulations that address sun and provide shade. Balconies are located on most sides of the buildings and, while not covered by roofs themselves, they serve as awnings to the doors and windows on the façade below them. Canvas awnings are selectively incorporated above the top floor windows along Sunset Blvd. and above the ground floor Taix French Restaurant storefront. Metal awnings are utilized above the remaining Sunset Blvd. retail entrances to provide shade and to highlight the and emphasize the ground level retail. By the nature of the design of the paseo that bisects the two residential building masses, the buildings themselves will offer shade to pedestrians at the ground level and to the windows and doors of the units overlooking the paseo.



*Sunset Blvd. rendering showing awnings, balconies, and paseo.*

**Comment #9:** The paseo could provide ventilation, shade, air flow through the site, but it is not being capitalized on. The paseo could be much more environmentally friendly than it is.

**Response:** *The basis of this comment is unclear and appears to misunderstand the Project's plans. As discussed earlier, the pedestrian paseo will create an urban oasis, buffered from Sunset Blvd, and a neighborhood hub. It will visually and physically link neighborhoods to the north and south. Its north-south orientation between the two building element will create an abundance of natural shade and allows for air flow through the center of the Project. The paseo is open to the sky, planted with potted shrubs and trees.*

**Comment #10:** Provide more shading on the rooftop spaces, especially since it's an amenity space

**Response:** *Permanent structures are not allowed at the roof levels by the building and planning code. The plans currently incorporate trees that will provide shade at the rooftop levels. Upon further design of the FF&E for the outdoor amenity spaces, the applicant will consider including temporary shade structures such as umbrellas or shade sales, if permitted by code.*

We appreciate this opportunity to respond to the comments PVP, and look forward to the opportunity to respond any further questions or comments at the upcoming Planning Commission on July 28th..

Respectfully,

George J Elum

1911 Sunset LLC  
Holland Partner Group



Planning CPC &lt;cpc@lacity.org&gt;

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## July 28, 2022 CPC Meeting Item 10 (DIR-2021-10084-TOC-HCA-1A)

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**Alison Martinez** <AGMartinez@sheppardmullin.com>

Mon, Jul 25, 2022 at 4:13 PM

To: Planning CPC &lt;cpc@lacity.org&gt;

Cc: Oliver Netburn &lt;oliver.netburn@lacity.org&gt;, Eric Herzog &lt;herzog.eric@gmail.com&gt;, Jeanette Laba &lt;jl@jlabalaw.com&gt;

Dear President Millman and Honorable Commissioners,

I represent appellants Eric Herzog and Jeanette Laba in regards to the proposed project located at [4544 Los Feliz Boulevard](#) (DIR-2021-10084-TOC-HCA-1A), which is Item 10 on the upcoming July 28, 2022 CPC Agenda.

We are in receipt of the applicant's July 25, 2022 email requesting a continuance of the hearing. We agree that a continuance would give the parties additional time to further resolve our concerns regarding the project and prepare additional Conditions of Approval for CPC's consideration. We are optimistic that we can continue to work with the applicant over the next few weeks to come to a resolution of our concerns. As such, we respectfully request that Item 10 be continued.

Best,

Alison Martinez

**Alison G. Martinez**

+1 213-455-7706 | direct

[AGMartinez@sheppardmullin.com](mailto:AGMartinez@sheppardmullin.com) | [Bio](#)

### SheppardMullin

[333 South Hope Street, 43rd Floor](#)

Los Angeles, CA 90071-1422

+1 213-620-1780 | main

[www.sheppardmullin.com](http://www.sheppardmullin.com) | [LinkedIn](#) | [Twitter](#)

**Attention:** This message is sent by a law firm and may contain information that is privileged or confidential. If you received this transmission in error, please notify the sender by reply e-mail and delete the message and any attachments.



July 24, 2022

Oliver Netburn, City Planner

[oliver.netburn@lacity.org](mailto:oliver.netburn@lacity.org)

(213) 978-1382

Dear City Planning Commission,

We are writing to you regarding the proposed 27-unit development, including 3 affordable units, at 4544 West Los Feliz Boulevard, cases DIR-2021-10084-TOC-HCA-1A/ENV-2021-10085-CE. We urge the commission to reject the appeal of the project's approval, find the project exempt from CEQA, and approve the project's incentives.

The greater Los Angeles region is facing a severe housing shortage, particularly affordable housing. Creating new housing in this neighborhood, near a high opportunity area, will help to reduce issues of gentrification and displacement. Abundant Housing LA believes that these housing challenges can only be addressed if everyone in the region does their part.

This project is in a great location for housing. It is close to a bus stop and in a highly walkable neighborhood with shopping, restaurants and schools, and close to Griffith Park.

It is great to see the developer using incentives to bring new homes, including badly needed affordable housing to the city. Affordable housing programs that depend on a percentage of new construction being affordable need a lot of new construction to have an impact, and the city should work to increase the number of developers using the Density Bonus. This project is a good project for Los Angeles and for the region. Again, we urge the city to reject the appeal, approve the incentives, and find the project Categorically Exempt from the provisions of CEQA.

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



Planning CPC <cpc@lacity.org>

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## Request continuance of CPC hearing for development at 4544 Los Feliz

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**Christopher Mamian** <christophermamian@gmail.com>

Mon, Jul 25, 2022 at 10:46 AM

To: cpc@lacity.org

Cc: Chris@gonzaleslawgroup.com, herzog.eric@gmail.com, mrbeaart@hotmail.com, AGMartinez@sheppardmullin.com, oliver.netburn@lacity.org

City Planning Commission,

Good morning. This is Christopher Mamian, the applicant for the development at [4544 Los Feliz Boulevard](#).

Having been in conversation with our planner Oliver Netburn, as well as both appellant parties, we feel it is most appropriate to request a continuance for the hearing, and schedule the hearing for August 11th. Doing so would give us appropriate time to finalize a settlement agreement that is mutually agreeable, and is in a procedural form that ensures each of our interests are secured.

Thank you,  
Christopher Mamian



advocacy and action  
for Los Feliz

**2022-2023**

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**First Vice-President**

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Chris Laib\*

Deanne Paul

David Roberti

Joel Rochlin

Patricia Ruben

Karen Stetler

Sam Wasserman

\*Past President

Los Angeles City Planning Commission (*via email [cpc@lacity.org](mailto:cpc@lacity.org)*)

June 16, 2022

**RE: Support for Appeals of 4544 W Los Feliz Blvd, DIR-2021-10084-TOC-HCA**

Dear Commissioners:

On behalf of the Los Feliz Improvement Association (LFIA), which advocates for all residents of Los Feliz, we are writing in **support** of the appeals filed by the neighbors of 4544 W Los Feliz Blvd. The project in question includes demolition of an existing single-family dwelling and the construction of a five-story, 27-unit apartment building with three extremely low-income units.

LFIA recognizes that this location is appropriate for a multi-family development and applauds the creation of new housing in the neighborhood, but agrees with the appellants that the design of the project is not compatible with the character of the neighborhood. LFIA would like for the design to borrow more from the architectural vernacular of the neighborhood, which is rich and varied.

LFIA also reinforces the concerns expressed over the existing street trees. The Historic-Cultural Monument deodar cedar tree on Los Feliz Blvd must not be removed or harmed in any way. And the mature Canary Island date palms on Rodney must be preserved, and certainly not replaced by Mexican fan palms (per the submitted plan), which apparently produce VOCs that pollute the air in hot weather.

LFIA particularly appreciates the appellants' desire to explore making the units smaller overall. Smaller units can be more affordable, contributing to the economic diversity of Los Feliz. And smaller units can allow the project to include onsite open space, which has been reduced through TOC incentives (even though the number of affordable units required in the project is paltry).

LFIA also appreciates the importance of traffic safety at the intersection of Rodney and Los Feliz Blvd as mentioned by the appellants. Los Feliz Blvd is a busy thoroughfare and this project will increase the number of vehicles turning on or off of it. Given the number of accidents in the area currently, a traffic signal at the intersection is warranted.

Lastly, LFIA has previously expressed similar concerns to those of the appellants over TOC eligibility based on the local DASH line and Metro 180 bus line, which rarely, if ever, operate at the required frequency. The City must ensure that the public transportation used for TOC determinations exists in actuality, otherwise the TOC program is not meeting the goal of building more affordable housing near major transit stops.

LFIA contacted the developer, Christopher Mamian, to discuss the project as soon as we learned about it. A meeting was set but was then cancelled by Mr. Mamian, citing his belief that the meeting would not be constructive. It's unfortunate that he has not taken





advocacy and action  
for Los Feliz

advantage of opportunities to work with the community to create a project that will benefit the neighborhood as much as it will benefit him.

Thank you for considering our support for the project appeals. We look forward to working together to make the 4544 Los Feliz Blvd project one that reflects the spirit of the Los Feliz community.

Sincerely,  
Amy Gustincic

President, LFIA

cc:  
Nithya Raman, CD4 Councilmember  
Mashaal Majid, CD4 Planning Director  
Meg Healy, CD4 Planning Deputy  
Xanthe Schepps, CD4 Field Deputy



July 25, 2022

Sophia Kim, City Planner

[sophia.kim@lacity.org](mailto:sophia.kim@lacity.org)

(213) 978-1208

Dear City Planning Commission,

We are writing to you regarding the proposed 29-unit development, including 3 affordable units, at 1951-1953 Westwood Blvd, cases DIR-2021-8567-TOC-HCA1A/ENV-2021-8569-CE. We urge the commission to reject the appeal of the project's approval, find the project exempt from CEQA, and approve the project's incentives.

The greater Los Angeles region is facing a severe housing shortage, particularly affordable housing. Creating new housing in this neighborhood, near a high opportunity area, will help to reduce issues of gentrification and displacement. Abundant Housing LA believes that these housing challenges can only be addressed if everyone in the region does their part.

This project is in a great location for housing. It is close to bus stops and in a highly walkable neighborhood with shopping, restaurants and schools, and parks, and near UCLA. It is great to see the developer using incentives to bring new homes, including badly needed affordable housing to the city. Affordable housing programs that depend on a percentage of new construction being affordable need a lot of new construction to have an impact, and the city should work to increase the number of developers using the Density Bonus. This project is a good project for Los Angeles and for the region. Again, we urge the city to reject the appeal, approve the incentives, and find the project Categorically Exempt from the provisions of CEQA.

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



# **DAY OF HEARING SUBMISSIONS**

**ARMBRUSTER GOLDSMITH & DELVAC LLP**

LAND USE ENTITLEMENTS □ LITIGATION □ MUNICIPAL ADVOCACY

ALIX WISNER  
DIRECT DIAL: 310-254-9055

12100 WILSHIRE BOULEVARD, SUITE 1600  
LOS ANGELES, CA 90025

Tel: (310) 209-8800  
Fax: (310) 209-8801

E-MAIL: [Alix@AGD-LandUse.com](mailto:Alix@AGD-LandUse.com)

WEB: [www.AGD-LandUse.com](http://www.AGD-LandUse.com)

July 27, 2022

VIA E-MAIL

Estineh Mailian  
Department of City Planning  
City of Los Angeles  
200 N. Spring Street, Room 763  
Los Angeles, CA 90012

Re: 5256-5272 N. Vineland Avenue  
Case No. CPC-2020-1946-GPA-ZCHD-CU-SPR-RDP

Dear Ms. Mailian,

We are writing on behalf of the Applicant, LG Vineland Storage, LLC, to request a continuance of Item No. 7 on the City Planning Commission agenda for the meeting that will be held on Thursday, July 28, 2022, after 8:30 am. As discussed, the item will be continued to the next scheduled City Planning Commission meeting with a date-certain of August 11, 2022.

Sincerely,



Alix Wisner

cc: Lisa Webber, Department of City Planning  
Kevin Golden, Department of City Planning  
Karo Torossian, CD 2  
Howard Sunkin, The Sunkin Group  
Dale Goldsmith, Armbruster Goldsmith & Delvac LLP  
Joshua Canafax, LG Vineland Storage, LLC



# Melrose + Seward Creative Office

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**City Planning Commission  
Hearing Presentation**

**Planning Case No.:**  
CPC-2021-2908-ZC-HD-ZAD-WDI-SPR  
**Applicant:** Melrose Avenue Owner, LLC



# State of the Art Creative Office Design

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BARDAS Investment Group has created, through a unique design, a workplace environment that both continues and furthers the existing media-focused corridor along Seward Street and thoughtfully integrates with the surrounding public library and residential uses. The proposed office building will be a 5-story commercial development, with approximately 67,889 square feet of new office space, retail uses, and open space with subterranean parking.





- LEGEND**
- RESIDENTIAL
  - COMMERCIAL
  - COMMERCIAL MANUFACTURING
  - INDUSTRIAL
  - PUBLIC FACILITIES
  - PROPOSED PROJECT SITE

# SITE LOCATION





# EXISTING CONDITIONS



# Project Summary

- Maintaining 17,134 sf of floor area in two existing buildings.
- Demolish the southern 1-story building and parking lot and construct 67,889 sf in a new 5-story commercial office building.









# Sustainability Features

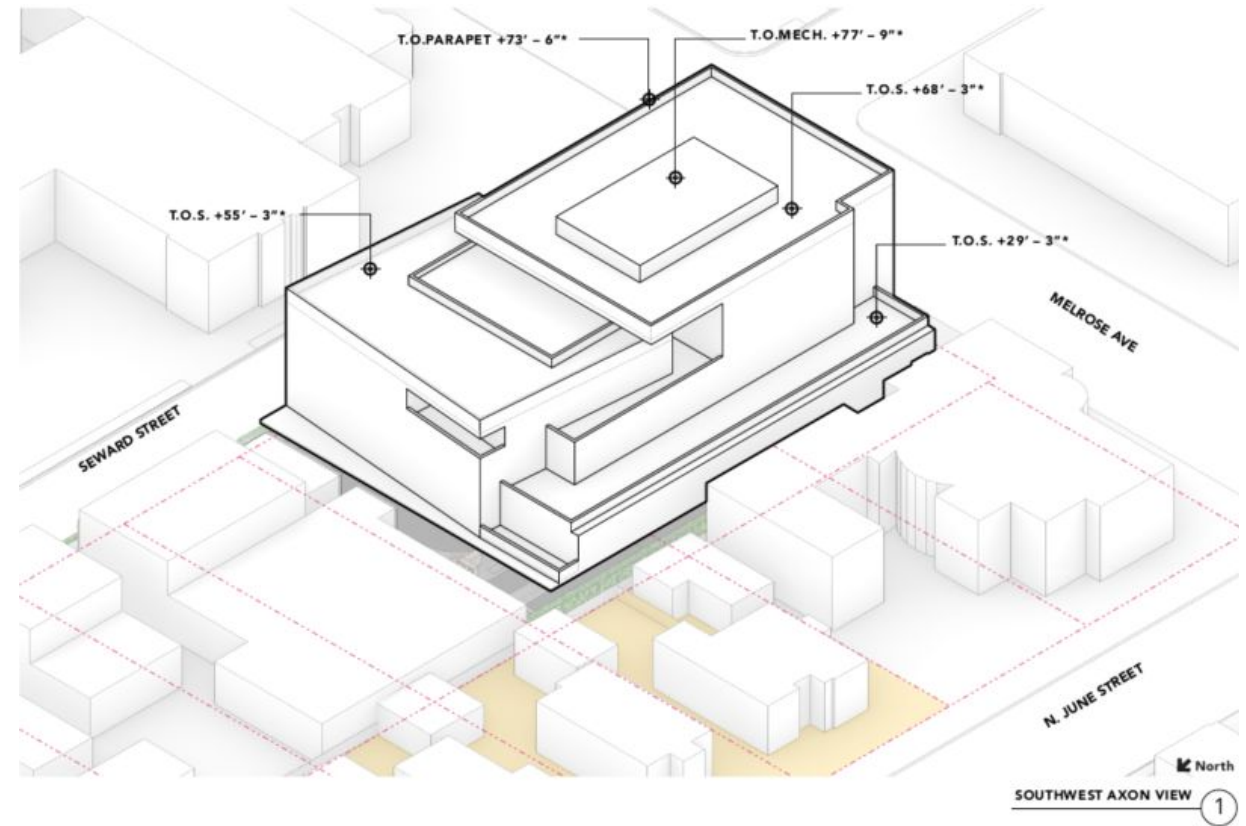
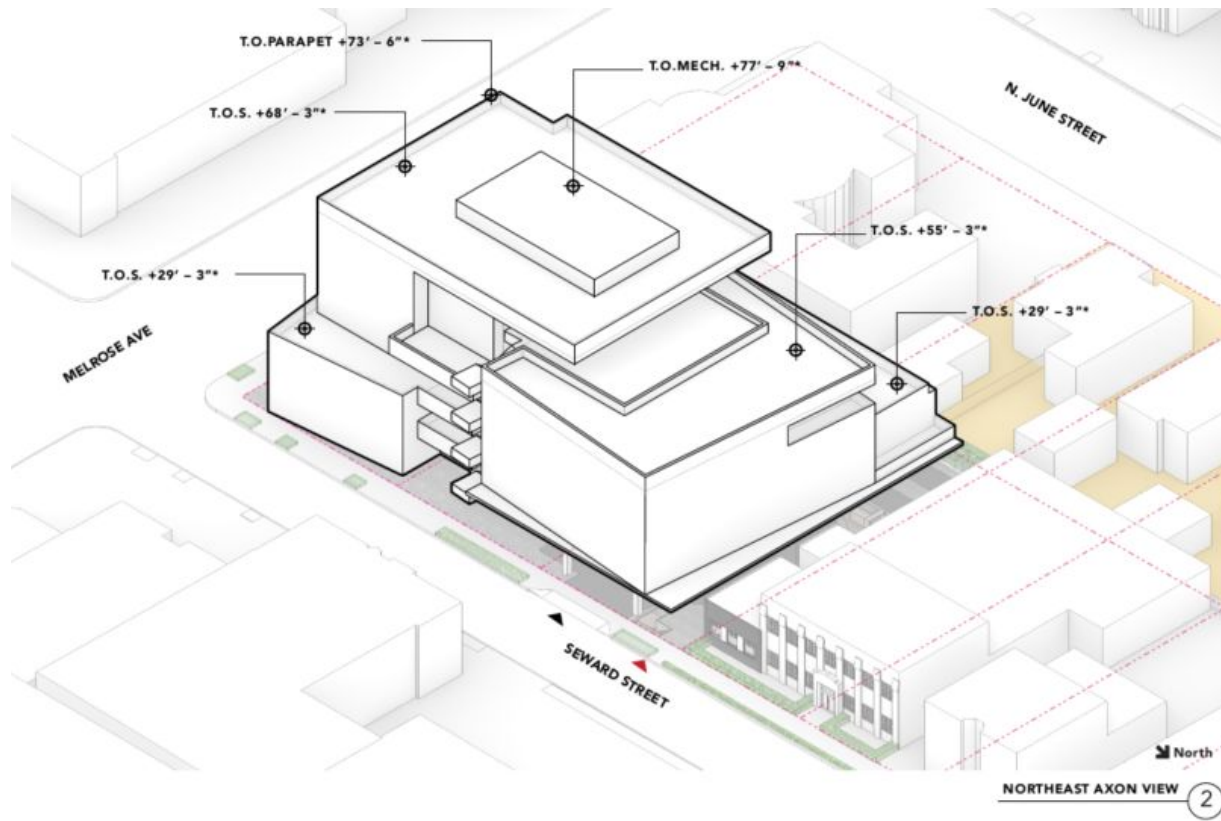
- Increased energy efficiency via high-performance glazing and enhanced façade, roof, and deck insulation.
- Air conditioning system comprised of highly efficient Variable Refrigerant Flow systems.
- Sixteen parking spaces designated for clean air vehicles and ten spaces designated for EV charging stations.
- Designed to California Green Building Code to maximize energy efficiency and water conservation.
- Irrigation system designed to meet or exceed the state Model Water Efficient Landscape Ordinance (MWELO). All landscaped areas will feature high-efficiency irrigation emitters (i.e., micro spray and drip irrigation). All roof, balcony, and plaza deck drains will feed into a rainwater harvesting cistern to be used for irrigation of the on-site landscaping.
- Overall planting palette will be primarily low maintenance and low water use.



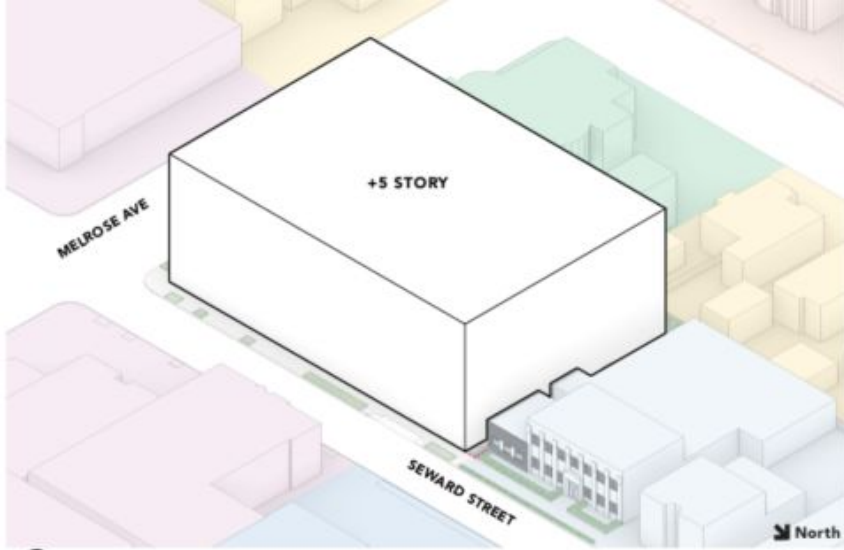
# Economic Contributions

- The proposed Project's new building would include approximately 67,242 sf of office space and 647 sf of ground-floor commercial retail space. The Project's office space and ground-floor commercial retail space would generate job opportunities within a dense area of the City ideal for accommodating such jobs.
- The Project would help create and retain job employment opportunities in the Hollywood Community Plan area, further the development of Hollywood as a major center of employment and retail services and help promote an active streetscape.

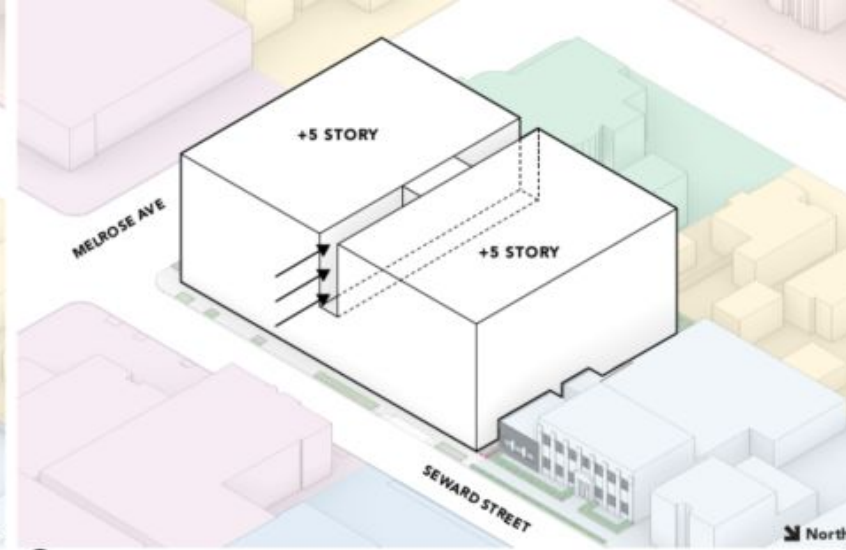




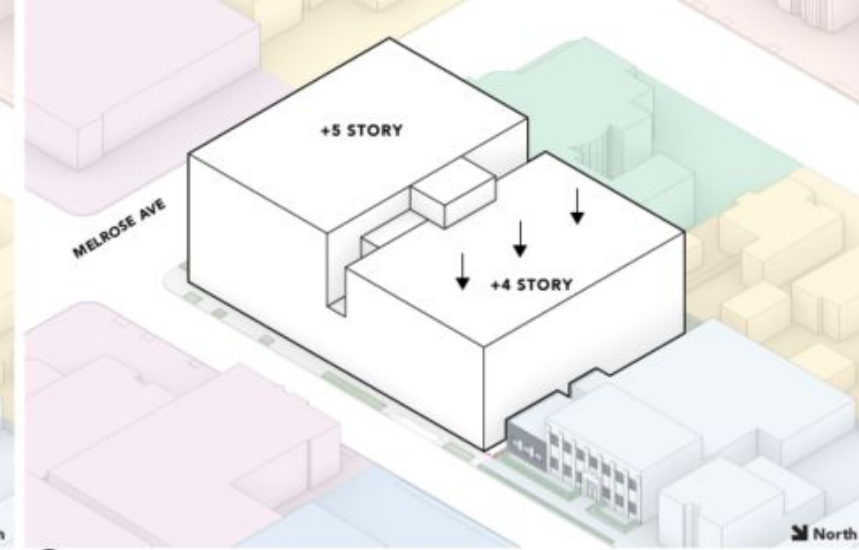
# AXON VIEWS



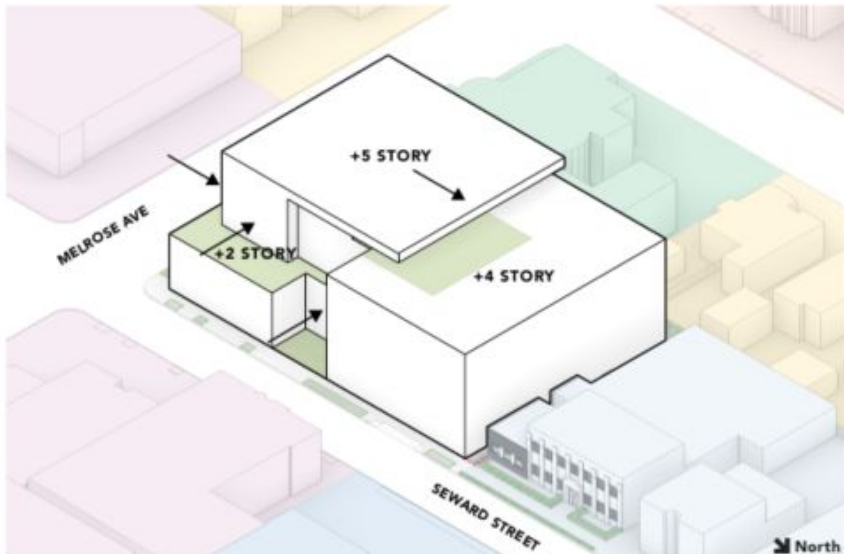
① CREATE 5 STORY BUILDING MASSING



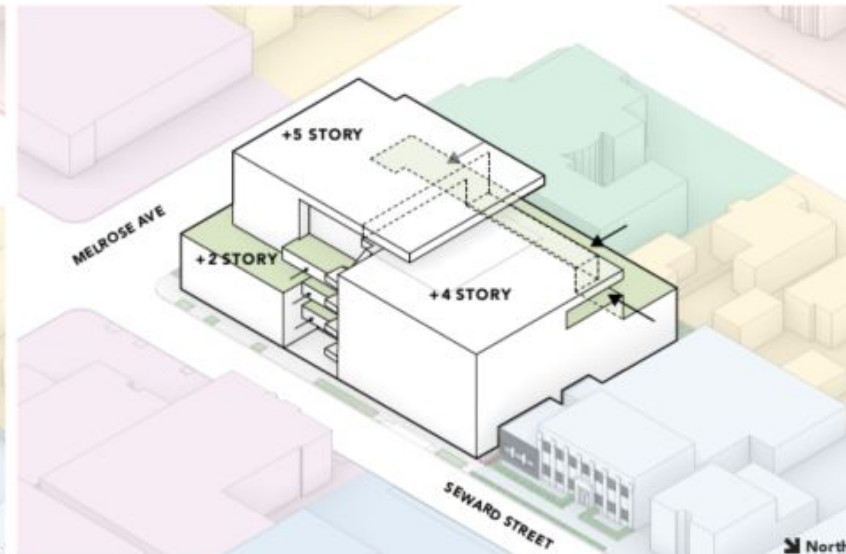
② BREAK DOWN MASSING TO THE GRAIN OF THE NEIGHBORHOOD



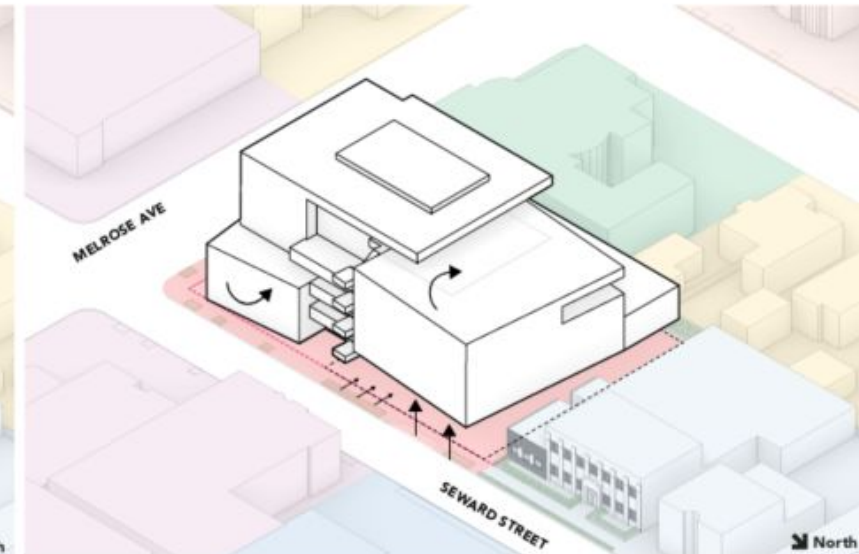
③ REDUCE MASS TO 4 STORIES ON NORTH TO RESPOND TO ADJACENT BUILDINGS



④ CUT BACK MASS ALONG SEWARD STREET TO PROVIDE VERTICAL RELIEF AND ENHANCE PEDESTRIAN EXPERIENCE



⑤ TERRACE WESTERN MASSES TO RESPOND TO RESIDENTIAL ZONE AND TO NEIGHBORING BUILDINGS



⑥ ROTATE AND SHAPE MASSES TO VARY FRONTAGES AND ENHANCE GROUND PLANE BUILDINGS

# DESIGN EVOLUTION





**SEWARD STREET ENTRANCE**





**FIFTH FLOOR DECK**





**FOURTH FLOOR OFFICE AREA**





**THIRD FLOOR DECK**

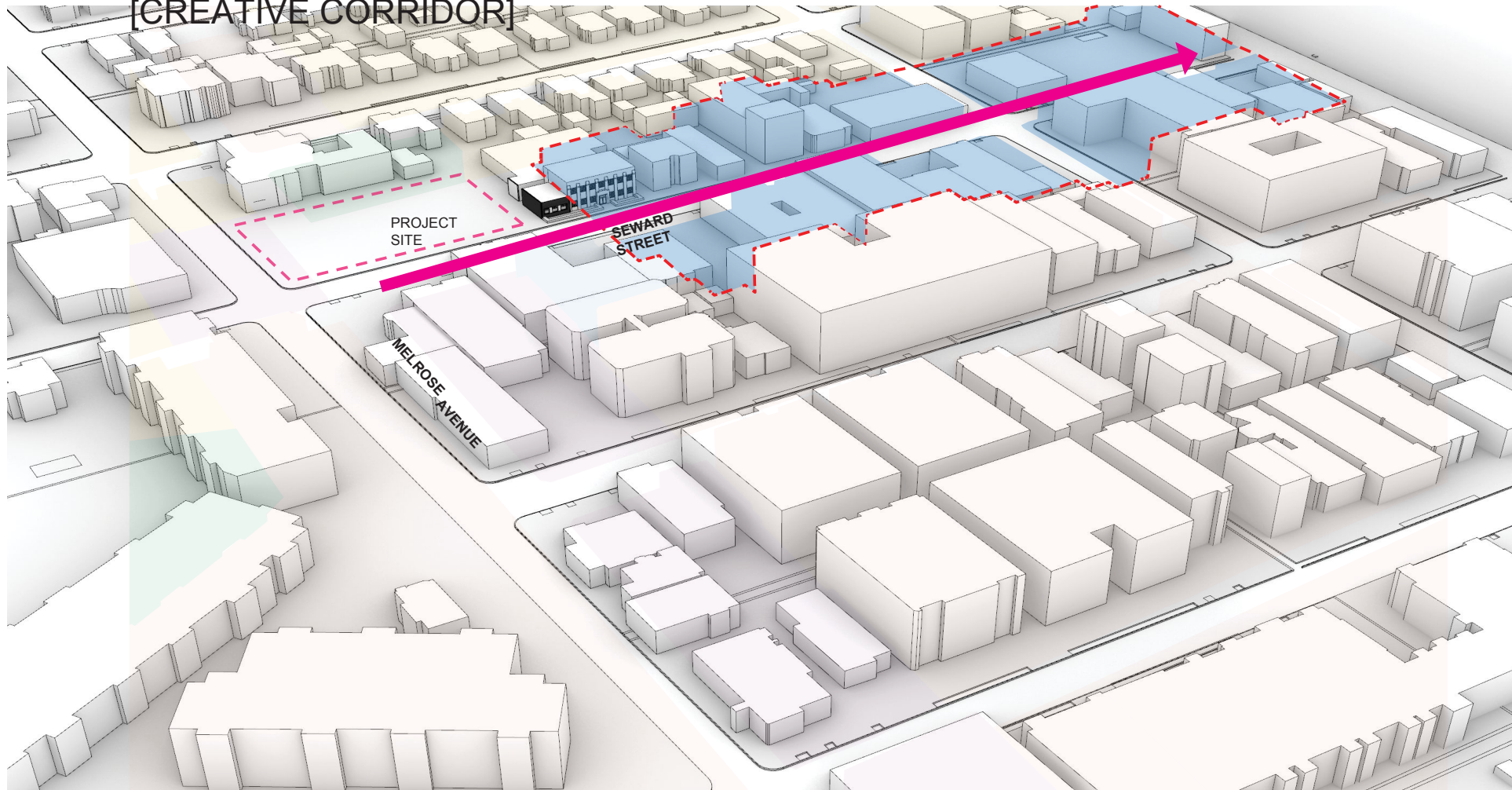


# ENTITLEMENTS REQUESTED

- Pursuant to Section 21082.1(c)(3) and 21081.6 of the California Public Resources Code and CEQA Guidelines Section 15074(b), the whole of the administrative record, including the Mitigated Negative Declaration No. ENV-2021-2909-MND ("Mitigated Negative Declaration") and Mitigation Monitoring Program for the above-referenced project, and all comments received;
- **Zone Change and Height District Change** pursuant to LAMC Section 12.32 F, from C4-1XL and CM-1VL to CM-2;
- **Zoning Administrator's Determination** pursuant to LAMC Section 12.24 X.22, to allow the project to exceed the maximum Transitional Height requirements otherwise permitted by the provisions of LAMC Section 12.21.1 A.10;
- **Waiver of Dedication and/or Improvement** pursuant to LAMC Section 12.37 I.3, to waive all dedication and street widening requirements along West Melrose Avenue and North Seward Street; and
- **Site Plan Review** pursuant to LAMC Section 16.05, for a development project which creates, or results in an increase of 50,000 gross square feet or more of nonresidential floor area.



# MEDIA DISTRICT INDUSTRY RETENTION AREA [CREATIVE CORRIDOR]



## LEGEND

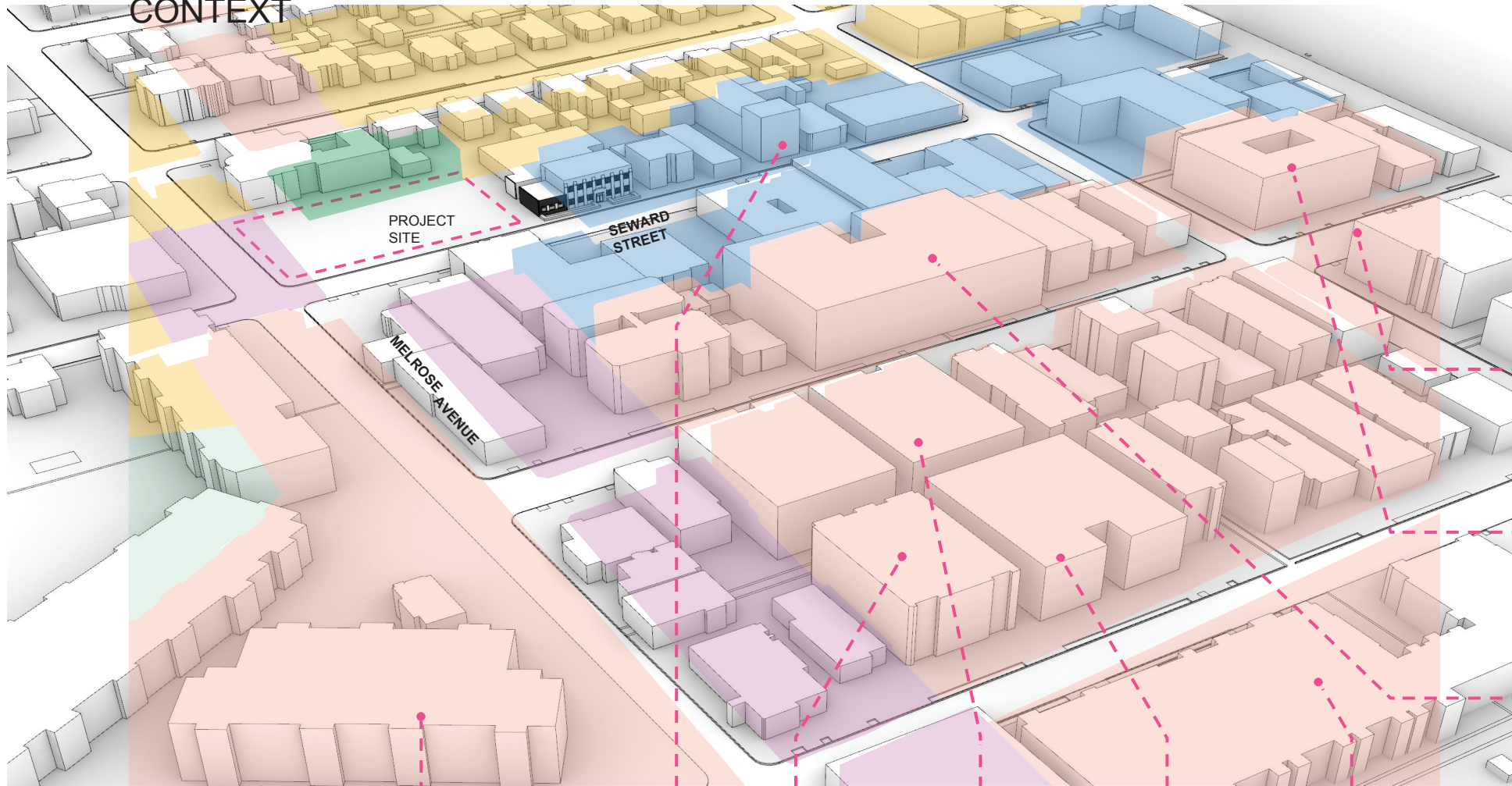
- RESIDENTIAL
- COMMERCIAL
- COMMERCIAL MANUFACTURING
- INDUSTRIAL
- PUBLIC FACILITIES
- PROPOSED PROJECT SITE
- MEDIA DISTRICT RETENTION AREA (CREATIVE CORRIDOR)



North



# SURROUNDING CONTEXT



## LEGEND

- RESIDENTIAL
- COMMERCIAL
- COMMERCIAL MANUFACTURING
- INDUSTRIAL
- PUBLIC FACILITIES
- PROPOSED PROJECT SITE
- ➔ North



6201 WARING AVE.  
4 FLOORS



807 N. HUDSON AVE.  
4 FLOORS



745 N. HUDSON AVE.  
5 FLOORS



651 WILCOX AVE.  
4 FLOORS



745 SEWARD ST.  
4 FLOORS



711 WILCOX AVE.  
4 FLOORS



726 N. HUDSON AVE.  
4 FLOORS



727 WILCOX AVE.  
4 FLOORS



738 WILCOX AVE.  
4 FLOORS



**Thank You!**



Planning CPC &lt;cpc@lacity.org&gt;

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**Re: Opposition to Case No.: CPC-2021-2908-ZC-HD-ZADWDI-SPR (Seward/Melrose Project July 28)**

---

**Clelia** <clelia.bozieu@gmail.com>

Wed, Jul 27, 2022 at 9:32 AM

To: david.woon@lacity.org, craig.bullock@lacity.org, cpc@lacity.org

Cc: Sam Uretsky &lt;sam@samuretsky.com&gt;

See below...

On Fri, Jul 22, 2022 at 8:06 PM Clelia &lt;clelia.bozieu@gmail.com&gt; wrote:

Dear Mr Woon and Mr. Bullock,

I live in Larchmont. I oppose approval of this project. The proposed vertical height is out of scale with the neighborhoods surrounding it and contrary to existing zoning in place for our area. The developer should not be granted a variance to build to this height. Further, the amount of proposed outdoor decking presents serious privacy and noise concerns for neighboring residents. There is no acceptable plan in place to address neighborhood concerns regarding the parking impact of this building. The developer has not successfully addressed concerns about the impact on several neighborhoods anticipated during the construction phase of the proposed development. There is concern over precedent being set should this project be approved that will adversely affect all of Melrose and the surrounding neighborhoods from the address of this project east to Western Avenue.

Every Neighborhood or Homeowners Association impacted by this project stands united against it as does the Greater Wilshire Neighborhood Council.

Respectfully,

Clelia Clemens  
527 N Lucerne Blvd, 90004



Planning CPC &lt;cpc@lacity.org&gt;

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## Proposed 5 story, 77 ft Office Building at Melrose/Seward

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diane@varietyartists.com <diane@varietyartists.com>

Wed, Jul 27, 2022 at 1:15 PM

Reply-To: diane@varietyartists.com

To: cpc@lacity.org

**CPC-2021-2908-ZC-HD-ZAD-WDI-SPR, ENV-2021-2909-MND**

Dear Commission:

We live at [635 North Highland Avenue](#) just south of Melrose. We are adamantly opposed to the proposed office building at Melrose/Seward. Our neighborhoods have been impacted by too many giant structures that have caused more traffic, noise and encroachment on the peaceful neighborhoods we live in.

This particular structure would dwarf the surrounding residential homes and cause too many problems for the already impacted neighborhood. There is no need to build a gargantuan building taller than necessary.

There should be an environmental impact report done to analyze the impacts on the John C Fremont Library and the adjacent historic preservation overlay zone. We believe it is required before any variances can be voted on.

Building higher, newer, larger is not necessarily what the neighborhood needs or wants. Please do not let THEIR greed decide how you approach this situation. Do not vote for this variance!

There are a lot of neighbors who will not write to you, but feel the same way about the overcrowding of our residential neighborhoods.

Sincerely,

Diane and Nick D'Amico  
[635 North Highland Avenue](#)  
Los Angeles, CA 90036  
(951) 659-9900



Virus-free. [www.avg.com](http://www.avg.com)





Planning CPC <cpc@lacity.org>

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## Case#CPC-2021-2908-ZC-HD-ZAD-WDI-SPR,ENV-2021-2909-MND

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**Eileen Brown** <eileenanisgartenbrown@gmail.com>

Tue, Jul 26, 2022 at 3:28 PM

To: CPC@lacity.org

Dear City of Los Angeles Planning Department,  
The proposed building on the NW corner of Seward and Melrose is on a scale to totally change the nature of the surrounding neighborhood.  
I respectfully request that the Developers complete an EIR.

Eileen A Brown  
Property Owner



Planning CPC &lt;cpc@lacity.org&gt;

---

**Case # CPC-2021-2908-ZC-HD-ZAD-WDI-SPR.ENV-2021-2909-MND**

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**Grace Fritzinger** <grace@fritzingers.com>

Tue, Jul 26, 2022 at 1:56 PM

To: "cpc@lacity.org" &lt;cpc@lacity.org&gt;

Dear Planning Commission,

I greatly object to the requested height-5 stories- for the Melrose Development. It is very much out of scale for the neighborhood. It should not be allowed.

Thank you.

Grace Fritzinger  
244 S. Muirfield Rd.  
Hancock Park, Los Angeles, 90004

*Grace Fritzinger*eMail: [grace@fritzingers.com](mailto:grace@fritzingers.com)

Home: 323 933-2143

Cell: 323 896-2825



July 13, 2022

To: Etta Armstrong, Commission Executive Assistant  
[etta.armstrong@lacity.org](mailto:etta.armstrong@lacity.org)

David Woon, Planning Assistant  
[david.woon@lacity.org](mailto:david.woon@lacity.org)

Re: CPC-2021-2908-ZC-HD-ZAD-WDI-SPR

CC: Craig Bullock, Planning Director (CD13)  
Ansis Hoheisel, Planning Deputy (CD13)  
Dylan Sittig, Senior Planning Deputy (CD5)

### Letter of Opposition

By its vote on July 13, 2022, the Board of The Greater Wilshire Neighborhood Council (GWNC) opposes the demolition of an existing 1-story commercial building and surface parking lot, and construction of a 5-story, 74-ft commercial development with a total floor area of 67,889 sq ft, 168 parking spaces, and 26 bicycle spaces for the project located at 6101-6117 W. Melrose Ave & 713-735 N. Seward St, as the developer never returned to the Land Use Committee and because of neighborhood associations' disapproval of the height, parking provisions, construction mitigations and open space impact on the neighborhood.

Thank you for your time and consideration.

Brian Curran  
Chair, Land Use Committee

Conrad Starr  
President, GWNC





Planning CPC &lt;cpc@lacity.org&gt;

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**Case number (CPC-2021-2908-ZC-HD-ZAD-WDI-SPR, ENV-2021-2909-MND)**

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**Janna Bodek Harris** <jannabodekharris@icloud.com>

Thu, Jul 28, 2022 at 8:56 AM

To: David.Woon@lacity.org, cpc@lacity.org

Dear City Planning Comissioners,

I am writing regarding the proposed development of the property at 6101 -6117 W. Melrose. We live in Hancock Park on Cahuenga, just south of Melrose and have lived in the Hancock Park or Windsor Square for the past 33 years. We have chosen to live in this neighborhood specifically because the HPOZ has ensured that our beautiful historic neighborhood and its scale is ensured and preserved. I strongly urge the commission to NOT approve the height district change on the property that has been requested. This type of change would have a horrible impact on our neighborhood as well as the surrounding areas. Equally concerning is that the height change proposed at the corner of Melrose and Seward would set a dangerous precedent.

Please ensure that the developers KEEP THEIR BUILDING WITHIN THE CURRENT ALLOWABLE HEIGHT OF 45 FEET AND THAT THE DESIGN AND SCALE BE IN KEEPING WITH THE HISTORIC SURROUNDING NEIGHBORHOOD.

Thank you.

Sincerely,

Janna Bodek Harris  
574 N. Cahuenga Blvd.



Planning CPC &lt;cpc@lacity.org&gt;

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**WSA Land Use CPC-2021-2908-ZC-HD-ZADWRI-SPR (Seward/Melrose July 28)**

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**Larry Guzin** <larry.guzin@gmail.com>

Wed, Jul 27, 2022 at 9:59 PM

To: cpc@lacity.org

Cc: David Woon &lt;david.woon@lacity.org&gt;, heather.bleemers@lacity.org, kevin.golden@lacity.org

The Windsor Square Association joins a coalition of neighborhoods including the Hancock Park Homeowners Association, the Larchmont Village Neighborhood Association, and the South Hollywood Neighborhood Association in opposition to this application.

Larry Guzin  
President, Windsor Square Association

"The Windsor Square Association promotes public safety, social welfare, community education, quality of living, and the enhancement of the environment for the residents of 1,100 homes in Windsor Square, between Beverly Boulevard on the north and Wilshire Boulevard on the south, and between Arden Boulevard on the west and Van Ness Avenue on the east, and the City of Los Angeles in general."



# LUNA & GLUSHON

A Professional Corporation

DENNIS R. LUNA  
(1946-2016)

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

July 27, 2022

## VIA EMAIL

Samantha Millman, President  
Los Angeles City Planning Commission  
200 N. Spring Street, Room 272  
Los Angeles, CA 90012

Re: CPC-2021-2908-ZC-HD-ZAD-WDI-SPR/ENV-2021-2909-MND  
6101-6117 West Melrose Avenue; 713-735 North Seward Street

Honorable Commissioners:

Our firm has recently been retained by the Hancock Park Homeowners Association ("HPHOA") in connection with the proposed 67,889 square foot, five-story office-retail building (the "Project") and requested entitlements including a wholly inappropriate Height District change and Mitigated Negative Declaration. For the foregoing reasons, HPHOA requests that the Commission deny the Project, as proposed, including recommending denial of the requested Height District change.

- I. The Project is not in conformity with public necessity, convenience, general welfare or good zoning practice.

Preliminarily, the Commission will note that this Project is a luxury office/retail structure seeking a plethora of entitlements without any compelling public policy benefits to the City. We are mindful of the City's, and this Commission's inclination to approve greater height, density and other entitlements for "affordable housing projects" which do provide significant public benefits. **This is not such a Project.** This is a "get what you can" luxury-serving development by which a developer seeks to maximize its profit to the detriment of the surrounding community with very little public policy benefit to the City.

With regard to the requested Zone Change and Height District Change, the Commission should be aware that **only Lot 23** of the site is inconsistent with the General Plan land use designation. The remainder of the site is not only consistent but is directly

in line with the remainder of the CM-Zones corridor along Seward Street. Plainly, it is good zoning practice to keep the site consistent with its neighboring properties.

**Most importantly, however, there is no precedent whatsoever for the requested Height District change. None of the surrounding properties are within the requested height district.** The within request is inappropriate spot zoning and is incompatible with surrounding properties, public necessity, convenience, general welfare and good zoning practice.

- II. The Project does not consist of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements that is or will be compatible with existing and future development on adjacent properties and neighboring properties.

As will be further addressed by a large coalition of neighborhood groups and residents, and which has been reflected by previous comments and submittals, due to its design and height, the Project is incompatible, based on both design and requested height, with the immediately adjacent single-family residential uses; the Hancock Park Historic Preservation Overlay Zone (HPOZ) immediately across the street on the south side of Melrose Ave; and the John C. Fremont Branch Library, designated by the City as a Historic-Cultural monument and listed on the National Register of Historic Places.

We still need to complete our review of the Mitigated Negative Declaration and reserve the right to provide further comments when this case is further reviewed by the City Council.<sup>1</sup>

The HPHOA requests that the Commission deny the Project, as proposed, including recommending denial of the requested Height District change.

Very truly yours,

LUNA & GLUSHON  
A Professional Corporation



ROBERT L. GLUSHON

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<sup>1</sup> Based on information set forth in previous correspondence and comments, it appears that the MND is not adequate under the California Environmental Quality Act.



Planning CPC &lt;cpc@lacity.org&gt;

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## Opposition to Case No.: CPC-2021-2908-ZC-HD-ZADWDI-SPR (Seward/Melrose Project July 28)

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Marianna Elliott &lt;mariannaelliott@me.com&gt;

Thu, Jul 28, 2022 at 8:18 AM

To: cpc@lacity.org, David Woon &lt;david.woon@lacity.org&gt;, craig.bullock@lacity.org, sam@samuretsky.com

Dear Mr Woon and Mr. Bullock,

I live in South Hollywood, about two blocks from this project.

I passionately oppose approval of this project.

### **The developer should not be granted a variance to build to this height.**

The proposed vertical height is out of scale with the neighborhoods surrounding it and **contrary to existing zoning in place for our area.**

The construction and existence of the building at the height the developers are requesting will have immediate and damaging impact on the homeowners on June Street behind the project.

It will establish a height precedent for Melrose that will destroy TWO neighborhoods - north of Melrose in South Hollywood, and south of Melrose in Hancock Park.

There is a building at the end of my block that was a very similar building and the neighbors met with the developers who assured them that their concerns would be met and the neighbors would be well cared for as far as the impact on the neighborhood.

When there were businesses occupying the building, there were problems with parking in the neighborhood, ride share drop offs, delivery, traffic, idling cars with exhaust going directly into the homes with small children across the street, etc.

### **The building manager, when there was one, did not effectively handle these concerns and others.**

The building is largely unoccupied now, so the argument that there needs to be more office space built is disingenuous.

The residents of the charming neighborhoods of LA and tourists in LA enjoy are tired of assurances from the city council and developers that are absolutely hollow, as the quality of life in their neighborhood plummets.

Further, the amount of proposed outdoor decking presents serious privacy and noise concerns for neighboring residents.

There is no acceptable plan in place to address neighborhood concerns regarding the **parking impact of this building**.

The developer has not successfully addressed concerns about the impact on several neighborhoods anticipated during the construction phase of the proposed development.

This developer/investment group has numerous large projects in Hollywood that are better placed, They surely have been granted exceptions on some of those.

I beg you not to make exceptions for them on this one.

There is concern over precedent being set should this project be approved that will adversely affect all of Melrose and the surrounding neighborhoods from the address of this project east to Western Avenue.

Every Neighborhood or Homeowners Association impacted by this project stand united against it as does the Greater Wilshire Neighborhood Council. I join with them.

Respectfully,

Marianna Elliott  
[6626 Barton Avenue](#)  
[Los Angeles, CA 90038](#)



Planning CPC &lt;cpc@lacity.org&gt;

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## Proposed 5 story, 77 ft Office Building at Melrose/Seward

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**Mariko Van Kampen** <marikovankampen@gmail.com>

Wed, Jul 27, 2022 at 11:13 PM

To: david.woon@lacity.org, craig.bullock@lacity.org, "CPC@lacity.org" <CPC@lacity.org>, sam@samuretsky.com, Debra Rosenbaum <debra@rosenbaumdesign.com>

On Jul 27, 2022, at 1:36 PM, Paul Elmi <elmoid@gmail.com> wrote:

Dear Mr Woon and Mr. Bullock,

I live in South Hollywood on June Street, almost directly behind the proposed new building. I strongly oppose approval of this project. The proposed vertical height is wildly out of scale with the neighborhoods surrounding it and contrary to existing zoning in place for our area.

Additionally, the design is insensitive to the style of the neighborhood. It completely obliterates the existing vintage storefronts facing Melrose Avenue replacing them with a jarringly contemporary facade. The block is anchored on its southwest corner by the historic Fremont Library which will be dwarfed by the new building. Los Angeles is notorious for its lack of respect for its architectural heritage. "Virgin" blocks along our commercial streets are increasingly rare and should be given preservation consideration even when they are of modest origins. The existing storefronts with their charming arches are fitting companions to the beloved library. They are, alas, an endangered architectural species.

The developer should not be granted a variance to build to this height. Further, the amount of proposed outdoor decking presents serious privacy and noise concerns for neighboring residents.

There is no acceptable plan in place to address neighborhood concerns regarding the parking impact of this building. They are eliminating an existing 50 car (approximate) parking lot as part of the new building footprint and are providing 168 new spaces, minus the 50 being eliminated for 68000 square feet of office and retail space. Parking is already an issue in the area, particularly on June Street due to the Fremont library.

The developer has not successfully addressed concerns about the impact on several neighborhoods anticipated during the construction phase of the proposed development. There is concern over precedent being set should this project be approved that will adversely affect all of Melrose and the surrounding neighborhoods from the address of this project east to Western Avenue.

Every Neighborhood or Homeowners Association impacted by this project stand united against it as does the Greater Wilshire Neighborhood Council. I join with them.

Respectfully,

Mariko Van Kampen  
726 N June Street

South Hollywood Resident





P: (626) 381-9248  
F: (626) 389-5414  
E: [info@mitchtsailaw.com](mailto:info@mitchtsailaw.com)



139 South Hudson Avenue  
Suite 200  
Pasadena, California 91101

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**VIA E-MAIL**

July 27, 2022

David Woon, Planning Assistant  
City of Los Angeles  
200 North Spring Street, Room 763  
Los Angeles, CA 90012  
Em: [david.woon@lacity.org](mailto:david.woon@lacity.org)

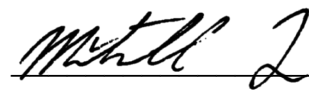
**RE: City of Los Angeles' Melrose and Seward Project**  
**(SCH#:2022030483).**

Dear David Woon,

On behalf of the Southwest Regional Council of Carpenters, my Office is submitting these comments on the City of Los Angeles' Notice of Intent to Adopt an Initial Study/Mitigated Negative Declaration (SCH No. 2022030483) for the Melrose and Seward Project.

The Southwest Carpenters would like to express their support for this Project. The SWRCC believes that this Project will benefit the environment and the local economy by utilizing a local skilled and trained workforce and will be built utilizing protocols that will protect worker health and safety.

Sincerely,



---

Mitchell M. Tsai  
Attorneys for Southwest Regional  
Council of Carpenters



Planning CPC &lt;cpc@lacity.org&gt;

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## Proposed 5 story, 77 ft Office Building at Melrose/Seward

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Paul Elmi <elmoid@gmail.com>

Wed, Jul 27, 2022 at 1:36 PM

To: david.woon@lacity.org, craig.bullock@lacity.org, "CPC@lacity.org" <CPC@lacity.org>

Cc: sam@samuretsky.com, Debra Rosenbaum <debra@rosenbaumdesign.com>

Dear Mr Woon and Mr. Bullock,

I live in South Hollywood on June Street, almost directly behind the proposed new building. I strongly oppose approval of this project. The proposed vertical height is wildly out of scale with the neighborhoods surrounding it and contrary to existing zoning in place for our area. The developer should not be granted a variance to build to this height. Further, the amount of proposed outdoor decking presents serious privacy and noise concerns for neighboring residents.

There is no acceptable plan in place to address neighborhood concerns regarding the parking impact of this building. They are eliminating an existing 50 car (approximate) parking lot as part of the new building footprint and are providing 168 new spaces, minus the 50 being eliminated for 68000 square feet of office and retail space. Parking is already an issue in the area, particularly on June Street due to the Fremont library.

The developer has not successfully addressed concerns about the impact on several neighborhoods anticipated during the construction phase of the proposed development. There is concern over precedent being set should this project be approved that will adversely affect all of Melrose and the surrounding neighborhoods from the address of this project east to Western Avenue.

Every Neighborhood or Homeowners Association impacted by this project stand united against it as does the Greater Wilshire Neighborhood Council. I join with them.

Respectfully,

Paul Elmi

[726 N June Street](#)

South Hollywood Neighborhood Association Board Member



Planning CPC <cpc@lacity.org>

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**case number CPC-2021-2908-ZC-HD-ZAD-WDI-SPR, ENV-2021-2909-MND**

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**Robin Akashi** <robin.akashi@gmail.com>  
To: CPC@lacity.org

Wed, Jul 27, 2022 at 11:01 AM

Hello,

I am messaging because I received a notification of above case and would like to voice my strong opposition to changing the current allowable height from 45' to 77'.

Robin

Sent from my iPhone



Planning CPC &lt;cpc@lacity.org&gt;

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**(CPC-2021-2908-ZC-HD-ZAD-WDI-SPR, ENV-2021-2909-MND)**

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**sheri gasche** <sgasche@earthlink.net>  
To: david.Woon@lacity.org  
Cc: craig.bullock@lacity.org, CPC@lacity.org

Wed, Jul 27, 2022 at 2:19 PM

Subject Opposition to Case No.: CPC-2021-2908-ZC-HD-ZADWDI-SPR (Seward/Melrose Project July 28)

Dear Mr Woon and Mr. Bullock,

I live in Larchmont or South Hollywood area. I oppose approval of this project. The proposed vertical height is out of scale with the neighborhoods surrounding it and contrary to existing zoning in place for our area. The developer should not be granted a variance to build to this height. Further, the amount of proposed outdoor decking presents serious privacy and noise concerns for neighboring residents. There is no acceptable plan in place to address neighborhood concerns regarding the parking impact of this building. The developer has not successfully addressed concerns about the impact on several neighborhoods anticipated during the construction phase of the proposed development. There is concern over precedent being set should this project be approved that will adversely affect all of Melrose and the surrounding neighborhoods from the address of this project east to Western Avenue.

Every Neighborhood or Homeowners Association impacted by this project stand united against it as does the Greater Wilshire Neighborhood Council. I join with them.

Respectfully,  
Sheri Gasche & Gregory Gannon  
[747 N. Cherokee Ave.](#)  
[Los Angeles CA 90038](#)





Planning CPC &lt;cpc@lacity.org&gt;

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## Opposition to Case No.: CPC-2021-2908-ZC-HD-ZADWDI-SPR (Seward/Melrose Project July 28)

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Susan Grossman <segrossman@sbcglobal.net>

Tue, Jul 26, 2022 at 1:12 PM

To: "heather.bleemers@lacity.org" <heather.bleemers@lacity.org>, "kevin.golden@lacity.org" <kevin.golden@lacity.org>, "david.woon@lacity.org" <david.woon@lacity.org>, "paul.koretz@lacity.org" <paul.koretz@lacity.org>, "joan.pelico@lacity.org" <joan.pelico@lacity.org>, "dylan.sittig@lacity.org" <dylan.sittig@lacity.org>

Cc: "paul.koretz@lacity.org" <paul.koretz@lacity.org>, "joan.pelico@lacity.org" <joan.pelico@lacity.org>, "dylan.sittig@lacity.org" <dylan.sittig@lacity.org>, "snorekel@gmail.com" <snorekel@gmail.com>, "mdalpers@aol.com" <mdalpers@aol.com>, "cpc@lacity.org" <cpc@lacity.org>

Dear City Planning Commision President Millman, Vice President Choe, and Commissioners Campbell, Hornstock, Lopez-Ledesma, Leung, Mack, Perlman and Wilson (in care of Heather, Kevin and David):

I am a resident of [627 Lillian Way](#) and I am writing to express my strong opposition to the Melrose/Seward project. I have lived here over 30 years and in that time have seen Melrose Avenue become a gridlocked, high accident, physically overwhelmed street. The current commercial built environment on this narrow, curvy, poorly engineered part of Melrose (with the exception of the condominiums at Wilcox and Melrose that were built over 40 years ago), is one and two stories. These properties not only face Melrose but back up to small houses and would be right next to the historic John C. Fremont library, a nationally recognized landmark.

The proposed project is a 77 foot commercial building that would dwarf the library and surrounding structures and houses; cost the homeowners their light and privacy and burden our already completely overwhelmed neighborhood. The construction of large numbers of large residential properties north of Melrose have provided housing, but have also added to the gridlock, undermining of streets and unplanned for density. And, finally, the developers of this project are asking for an exemption to the zoning height district. These districts were created because, in this part of Los Angeles, commercial properties are right next to small, residential properties. These height districts enable communities to balance the interests of **all** property owners and residents.

Thank you,  
Susan Grossman  
[627 Lillian Way](#)  
Board member, Hancock Park Homeowners Association

# SOUTH HOLLYWOOD NEIGHBORHOOD ASSOCIATION

July 27, 2022

RE: 6101-6117 Melrose Avenue-713-735 North Seward Street

David Woon  
Planning Assistant  
City of Los Angeles Department of City Planning  
201 North Figueroa Street  
Los Angeles, CA 90012

**Case Number:** CPC-2021-2908-ZC-HD-ZAD-WDI-SPR (ENV-2021-2909-MND)

Dear Mr. Woon and Bullock,

I am the President of South Hollywood Neighborhood Association, SoHo, and live at 810 – 812 North Las Palmas Avenue. I am writing again to oppose approval of this project as a private citizen, an Architect, Certified Interior Design and a concerned longtime neighbor of 20 years that cares about the quaint neighborhood that we are trying to save. This neighborhood does not need an office building!!

The proposed vertical height is out of scale with the neighborhoods surrounding it and contrary to existing zoning in place for our area. The developer should not be granted a variance to build to this height. Further, the amount of proposed outdoor decking presents serious privacy and noise concerns for neighboring residents. There is no acceptable plan in place to address neighborhood concerns regarding the parking impact of this building. The developer has not successfully addressed concerns about the impact on several neighborhoods anticipated during the construction phase of the proposed development. There is concern over precedent being set should this project be approved, that will adversely affect all of Melrose and the surrounding neighborhoods from the address of this project east to Western Avenue.

Every Neighborhood or Homeowners Association impacted by this project stand united against it as does the Greater Wilshire Neighborhood Council. I join with them as President of South Hollywood Neighborhood Association, SoHo.

Thank you and with Kind Regards,

Debra Rosenbaum, representing the SoHo neighborhood  
*Debra Rosenbaum*, 810 – 812 North Las Palmas Avenue, Los Angeles, CA 90038

President, South Hollywood Neighborhood Association (SoHo)

[southhollywoodnha@gmail.com](mailto:southhollywoodnha@gmail.com)

310-344-3059

South Hollywood Neighborhood Association  
Visit us at [www.southhollywoodnha.org](http://www.southhollywoodnha.org)



Planning CPC <cpc@lacity.org>

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## environmental impact

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**saul newman** <newman400@gmail.com>  
To: CPC@lacity.org

Wed, Jul 27, 2022 at 11:45 AM

<https://planning.lacity.org/pdiscaseinfo/search/encoded/MjQ2MTY40>

I wish to express my concern of the plan to raze structure adjacent to Fremont library , to erect a monstrous structure. An environmental impact report should be required to assess the effect on the historic adjacent library , as well as the adjacent HPOZ neighborhood.

sincerely  
saul newman  
400 n highland ave



Planning CPC &lt;cpc@lacity.org&gt;

---

**CPC-2021-2908-ZC-HD-ZAD-WDI-SPR, ENV-2021-2909-MND**

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**sspie924@aol.com** <sspie924@aol.com>  
To: CPC@lacity.org

Wed, Jul 27, 2022 at 1:06 PM

We strongly oppose changing the current allowable height restrictions from 45 feet to 77 feet as a dangerous precedent for our community. Aside from the aesthetic imbalance that will occur there are some other issues that must be considered. Just ask any New Yorker about the loss of air circulation and light that occurs when a mega building is erected in an area. While not quite "mega" the proposed building at Seward and Melrose will not only dwarf the surrounding homes and businesses but will impact their quality of life.

Shondell and Ed Spiegel  
[321 N McCadden Pl](#)  
[Los Angeles, CA](#)  
[Sent from the all new AOL app for iOS](#)



Planning CPC &lt;cpc@lacity.org&gt;

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**Day of Hearing Statement for Thursday, July 26, 2022 Re: 6001-6117 Melrose at Seward: (CPC-2021-2908-ZC-HD-ZAD-WDI-SPR, ENV-2021-2909-MND).**

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**Toby Horn** <rosesdaughter1125@gmail.com>  
To: cpc@lacity.org

Tue, Jul 26, 2022 at 10:10 AM

I am registering my strong opposition to the requested height increase for the aforementioned project. To approve this additional height will negatively affect the proportions of the surrounding residential and commercial neighborhood and will cast shade and shadow unnecessarily. The project will loom over adjacent structures even when not in use. and the description of outdoor terraces and spaces will cause noise problems for neighbors.

i am requesting that the additional height not be granted for this project, and that the city takes its guidance from the height and scale of the existing buildings that now on that property.

Toby Horn  
146 South Fuller Avenue  
90036

TMH





July 27, 2022

Oliver Netburn, City Planner

[oliver.netburn@lacity.org](mailto:oliver.netburn@lacity.org)

(213) 978-1382

Dear City Planning Commission,

We are writing to you in support of the proposed 166-unit mixed use development, including 24 affordable units, at 1911 West Sunset Blvd, CPC-2020-3140-CU-DB-MCUP-SPR/ENV-2020-3141-SCPE. 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, particularly affordable housing. Creating new housing in this neighborhood will help to reduce issues of gentrification and displacement. Abundant Housing LA believes that these housing challenges can only be addressed if everyone in the region does their part.

This project is in a great location for housing, with multiple bus stops, schools, and shopping nearby, and walking and bicycling distance to Echo Park and its recreational facilities. It is great to see the developer using the Density Bonus program to bring new homes, including badly needed affordable housing to the city. Affordable housing programs that depend on a percentage of new construction being affordable need a lot of new construction to have an impact, and the city should work to increase the number of developers using the Density Bonus. This project is a good project for Los Angeles and for the region and we urge the city to approve 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



Chatten-Brown, Carstens & Minter LLP

**Hermosa Beach Office**

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**Amy C. Minter**

Email Address:

[acm@cbcearthlaw.com](mailto:acm@cbcearthlaw.com)

Direct Dial:

310-798-2409

July 26, 2022

*Via Email*

City Planning Commission

City of Los Angeles

Attn: Cecilia Lamas, Commission Executive Assistant [cpc@lacity.org](mailto:cpc@lacity.org)

**Re: CPC-2020-3140-CU-MCUP-DB-SPR-HCA; July 28, 2022 Hearing Date, Agenda Item 9, Case No. ENV-2020-3141-SCPE, 1911-1931 West Sunset Boulevard and 1910-2018 West Reservoir Street**

Honorable Commission Members:

On behalf of the Los Angeles Conservancy, we write to reiterate our objections to the City's reliance on a sustainable communities project (SCPE) exemption to environmental review under the California Environmental Quality Act (CEQA) for the proposed mixed-use development at the current site of the historic Taix restaurant. As determined by numerous historic experts, the Taix building is historically significant and it is also significant as a legacy business. Because the proposed mixed-use project would demolish the historic Taix restaurant and provide no guarantee that the Taix business will be included in the new construction, a significant impact to this historic resource would occur and must be assessed in environmental review.

The Los Angeles Conservancy detailed the City's improper reliance on a SCPE in its June 20, 2022 letter to the Planning and Land Use Management Committee and in its July 12, 2021 letter to the City's Planning Department, both of which are included in the file for this Project and are incorporated by reference into this letter. In addition to the improper reliance on a SCPE for a project that would have an adverse impact on the historically significant Taix restaurant, the divided approval process relied upon by the City, where the CEQA determination was considered separately from the project, runs counter to the requirements of CEQA. "[T]he separation of the approval function from the review and consideration of the environmental assessment" fails to serve CEQA's basic public and decision maker purposes. (*POET, LLC v. State Air Resources Bd.* (2013) 218 Cal.App.4th 681, 731.)

Further, the City is proposing to provide the project many more incentives than provided by the City's Municipal Code. As proposed, the project would be provided **seven** incentives instead of the three incentives provided for in LAMC 12.22.A.25(e), and without a showing that these incentives are required to provide for affordable housing costs. Three of the requested

incentives are in areas covered by on-menu incentives, but the developer is requesting greater incentives than allowed under the Municipal Code.

First, only off-menu waivers of standards not addressed by the on-menu incentives contained in LAMC 12.22.A.25(f) are allowed under section (g)(3)—these waivers are allowed for qualified projects “for which the applicant request a waiver or modification of any development standard(s) **that is not included on the Menu of Incentives.**” Here, the developer’s request for incentives and waivers of standards included on the menu of incentives should not be allowed.

Moreover, the developer seeks incentives not allowed by the Municipal Code. For example:

- LAMC 12.22.A.25(f)(4) limits the percent increase in floor area ratio (FAR) that can be included in an incentive “not to exceed 35%” and “not to exceed 3:1” but the project proposes an increase in FAR from 1.5:1 all the way up to 3.75:1.
- LAMC 12.22.A.25(f)(6) limits incentives for reductions in open space to a 20% reduction, but the project as proposed would include a 25% reduction.
- LAMC 12.22.A.25(f)(1) limits incentives for setbacks to a 20% reduction, but the project proposes a 45% reduction in setbacks.
- The project also includes only .5 parking spaces per unit, regardless of unit size, which far exceeds the allowable parking incentives set forth in LAMC 12.22.A.25(d).

For all of these reasons, we urge the Commission to require a redesign of the proposed project to eliminate impacts to historic resources and require compliance with the City’s Municipal Code.

Thank you for your time and consideration in this matter.

Sincerely,



Amy Minter

City Planning Commission  
City of Los Angeles  
200 North Spring Street  
Los Angeles, CA 90012

**Re: 1911 W. Sunset Boulevard, Taix Square Project**

Dear Planning Commissioners:

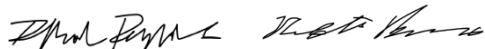
We are writing in support of the Taix Square Project located at 1911 W. Sunset Blvd. in Echo Park. This project will give the Taix French Restaurant a modern home, provide much-needed housing, and activate a beloved community corridor.

The Taix French Restaurant has been a staple of Los Angeles and the Echo Park community for decades. In its current, outdated condition it will not be able to continue operations. It remains open today only because it receives free rent from the project's developer, Holland Partner Group. The Taix Square Project will provide a new, modern premises for the restaurant and allow it to continue to operate and serve the community for years to come.

The Taix Square Project represents the kind of development the City of Los Angeles needs – replacing a parking lot with new housing. Taix Square Project will also replace an inward-facing restaurant and parking lot with new, street level retail along Sunset Blvd. and a new pedestrian paseo. This new retail will provide jobs and community-serving retail establishments while enhancing and activating the street level experience in our community.

For these reasons, I fully support the redevelopment at 1911 Sunset Boulevard—a timely project that will help save Taix, an iconic local restaurant, spur much-needed housing stock, and activate a beloved community corridor.

Sincerely,

Handwritten signatures of Rhonda Reynolds and Rob Rowe in black ink.

Rhonda Reynolds & Rob Rowe  
1288 Lilac Terrace  
Los Angeles, CA 90026

City Planning Commission  
City of Los Angeles  
200 North Spring Street  
Los Angeles, CA 90012

**Re: 1911 W. Sunset Boulevard, Taix Square Project**

Dear Planning Commissioners:

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For these reasons, I fully support the redevelopment at 1911 Sunset Boulevard—a timely project that will help save Taix, an iconic local restaurant, spur much-needed housing stock, and activate a beloved community corridor.

Sincerely,  
Cecilia Gutierrez  
Fercy75@yahoo.com



City Planning Commission  
City of Los Angeles  
200 North Spring Street  
Los Angeles, CA 90012

**Re: 1911 W. Sunset Boulevard, Taix Square Project**

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Sincerely,

Jose Luis  
modilevsky@yahoo.com

City Planning Commission  
City of Los Angeles  
200 North Spring Street  
Los Angeles, CA 90012

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Sincerely,  
Elizabeth Hennes  
emhennes@gmail.com

City Planning Commission  
City of Los Angeles  
200 North Spring Street  
Los Angeles, CA 90012

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Sincerely,  
Gia Paladino  
[giapaladino@me.com](mailto:giapaladino@me.com)

City Planning Commission  
City of Los Angeles  
200 North Spring Street  
Los Angeles, CA 90012

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Sincerely,  
Marisela Villaraigosa  
[marisela.villar2020@gmail.com](mailto:marisela.villar2020@gmail.com)

City Planning Commission  
City of Los Angeles  
200 North Spring Street  
Los Angeles, CA 90012

**Re: 1911 W. Sunset Boulevard, Taix Square Project**

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Sincerely,  
Peaches  
bpsiliwzar50@gmail.com

City Planning Commission  
City of Los Angeles  
200 North Spring Street  
Los Angeles, CA 90012

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Sincerely,

Rhonda Reynolds  
masaofechopark@gmail.com



City Planning Commission  
City of Los Angeles  
200 North Spring Street  
Los Angeles, CA 90012

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Sincerely,  
Wendy Montes  
wendyelizamontes@gmail.com

City Planning Commission  
City of Los Angeles  
200 North Spring Street  
Los Angeles, CA 90012

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Sincerely,  
Jess Winfield  
[jess.winfield@gmail.com](mailto:jess.winfield@gmail.com)

# THE SILVER LAKE HERITAGE TRUST

*Via Email*

July 27, 2022

To: Los Angeles City Planning Commission

Attn: Cecilia Lamas, Commission Executive Assistant - [cpc@lacity.org](mailto:cpc@lacity.org)

Re: CPC-2020-3140-CU-MCUP-DB-SPR-HCA ENV-2020-3141-SCPE

1911-1931 West Sunset Boulevard and 1910 - 2018 West Reservoir Street

Dear City Planning Commission,

The Silver Lake Heritage Trust (“SLHT”) works to preserve and protect the architectural, historical and cultural resources of Silver Lake and its neighboring communities, such as Echo Park. SLHT hereby submits this letter of opposition to the City’s erroneous approvals of the sustainable communities project exemption (SCPE) to CEQA review, and its subsequent entitlements, for the proposed mixed-use development at the site of the historic Taix French Restaurant.

Council File [21-0119](#) includes overwhelming evidence such as findings from Survey LA, Los Angeles’ Cultural Heritage Commission, the Office of Historic Resources, the LA Conservancy, and many expert historians who have provided evidence that the Taix building is historically and culturally significant.

In 2019 the applicants were told by the DCP that “Taix is a well known cultural institution and iconic restaurant along this portion of Sunset Boulevard, which means that any proposed redevelopment of the site will likely result in a fair amount of public controversy which result in a drawn out entitlement process. Therefore, we don't view this request as a good candidate for expediting” (Ayars, 2019). They proceeded anyway.

When Taix was before the Cultural Heritage Commission in 2020, the applicant attempted to submit their project renderings (noted as “Exhibit A” in the transcript) to the CHC behind closed doors, in hopes of obtaining Commission support for their project. Because this was omitted from the public record, our organization and members of the public were unaware of this document, and the Commissioners did not consider it during their deliberation as it is well-known that future projects are beyond their jurisdiction. The Commission unanimously approved our nomination and it moved to the PLUM Committee. It was not until the night before the PLUM meeting that we were made aware of Councilmember O’Farrell’s pernicious amendment to our nomination, aimed at reducing the historic designation to three salvage items. Only then did it become obvious that the Councilmember needed to designate *something* historic at the Taix site, in order to pave the way for the SCPE exemption and unfettered entitlements.

Referring to historic resources, the Secretary of the Interior's Standards for Rehabilitation states that “the removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.” Since this project proposes to demolish the historic resource and significant adverse CEQA impacts would occur, the project **must be assessed by environmental review and is therefore ineligible for the SCPE determination**. By default, this also applies to the entitlements before you today.

Additionally, the improper CEQA determination made by the DCP was considered separately from the project, running counter to the requirements of CEQA: “[T]he separation of the approval function from the review and consideration of the environmental assessment” fails to serve CEQA’s basic public and decision maker purposes. (*POET, LLC v. State Air Resources Bd.* (2013) 218 Cal.App.4th 681, 731.)

Only off-menu waivers of standards not addressed by the on-menu incentives contained in LAMC 12.22.A.25(f) are allowed under section (g)(3). These waivers are allowed for qualified projects “for which the applicant requests a waiver or modification of any development standard(s) **that is not included on the Menu of Incentives.**” Here, the developer’s request for incentives and waivers of standards included on the menu of incentives should not be allowed.

Moreover, the developer seeks incentives not allowed by the Municipal Code; such as:

- LAMC 12.22.A.25(f)(4) limits the percent increase in floor area ratio (FAR) that can be included in an incentive “not to exceed 35%” and “not to exceed 3:1” but the project proposes an increase in FAR from 1.5:1 all the way up to 3.75:1.
- LAMC 12.22.A.25(f)(6) limits incentives for reductions in open space to a 20% reduction, but the project as proposed would include a 25% reduction.
- LAMC 12.22.A.25(f)(1) limits incentives for setbacks to a 20% reduction, but the project proposes a 45% reduction in setbacks.

The project also oversteps the allowable parking incentives set forth in LAMC 12.22.A.25(d). As it includes only .5 parking spaces per unit.

Further, the developer is requesting (and the City is poised to approve) many more incentives than provided by the City’s Municipal Code. As proposed, the project would be provided **seven** instead of the **three incentives** provided for in LAMC 12.22.A.25(e), **without showing that these incentives are required to provide for affordable housing costs.** Three of the requested incentives are in areas covered by on-menu incentives, but **greater incentives than allowed under the Municipal Code.**

Finally, in the interest of avoiding extensive repetition, please include Council File [21-0119](#) in its entirety for inclusion into this Administrative Record. Said council file contains an abundance of evidence, records, reports, studies, findings, facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts, pursuant to PRC 21082.2.

Because of the aforementioned abuses of the Cultural Heritage Ordinance, the SLHT is currently in litigation in Los Angeles Superior Court (case No. 21STCP02612). It is not the desire of our organization to incorporate additional violations to the current litigation. We urge this Commission to review the evidence, enforce compliance with the Municipal Code, support the Secretary of Interior Standards and require a redesigned project which eliminates impacts to the historic resource.

Sincerely,  
The Silver Lake Heritage Trust



Planning CPC &lt;cpc@lacity.org&gt;

---

**Re: 1911 – 1931 West Sunset Boulevard**

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

Wed, Jul 27, 2022 at 4:59 PM

To: Thomas Irwin &lt;thomasirwin13@gmail.com&gt;, Planning CPC &lt;cpc@lacity.org&gt;

Cc: Jaime Del Rio &lt;jaime@abundanthousingla.org&gt;

Hello Thomas,

Please submit all future correspondence on this item directly to the City Planning Commission, at [cpc@lacity.org](mailto:cpc@lacity.org). I have included them in this response, so this comment should now be a part of the record.

Thank you!

On Wed, Jul 27, 2022 at 2:54 PM Thomas Irwin <[thomasirwin13@gmail.com](mailto:thomasirwin13@gmail.com)> wrote:

Dear City Planning Commission,

I am writing to support the proposed 166-unit mixed-use development, including 24 affordable units, at [1911-31 West Sunset Boulevard](#). I urge the city to approve the project with the Density Bonus and incentives.

The greater Los Angeles region is facing a severe housing shortage, particularly affordable housing. As a resident of the Eastside for the last eight years, I have seen the impact of rising rents on the community, which is in desperate need of new housing options at all income levels. Research has repeatedly shown that creating new housing in this neighborhood will help reduce gentrification and displacement issues, especially in communities to its east like Lincoln Heights, where I work.

This project is in a great location for housing, with multiple bus stops, schools, and shopping nearby, and walking and bicycling distance to Echo Park and its recreational facilities. It is great to see the developer using the Density Bonus program to bring new homes, including badly needed affordable housing to the city. Affordable housing programs that depend on a percentage of new construction being affordable need a lot of new construction to have an impact, and the city should work to increase the number of developers using the Density Bonus.

This project is a good project for Los Angeles and for the region and I urge the city to approve the Density Bonus and incentives.

Best Regards,

Thomas Irwin

--

Thomas Irwin  
Cell: 7037726033

--

**Oliver Netburn**

City Planner

**Los Angeles City Planning**

200 N. Spring St., Room 763

[Los Angeles, CA 90012](#)

[Planning4LA.org](#)

T: (213) 978-1382





July 21, 2022

Los Angeles Department of City Planning  
City Planning Commission & Project Planning Unit  
200 N Spring Street  
Los Angeles, CA 90012

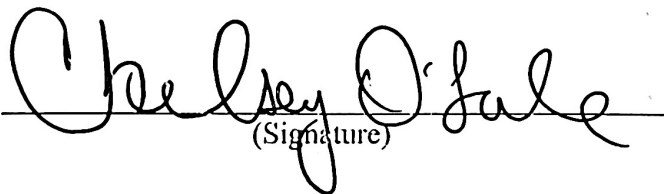
Subject: DIR-2021-8567-TOC-HCA-1A (Appeal)

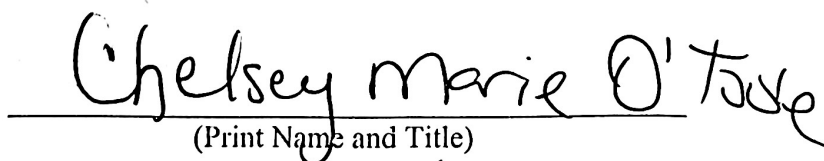
RE: 1951 S Westwood Boulevard, Los Angeles, CA 90025  
APN: 4323-002-006, Lot 7

I am submitting this letter in support of the above referenced project and associated case number. The project will bring much needed housing and affordable housing to the immediate area, totaling twenty-nine (29) residential units, inclusive of three (3) units reserved for Extremely Low-Income households. The project will also contribute to both short- and long-term job creation.

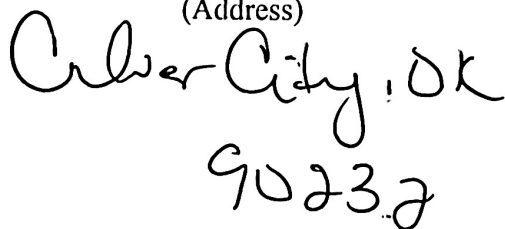
I urge the City Planning Commission and the Project Planning Unit to sustain the Director's Decision in approving Case Number DIR-2021-8527-TOC-HCA-1A.

Sincerely,

  
(Signature)

  
(Print Name and Title)

  
(Address)



July 21, 2022

Los Angeles Department of City Planning  
City Planning Commission & Project Planning Unit  
200 N Spring Street  
Los Angeles, CA 90012

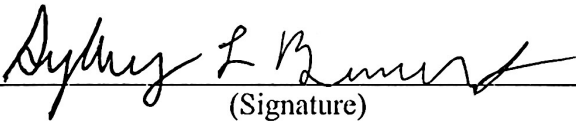
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I urge the City Planning Commission and the Project Planning Unit to sustain the Director's Decision in approving Case Number DIR-2021-8527-TOC-HCA-1A.

Sincerely,

  
(Signature)

Sydney Bennett  
(Print Name and Title)

437 gayby ave.  
(Address)

July ~~24~~, 2022

Los Angeles Department of City Planning  
City Planning Commission & Project Planning Unit  
200 N Spring Street  
Los Angeles, CA 90012

Subject: DIR-2021-8567-TOC-HCA-1A (Appeal)

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Sincerely,

Mishal Sayani  
(Signature)

Mishal Sayani  
(Print Name and Title)

90024  
(Address)

July 20, 2022

Los Angeles Department of City Planning  
City Planning Commission & Project Planning Unit  
200 N Spring Street  
Los Angeles, CA 90012

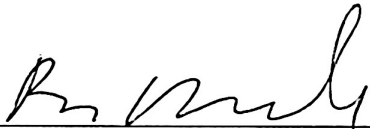
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Sincerely,



(Signature)

Paula Pedersen

(Print Name and Title)

10933 wellworth ave

(Address)

LA CA 90024

July 20, 2022

Los Angeles Department of City Planning  
City Planning Commission & Project Planning Unit  
200 N Spring Street  
Los Angeles, CA 90012

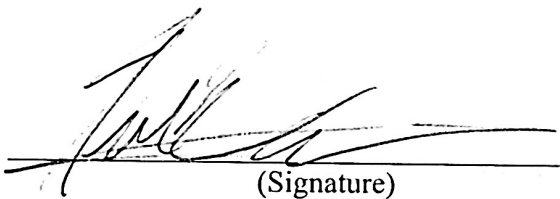
Subject: DIR-2021-8567-TOC-HCA-1A (Appeal)

RE: 1951 S Westwood Boulevard, Los Angeles, CA 90025  
APN: 4323-002-006, Lot 7

I am submitting this letter in support of the above referenced project and associated case number. The project will bring much needed housing and affordable housing to the immediate area, totaling twenty-nine (29) residential units, inclusive of three (3) units reserved for Extremely Low-Income households. The project will also contribute to both short- and long-term job creation.

I urge the City Planning Commission and the Project Planning Unit to sustain the Director's Decision in approving Case Number DIR-2021-8527-TOC-HCA-1A.

Sincerely,

  
(Signature)

Fidel Carrillo  
(Print Name and Title)

10933 Wellworth Ave #17  
(Address)

Los Angeles, CA 90024

July 20, 2022

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City Planning Commission & Project Planning Unit  
200 N Spring Street  
Los Angeles, CA 90012

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Sincerely,



(Signature)

KATHY AZARBARZIN

(Print Name and Title)

1554 KELTON AVE

(Address)



July 20, 2022

Los Angeles Department of City Planning  
City Planning Commission & Project Planning Unit  
200 N Spring Street  
Los Angeles, CA 90012

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Sincerely,

K. Safavi-Fard  
(Signature)

Kathryn Safavi  
(Print Name and Title)

1440 Veteran #306, LA, Ca. 90024  
(Address)

July 20, 2022

Los Angeles Department of City Planning  
City Planning Commission & Project Planning Unit  
200 N Spring Street  
Los Angeles, CA 90012

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Sincerely,



(Signature)



(Print Name and Title)

1440 Veteran Apt. 554, 90024

(Address)

July 7<sup>th</sup>, 2022

Los Angeles Department of City Planning  
City Planning Commission & Project Planning Unit  
200 N Spring Street  
Los Angeles, CA 90012

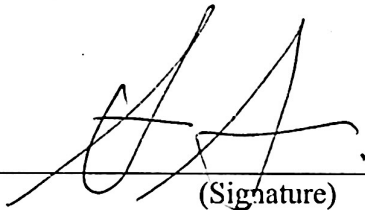
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Sincerely,



(Signature)

ARDAASH AZARBARZIN

(Print Name and Title)

1427 CAMDEN AVE #1

(Address)

July 20, 2022

Los Angeles Department of City Planning  
City Planning Commission & Project Planning Unit  
200 N Spring Street  
Los Angeles, CA 90012

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Sincerely,

  
(Signature)

Neema Hanadani  
(Print Name and Title)

1917 1/2 Westwood Blvd #2  
(Address)

July 20, 2022

Los Angeles Department of City Planning  
City Planning Commission & Project Planning Unit  
200 N Spring Street  
Los Angeles, CA 90012

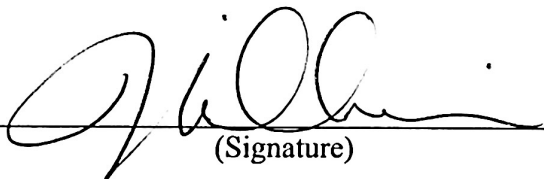
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Sincerely,

  
(Signature)

JILL KICIAN  
(Print Name and Title)

1717 ENSLEY AVE.  
(Address) 90024

July 20 2022

Los Angeles Department of City Planning  
City Planning Commission & Project Planning Unit  
200 N Spring Street  
Los Angeles, CA 90012

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Sincerely,



(Signature)

Emma Foyth

(Print Name and Title)

4542 Cherry Valley Ave

(Address)



July 20, 2022

Los Angeles Department of City Planning  
City Planning Commission & Project Planning Unit  
200 N Spring Street  
Los Angeles, CA 90012

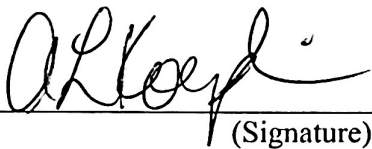
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Sincerely,

  
(Signature)

Aimee Koeplin  
(Print Name and Title)

2747 Armacost Ave, LA 90064  
(Address)

July 20, 2022

Los Angeles Department of City Planning  
City Planning Commission & Project Planning Unit  
200 N Spring Street  
Los Angeles, CA 90012

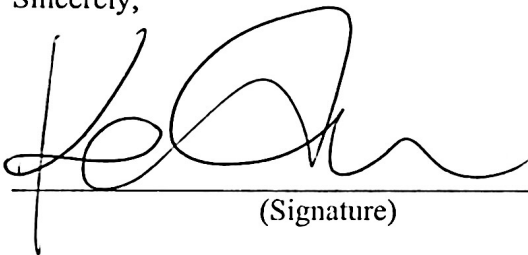
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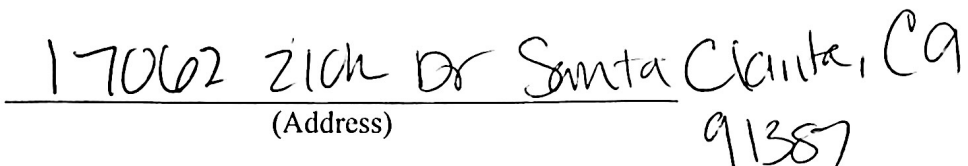
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(Signature)

  
(Print Name and Title)

  
(Address)