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All compliant submissions may be accessed as follows:

- **“Initial Submissions”**: Compliant submissions received no later than by end of day Monday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report, will be appended at the end of the Staff Report. The Staff Report is linked to the case number on the specific meeting agenda.
- **“Secondary Submissions”**: Submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.
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If you have any questions, please contact the Commission Office at (213) 978-1300.

SECONDARY SUBMISSIONS



Department of City Planning

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

October 11, 2022

TO: City Planning Commission

FROM: Esther Ahn, City Planner

TECHNICAL MODIFICATION TO THE STAFF RECOMMENDATION REPORT FOR CASE NO. CPC-2022-969-CU; 12430 PIERCE STREET

The following technical modifications are to be incorporated into the staff recommendation report to be considered at the City Planning Commission meeting of October 13, 2022, related to Item No. 06c on the meeting agenda.

In accordance with the actions listed on the agenda, the staff recommendation report should include the following requested action:

4. **[ADDED]** Pursuant to LAMC Section 12.24 F, a two-foot reduction of the required front yard to provide a minimum front yard setback of 18 feet in lieu of the 20 feet otherwise required.

As such, the recommended actions should read as follows:

4. **[MODIFIED]** ~~Adopt the Conditions of Approval and Findings.~~ **Approve** a two-foot reduction of the required front yard to provide a minimum front yard setback of 18 feet in lieu of the 20 feet otherwise required; and
5. **[ADDED]** **Adopt** the Conditions of Approval and Findings.

Lastly, Condition No. 2 of the staff recommendation report should be modified as follows:

2. **[MODIFIED]** **Use.** All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
 - a. **Yard/Setback.** The project shall be permitted a two-foot reduction in the required front yard setback to provide a minimum setback of 18 feet in lieu of the minimum 20 feet otherwise required.



Department of City Planning

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

October 11, 2022

TO: City Planning Commission

FROM: Steven Katigbak, City Planner

ADDITIONAL INFORMATION/TECHNICAL MODIFICATION/CORRECTION TO THE STAFF RECOMMENDATION REPORT FOR CASE NO. CPC-2019-4000-GPA-ZC-HD-CPIOA

The following technical corrections are to be incorporated into the staff recommendation report to be considered at the City Planning Commission meeting of October 13, 2022, related to Item No. 7 on the meeting agenda.

- 1.) On page A-4, the following descriptive information related to residential Subareas SN1 and SN2 is deleted (shown in strikethrough) and revised (shown in underline) as follows:

[REVISED]

Slauson Subarea SN1 ("Slauson - Multi-Family 1")

The Slauson Multi-Family 1 Subarea establishes development standards for mixed-use, multi-family neighborhoods in order to ensure that new development projects are well-designed to enhance their respective neighborhoods. CPIO Affordable Housing Projects are incentivized in this Subarea through ~~increases in density, height, and floor area ratio~~ a higher increase in density, and an increase to height in exchange for setting aside affordable dwelling units.

Slauson Subarea SN2 ("Slauson - Multi-Family 2")

The Slauson Multi-Family 2 Subarea establishes development standards for multi-family neighborhoods in order to ensure that new development projects are well-designed to enhance their respective neighborhoods. CPIO Affordable Housing Projects are incentivized in this Subarea through ~~increases in density and floor area ratio~~ a moderate increase in density, and an increase to height in exchange for setting aside affordable dwelling units.

- 2.) On pages A-7, A-8, A-11, the following typographical error is deleted and corrected as follows:

[REVISED] 1 unit for every X square feet of ~~floor~~ lot area

- 3.) On page A-11, the following introductory sentence for Table 3 is deleted and revised as follows:

[REVISED] Table 3 summarizes the regulations and incentives of the Slauson ~~Residential and Hybrid Industrial~~ Corridor and TOD CPIO Subareas.

- 4.) On page A-16, the following information related to the “Initial Proposal” and “Revised Proposal” for Change Detail No. 52 is deleted and revised as follows:

[REVISED]

Initial Proposal:

~~Limited Industrial GPLU~~

~~M1-2D-CPIO Zoning~~

~~Slauson – Compatible Industrial Corridor (SK2)~~

Hybrid Industrial GPLU

CM-2D-CPIO Zoning

Slauson – Hybrid Industrial 2 (SJ2) CPIO Subarea

Revised Proposal:

~~Hybrid Industrial GPLU~~

~~CM-2D-CPIO Zoning~~

~~Slauson – Hybrid Industrial 2 (SJ2) CPIO Subarea~~

Medium Residential GPLU

R3-1-CPIO Zoning

Slauson – Multi-Family 1 (SN1) CPIO Subarea



10/7/2022

Los Angeles City Planning Commission
201 N Figueroa St
Los Angeles, CA 90012

cpc@lacity.org
Via Email

Re: 535 – 539 1/2 South Glenrock Avenue
4363010022

Dear Los Angeles City Planning Commission,

YIMBY Law is a 501(c)3 non-profit corporation, whose mission is to increase the accessibility and affordability of housing in California. YIMBY Law sues municipalities when they fail to comply with state housing laws, including the Housing Accountability Act (HAA). As you know, the City Planning Commission has an obligation to abide by all relevant state housing laws when evaluating the above captioned proposal, including the HAA. Should the City fail to follow the law, YIMBY Law will not hesitate to file suit to ensure that the law is enforced.

The project consists of a new six-story multi-family residential building. It will contain 18 dwelling units, three of which will be available to families at the Very Low Income level.

California Government Code § 65589.5, the Housing Accountability Act, prohibits localities from denying housing development projects that are compliant with the locality's zoning ordinance or general plan at the time the application was deemed complete, unless the locality can make findings that the proposed housing development would be a threat to public health and safety.

The above captioned proposal is zoning compliant and general plan compliant, therefore, your local agency must approve the application, or else make findings to the effect that the proposed project would have an adverse impact on public health and safety, as described above. Should the City fail to comply with the law, YIMBY Law will not hesitate to take legal action to ensure that the law is enforced.

I am signing this letter both in my capacity as the Executive Director of YIMBY Law, and as a resident of California who is affected by the shortage of housing in our state.

Sincerely,

A handwritten signature in black ink that reads "Sonja Trauss". The script is fluid and cursive, with a large, stylized 'S' and 'T'.

Sonja Trauss
Executive Director
YIMBY Law



10/7/2022

Los Angeles City Planning Commission
201 N Figueroa St
Los Angeles, CA 90012

cpc@lacity.org
Via Email

Re: 12430 Pierce Street
2532-022-016

Dear Los Angeles City Planning Commission,

YIMBY Law is a 501(c)3 non-profit corporation, whose mission is to increase the accessibility and affordability of housing in California. YIMBY Law sues municipalities when they fail to comply with state housing laws, including the Housing Accountability Act (HAA). As you know, the City Planning Commission has an obligation to abide by all relevant state housing laws when evaluating the above captioned proposal, including the HAA. Should the City fail to follow the law, YIMBY Law will not hesitate to file suit to ensure that the law is enforced.

The project will expand an existing congregate health facility to 12 beds, up from six. The facility will continue to provide comprehensive care to patients in a residential setting.

California Government Code § 65589.5, the Housing Accountability Act, prohibits localities from denying housing development projects that are compliant with the locality's zoning ordinance or general plan at the time the application was deemed complete, unless the locality can make findings that the proposed housing development would be a threat to public health and safety.

The above captioned proposal is zoning compliant and general plan compliant, therefore, your local agency must approve the application, or else make findings to the effect that the proposed project would have an adverse impact on public health and safety, as described above. Should the City fail to comply with the law, YIMBY Law will not hesitate to take legal action to ensure that the law is enforced.

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Sincerely,

A handwritten signature in black ink that reads "Sonja Trauss". The script is fluid and cursive, with a large, stylized 'S' and 'T'.

Sonja Trauss
Executive Director
YIMBY Law



10/7/2022

Los Angeles City Planning Commission
201 N Figueroa St
Los Angeles, CA 90012

cpc@lacity.org
Via Email

Re: 12735-12737 West Mitchell Avenue
4236019026

Dear Los Angeles City Planning Commission,

YIMBY Law is a 501(c)3 non-profit corporation, whose mission is to increase the accessibility and affordability of housing in California. YIMBY Law sues municipalities when they fail to comply with state housing laws, including the Housing Accountability Act (HAA). As you know, the City Planning Commission has an obligation to abide by all relevant state housing laws when evaluating the above captioned proposal, including the HAA. Should the City fail to follow the law, YIMBY Law will not hesitate to file suit to ensure that the law is enforced.

The project will consist of a six-story multifamily residential building. It will include 15 total units, with two at the Very Low Income level and one at the Low Income level. The project also includes 14 parking spaces at-grade.

California Government Code § 65589.5, the Housing Accountability Act, prohibits localities from denying housing development projects that are compliant with the locality's zoning ordinance or general plan at the time the application was deemed complete, unless the locality can make findings that the proposed housing development would be a threat to public health and safety.

The above captioned proposal is zoning compliant and general plan compliant, therefore, your local agency must approve the application, or else make findings to the effect that the proposed project would have an adverse impact on public health and safety, as described above. Should the City fail to comply with the law, YIMBY Law will not hesitate to take legal action to ensure that the law is enforced.

I am signing this letter both in my capacity as the Executive Director of YIMBY Law, and as a resident of California who is affected by the shortage of housing in our state.

Sincerely,

A handwritten signature in black ink that reads "Sonja Trauss". The script is fluid and cursive, with a large initial 'S' and a decorative flourish at the end.

Sonja Trauss
Executive Director
YIMBY Law

October 9, 2022,

Honorable Commissioners,

Some of you may remember me, as I have spoken to you almost every time a new hotel with an activated rooftop in Hollywood has come before you. I am again asking for your understanding and consideration for the residents of Hollywood and to please limit the operating hours of the rooftop of this project currently before you to nothing past 12AM midnight.

The “covered” rooftop area is not “inside” (fully enclosed) but is being granted the benefits and conditions of an enclosed space. These benefits are longer operating hours, amplified sound and the ability for live entertainment. I do realize that the Staff Report is recommending a 12AM closure of the “outside” rooftop, but it should be the whole rooftop including the “covered” areas. As it stands, the “covered” rooftop is not fully enclosed and is only covered with a “woven fabric”. This is a very real threat to the community.

Condition 25 states “All entertainment shall be conducted within a wholly enclosed building; there shall be no live entertainment outdoors at any time”. This is ambiguous because Staff Report has separated the roof into two areas and only clearly defines the outside area as “outside”. It leaves room for there to be entertainment in the covered area of the rooftop because the operator can argue that the covered area is not the outside area. Please change/add condition that no live entertainment be permitted on the whole rooftop, covered and uncovered.

Condition 26 states “There shall be no speakers or amplified sound permitted outside”. Again, this can be (and will be) argued that the operation is allowed to amplify the covered area, which again, is NOT INSIDE. Please protect the community and make Conditions 26 apply to the WHOLE rooftop, covered or uncovered.

There should be a condition prohibiting dancing on the rooftop. I realize there is no current request for dancing before you, but unless expressly prohibited, they can always apply for and receive permission to do so. A no dancing condition has been a standard condition of approval for hotel rooftops in Hollywood. Why is this project breaking precedent?

These four conditions- 12AM closure, no live entertainment, no amplification, and no dancing- on the rooftop/unenclosed space go a long way in preventing a nightclub operation. A woven fabric cover will not protect the community from blasting noise, but the CPC can step in and protect us. I encourage you to see through this ploy to have an activated rooftop both ways: legally considered inside for more permissive conditions, but in actuality will perform like any uncovered space. There is no woven fabric that provides any level of adequate sound mitigation.

I would like to add the fact that 12AM closure of these hotel rooftops has been a standard condition applied to all similar uses, but one, in the last 5 years. The one exception was 6360 Hollywood Blvd in

which this Commission allowed a 2AM closure Thurs.- Sat. and was a serious mistake in my and my fellow residents view.

In the hopes of finally enlightening you of the serious impact of these outdoor venues and what Hollywood residents live with, I'm including 4 email attachments from residents in Hollywood. These emails are from an October 8th email chain with City employees concerning the ongoing nuisance from the Dream Hotel's rooftop (6417 Selma). Please read these to understand why I keep asking you to protect the people that live here by applying some simple conditions.

Thank you for your time,

David Carrera
6530 Leland Way
L.A., CA 90028



Gonzales Law Group, APC

707 Wilshire Blvd., Suite 4350 | Los Angeles, CA 90017
Telephone: 213.279.6965 | Fax: 213.402.2638
www.gonzaleslawgroup.com

Michael Gonzales

E-mail: mike@gonzaleslawgroup.com

October 10, 2022

VIA EMAIL ONLY

Log Angeles City Planning Commission
Los Angeles City Hall 200 N. Spring Street
Los Angeles, CA 90012
cpc@lacity.org

RE: Proposed Hotel at 6445 W. Sunset Boulevard; Case Nos. CPC-2020-5407-VZC-HD-CUB-ZAA-RDP-SPR; ENV-2020-5408-EAF

Dear Commissioners:

This firm represents 6445 Sunset, LLC (“Applicant”), the owner and developer of that certain parcel of real property commonly referred to as 6437-6445 W. Sunset Blvd (the “Property”) in the City of Los Angeles (the “City”). Applicant intends to improve the Property with a 13-story hotel with 175 rooms and approximately 11,400 square feet of restaurant/bar/lounge uses (the “Project”). The Property is currently developed with an existing 2-story commercial structure built in approximately 1956.

We recently received and reviewed the City Planning Commission (“CPC”) Staff Report for the Project. We appreciate Staff’s efforts and hard work on the Project, and the recommendation set forth in the Staff Report. After careful review and consideration of Staff’s analysis, it is apparent to us that Staff is construing the “public purpose” finding of Section 506.2.3 of the Hollywood Redevelopment Plan (“Redevelopment Plan”) as requiring something above a project’s legal requirements.¹ The Staff Report notes that the Project’s original public purpose of generating transient occupancy tax and the Project’s development of 175 hotel rooms, does not satisfy the Redevelopment Plan and therefore the City cannot make the required findings for an FAR of 6.

¹ Staff provides three examples of projects that provided something more than a project’s legal requirements to satisfy the public purpose finding.

Without question, the Project will add badly needed hotel rooms to Hollywood's hotel stock, and the Project will generate transient occupancy tax from a parcel of land that currently does not generate that tax. Even though one benefit is intrinsic to a hotel's nature and the other is legally required, they are both nonetheless benefits not currently produced from the Property. Moreover, the Project will replace underutilized and underperforming commercial structures along a transit corridor within Hollywood's Regional Center.

Considering Staff's recommendation and after careful consideration of Hollywood's public purpose needs, the Project will: (1) contribute an additional \$150,000 of funds towards the City's Housing Impact Trust Fund in addition to the funds already required by the affordable housing linkage fee²; (2) enter into an agreement with Unite Here Local 11 relative to Project operations; and (3) enter into a labor agreement with CREED LA relative to Project construction.

All three of these additional contributions are something more than the Project's intrinsic benefits and legal requirements. The additional \$150,000 in funds towards the City's Housing Impact Trust fund will provide additional funding for the City to build affordable housing at a time when the City is in desperate need for affordable. With these additional contributions, we urge this Commission to make Redevelopment Plan Section 506.2.3's public purpose finding and approve the Project with FAR of 6 to 1.

If you have any questions, please do not hesitate to contact me.

Very truly yours,



Michael Gonzales
Gonzales Law Group APC

MG/ask

Cc: Heather Bleemers, Senior City Planner
Oliver Netburn, City Planner
Alexander Truong, City Planning Associate

² See City of Los Angeles Ordinance No. 185342.

Re: Dream Hotel meeting -

From: Jeff McDonough Music (music4picture@gmail.com)

To: tgj@creolecelinaent.com

Cc: president@hhwnc.org; area3chair@hhwnc.org; businesschair@hhwnc.org; ethan.weaver@lacity.org; shannan.calland@lacity.org; 38074@lapd.online; 39942@lapd.online; saavy77@aol.com; davidcarrera@prodigy.net; janeteisner@aol.com; debbiebel@aol.com; area4chair@hhwnc.org

Date: Saturday, October 8, 2022 at 03:53 PM PDT

I will be at the CPAB meeting, and in person if they are now having them in person, and that's what LAPD wants. I have been attending those on zoom for some time.

I have videos going back to 2018 of the Dream rooftop blasting into my home in Whitley Heights. There were no other rooftop bars around then, with the possible exception of Mama Shelter, which is never heard, because they are responsible neighbors. So the Dream was the first and still the champion at blasting DJ music into our homes.

Back then I sent Officer Ben Thompson numerous videos from my phone to his. He had two Vice officers come to my home to see the geometry of this. They understood immediately as they looked at the Dream from my terrace and also from my living room. They were not confused about it. Officer Thompson played some of my videos for Dream management then, and the management then - 4 years ago - claimed to not know that they were causing such a nuisance, a half or three-quarters of a mile away. Again, this was summer 2018. They never changed. Ben Thompson was creating a case, and then was promoted to a different position at a different station and everything being done to hold Dream accountable stopped.

Then covid hit and closed everything for a year. As soon as possible the Dream resumed with their rooftop club blasting into our homes. I started sending numerous videos to new SLO Brian White. Last year Debra Belguim and I had an in person meeting with then Capt McGuire and Ethan Weaver, at the Captain's office in Hollywood station. We talked for at least 90 minutes. I showed videos. Nothing changed.

Last year I had a conversation with their Highlite Room GM at the time who told me they were thinking of blasting white noise into the hills to cover the sound of their blasting music. I explained to him how blasting the sound of tv static into our homes was absurd. He then explained how he didnt understand how the sound could get into the hills since their speakers were in a circle around the pool - like they somehow magically cancel each other out. Again, completely absurd. He's gone now.

Now there's a head of security named Steve Norman who wanted to be called whenever they are too loud. Another straw man. If you're beating your dog, do I need to repeatedly tell you to stop beating your dog? Don't people who behave like this get punished by the law appropriately? When you blast music in your house, and the neighbors complain, if you blast it at that same volume again, would any of you literally not understand that it's at the same volume that is disturbing your neighbors, and be perplexed when they complain again? This is the game that Relevant Group has been playing with the community for 4 years, and NO ONE with authority has done anything to make them abide by the law and their CUP. Does their conditional use permit say they can hire DJ's to blast music off their roof into the hills with impunity for 4 years? Does Mitch O'Farrel back this?

The only other rooftop bar that I have heard in the past is the Tommy - ironically also owned by the same Relevant Group people. Its the same people. The Dream and the Tommy have different themes, and play different music. You dont need to be a music professional like me, to be able to understand the difference between rock music and screaming hiphop DJ's. But in case you're someone who wouldn't know the difference, understand that I do easily understand the difference. Relevant and their management know Dream and Tommy have different themes - they created them. I rarely hear the Tommy. I hear Dream continually, typically a few nights each and every week, always between midnight and 2am.

Also, it's a straight shot as the crow flies from my place to all those places, (as the Vice officers saw 4 years ago) and it's really not hard at all to tell which direction the sound is coming from. There are no barriers or canyons or anything

else, deflecting anything. There are other neighbors in the exact same position of having a clear shot through the air to the rooftops. If you're on a baseball field and the third base player yells at you, are you going to look at the first base player and wonder who is yelling? Humans can sense the direction of sound. This isn't a mystery. This is yet more of the never ending straw man nonsense coming from the Relevant Group team. It's been a constant distraction from every nonsense statement for 4 years.

I have heard the "we will be closing the parties from the roof in the winter" line before. It's another version of kicking the can. Come spring, they have been back at it, like nothing happened previously. It's their M.O.

Keep this important fact in mind - we are talking about a volume knob. Nothing more. Anything being said for the past 4 years that is not about where the volume knob is set, is a distraction that has nothing to do with the truth.

Jeff McDonough

On Sat, Oct 8, 2022 at 1:15 PM Ty Granderson Jones <tgj@creolecelinaent.com> wrote:

Brian

Trust me, me and our neighbors in **Area 4** feel your pain.

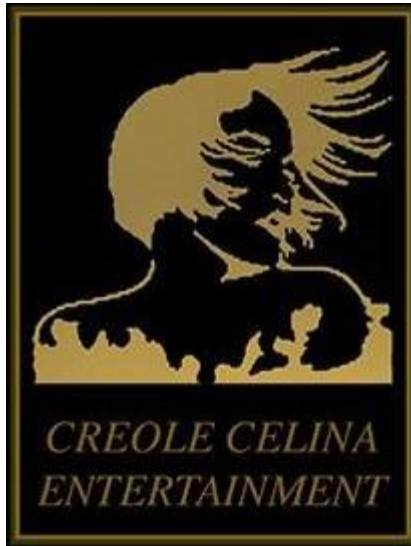
As **Anastasia** has stated, In our area - **Area 4 -- Madame Tussaud & Roosevelt Hotel** roof top parties have been atrocious!! Borderline torture to the residents and families over square blocks from Orange Drive over to Sycamore over to La Brea-- between Hollywood Blvd. and Franklin Ave. And the noise echoes into homes in the foothills as well due to the structural bouncing decibels off of Hollywood & Highland Mall.

Anastasia can attest to our campaign years ago to shut down a **H&H Nightclub** called **H-Wood** which was precisely similar to your current **Dream** issue. Just because it is inside does not and will not resolve the noise issue. And as for any rooftop party -- to consider decibel level as any kind of measurement is absurd. Sound carries like the wind!!~ This is not rocket science. We need our City Leaders to have our backs and developi some type of zoning for rooftop parties close to any residential area. A harmonic convergence between commerce and residence can be achieved with fair attention and consideration.

The last **Madame Tussaud** roof top party I **We Transferred** a video of the party and its noise over to Anastasia and I believe **Shannan Calland**. It was HORRIFIC. If anyone-- wants to view that video, I have it available.

Let's continue to work together and cut off this TAKE OVER. Because that is what it is-- a TAKE OVER. If any City Official had to deal with this-- it would have been the end of it in my humble opinion, respectfully. We have lives and jobs and families. Stressful as it is when you cannot rest in your own home per inconsideration of commerce.

Ty Granderson Jones
[Creole Celina Films \[us\]](#)
8306 Wilshire Blvd.
Suite #432
Beverly Hills, CA 90211
+1 323.960.1035 Office
+1 310.919.0411 Fax
www.CreoleCelinaEnt.com
[The Official Site of Ty Granderson Jones](#)



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From: Anastasia Mann <president@hhwnc.org>

Sent: Saturday, October 8, 2022 12:09 PM

To: Brian Dyer <area3chair@hhwnc.org>

Cc: Oren Katz <businesschair@hhwnc.org>; Ethan Weaver <ethan.weaver@lacity.org>; Shannan Calland <shannan.calland@lacity.org>; Brian White <38074@lapd.online>; Alejandro Pineda <39942@lapd.online>; Michelle Costagliola <saavy77@aol.com>; Jeff McDonough Music <music4picture@gmail.com>; David Carrera <davidcarrera@prodigy.net>; janeteisner@aol.com <janeteisner@aol.com>; debbiebel <debbiebel@aol.com>; Lisa Scott <area4chair@hhwnc.org>; Ty Granderson Jones <tgj@CreoleCelinaEnt.com>

Subject: Re: Dream Hotel meeting -

Brian,

As always, you go the distance for your Area 3 Stakeholders -and beyond to adjacent neighbors.

I just want to salute you and thank you. Board members like you make the Neighborhood Council system work.

Hopefully the folks being impacted with show their support in person to help get resolution. We have similar issues with rooftop noise driving stakeholders insane at ungodly hours in Area4 - from Madame Tussaud's & the Roosevelt Hotel roof top parties.

Decibel levels can be challenging and deceiving when sound carries throughout neighborhoods.

Thank you.

Anastasia

Anastasia Mann
HHWNC President



7095 Hollywood Blvd., Suite #1004
Hollywood, CA 90028

310.854.6000

President@hhwnc.org

HHWNC.ORG

> On Oct 8, 2022, at 11:51 AM, Brian Dyer <area3chair@hhwnc.org> wrote:

>

> Hi all,

>

> If you are receiving this, it is because you contacted me earlier about the rooftop noise issuing from the Dream Hotel. >

> Yesterday, there was a meeting with myself, the Dream Hotel management, Officer Pinenda, and Shannan Calland of CD 13. Both are copied in. Neighborhood Prosecutor Ethan Weaver could not make it. They are copied in on this email. This email is for information purposes only. >

> To make a long story short, Dream Hotel deferred the responsibility. Dream management said, that they needed to know unequivocally, that the noise was coming from their hotel and not other clubs/venues. The technology used wasn't available to show videos. Officer Pineda will hold an after CPAB meeting with those neighbors. I will send you the information as soon as I receive it. >

> Dream also stated that they kept their volume at 82 decibels, (which, according to the chart, is considered "Loud"). Still it is traveling beyond 150 ft, according to LAMC code >

> Please, please go to the meeting (unfortunately, it is the same night as the Board meeting. But for this issue, if it is a priority for you, you must attend in person). The City and Dream wanted to be responsible for the meeting (even though the neighborhood council is an official City body.) They would not let me schedule, and will not come to an Area 3 meeting, which would be virtual and not conflict with our Board meeting. I will forward your videos to them. Any information, including dates, that you can give me, to verify the noise was from Dream. So please, please attend with your videos on your camera ready to show. I can not attend the meeting as HHWNC Board meeting is that evening. >

> In the meantime, Dream is planning to take events indoors after October. Once again, I told them it wasn't a solution, as the noise traveled three quarters of a mile and was not within the law, and there were three more weeks to go. >

> To make a long story short, Dreams' management team stated that they were surprised with the reaction from the neighborhood. That they had only heard from one person. >

> There is number they want people to call (323) 844 6417 ext. 5, and report noise. I said that was unfair for people to continually be woken and have to call late at night, leaving it to the neighbors to manage Dream's noise. >

> The next CPAB meeting is October 19, (same date as the HHWNC Board meeting). Go to CPAB. Officer Pineda will be sending me the information, and I will get it to you. >

> Send me any information. Please let me know if I can upload your videos or sound to YouTube, and then distribute it to the Dream, the LAPD and CD 13. I told them I would get them dates and videos and this is the easiest way. >

> Thank you.

>

> Brian

Re: Dream Hotel meeting -

From: Jeff McDonough Music (music4picture@gmail.com)

To: president@hhwnc.org

Cc: saavy77@aol.com; tgj@creolecelinaent.com; area3chair@hhwnc.org; businesschair@hhwnc.org; ethan.weaver@lacity.org; shannan.calland@lacity.org; 38074@lapd.online; 39942@lapd.online; davidcarrera@prodigy.net; janeteisner@aol.com; debbiebel@aol.com; area4chair@hhwnc.org

Date: Saturday, October 8, 2022 at 06:52 PM PDT

Quick poll of 4 of my south facing neighbors, asking if they hear the Dream in their bedrooms on certain night late nights, and they all said YES. These are not community active people. Some didnt know where it was coming from, none knew who to tell. This is common for the Hollywood population. Most are not connected with the civic community and dont know who to talk to. They do now.

Jeff McDonough

On Sat, Oct 8, 2022 at 5:26 PM Anastasia Mann <president@hhwnc.org> wrote:

Yes. It does sound like it's in your backyard.

This is why we fight these projects. Exactly what we fear.

Anastasia

Anastasia Mann
HHWNC President



7095 Hollywood Blvd., Suite #1004
Hollywood, CA 90028

310.854.6000
President@hhwnc.org
HHWNC.ORG

On Oct 8, 2022, at 4:39 PM, Michelle Costagliola <saavy77@aol.com> wrote:

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robbing us of our lawful right to enjoy silence in the middle of the night. I will be at this meeting and I will be vocal, but from what Jeff has written I don't feel very encouraged. Perhaps it is finally time to bring a lawsuit against this corporation and the others who refuse to enforce the law. I've already been in touch with an attorney. I know we have a case. It's just such a terrible, stupid shame that the crime is clear, the solution is clear and no one can do anything to fix it?! The Dream Hotel will continue making the same amount of money whether their nightclub really loud vs outrageously. So tired of living in a community where the rights of criminals are constantly being prioritized over decency for the respectful, law abiding, tax paying residents. It's pitiful.

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Ty Granderson Jones
[Creole Celina Films \[us\]](#)
8306 Wilshire Blvd.
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[The Official Site of Ty Granderson Jones](#)

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To: Brian Dyer <area3chair@hhwnc.org>
Cc: Oren Katz <businesschair@hhwnc.org>; Ethan Weaver <ethan.weaver@lacity.org>; Shannan Calland <shannan.calland@lacity.org>; Brian White <38074@lapd.online>; Alejandro Pineda <39942@lapd.online>; Michelle Costagliola <saavy77@aol.com>; Jeff McDonough Music <music4picture@gmail.com>; David Carrera <davidcarrera@prodigy.net>; janeteisner@aol.com <janeteisner@aol.com>; debbiebel <debbiebel@aol.com>; Lisa Scott <area4chair@hhwnc.org>; Ty Granderson Jones <tgj@CreoleCelinaEnt.com>
Subject: Re: Dream Hotel meeting -

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Thank you.

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To: music4picture@gmail.com

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[The Official Site of Ty Granderson Jones](#)

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Sent: Saturday, October 8, 2022 12:09 PM
To: Brian Dyer <area3chair@hhwnc.org>
Cc: Oren Katz <businesschair@hhwnc.org>; Ethan Weaver <ethan.weaver@lacity.org>; Shannan Calland <shannan.calland@lacity.org>; Brian White <38074@lapd.online>; Alejandro Pineda <39942@lapd.online>; Michelle Costagliola <saavy77@aol.com>; Jeff McDonough Music <music4picture@gmail.com>; David Carrera <davidcarrera@prodigy.net>; janeteisner@aol.com <janeteisner@aol.com>; debbiebel <debbiebel@aol.com>; Lisa Scott <area4chair@hhwnc.org>; Ty

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Video.MOV
1.7MB



Outlook-1491946699.jpg
45.9kB

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To: president@hhwnc.org; area3chair@hhwnc.org

Cc: businesschair@hhwnc.org; ethan.weaver@lacity.org; shannan.calland@lacity.org; 38074@lapd.online; 39942@lapd.online; saavy77@aol.com; music4picture@gmail.com; davidcarrera@prodigy.net; janeteisner@aol.com; debbiebel@aol.com; area4chair@hhwnc.org

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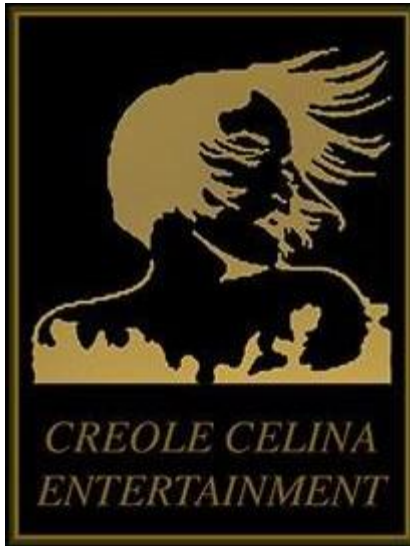
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> Yesterday, there was a meeting with myself, the Dream Hotel management, Officer Pinenda, and Shannan Calland of CD 13. Both are copied in. Neighborhood Prosecutor Ethan Weaver could not make it. They are copied in on this email. This email is for information purposes only. >

> To make a long story short, Dream Hotel deferred the responsibility. Dream management said, that they needed to know unequivocally, that the noise was coming from their hotel and not other clubs/venues. The technology used wasn't available to show videos. Officer Pineda will hold an after CPAB meeting with those neighbors. I will send you the information as soon as I receive it. >

> Dream also stated that they kept their volume at 82 decibels, (which, according to the chart, is considered "Loud"). Still it is traveling beyond 150 ft, according to LAMC code >

> Please, please go to the meeting (unfortunately, it is the same night as the Board meeting. But for this issue, if it is a priority for you, you must attend in person). The City and Dream wanted to be responsible for the meeting (even though the neighborhood council is an official City body.) They would not let me schedule, and will not come to an Area 3 meeting, which would be virtual and not conflict with our Board meeting. I will forward your videos to them. Any information, including dates, that you can give me, to verify the noise was from Dream. So please, please attend with your videos on your camera ready to show. I can not attend the meeting as HHWNC Board meeting is that evening. >

> In the meantime, Dream is planning to take events indoors after October. Once again, I told them it wasn't a solution, as the noise traveled three quarters of a mile and was not within the law, and there were three more weeks to go. >

> To make a long story short, Dreams' management team stated that they were surprised with the reaction from the neighborhood. That they had only heard from one person. >

> There is number they want people to call (323) 844 6417 ext. 5, and report noise. I said that was unfair for people to continually be woken and have to call late at night, leaving it to the neighbors to manage Dream's noise. >

> The next CPAB meeting is October 19, (same date as the HHWNC Board meeting). Go to CPAB. Officer Pineda will be sending me the information, and I will get it to you. >

> Send me any information. Please let me know if I can upload your videos or sound to YouTube, and then distribute it to the Dream, the LAPD and CD 13. I told them I would get them dates and videos and this is the easiest way. >

> Thank you.

>

> Brian

DAY OF HEARING SUBMISSIONS



Planning CPC <cpc@lacity.org>

Fwd: Re Case # CPC-2021-10421-CU-DB-DRB-SPP-HCA

Michael Webb <mdpwrite@gmail.com>
To: cpc@lacity.org

Wed, Oct 12, 2022 at 2:03 PM

Since I am unable to attend the October 13 hearing I should be grateful if you would share this letter with members of the Planning Commission when they meet tomorrow.

As an architectural writer and long-time resident of North Westwood Village, I want to commend the 535 Glenrock Housing Project and urge your approval of this project.

This is the fourth exemplary multi-unit design by Lorcan O'Herlihy in a neighborhood blighted by mediocre, oversized student rooming houses. Densification in close proximity to a future Metro station and the UCLA campus is desirable, but most recent developments are purely profit-driven, lacking all character and providing an impoverished living environment for residents. In contrast, O'Herlihy's schemes raise the bar. They enrich the urban fabric and the lives of their tenants. Glenrock makes inventive use of a tightly confined site, pulling in natural light and fresh air, and offering landscaped decks at each level. The angled setbacks reduce the bulk of the building and enliven a dull street. The wood cladding contributes to its sustainability. In form and materiality it offers a pleasing alternative to the ubiquitous stucco boxes and should require minimal maintenance.

Many thanks for your consideration,

Michael Webb

[11013 1/2 Strathmore Drive, Los Angeles, CA 90024](#)

Hermosa Beach Office
Phone: (310) 798-2400
San Diego Office
Phone: (858) 999-0070
Phone: (619) 940-4522



Chatten-Brown, Carstens & Minter LLP

2200 Pacific Coast Highway, Suite 318
Hermosa Beach, CA 90254
www.cbcearthlaw.com

Michelle Black
Email Address:
mnb@cbcearthlaw.com
Direct Dial:
310-798-2400 Ext. 5

October 12, 2022

Via email cpc@lacity.org

City Planning Commission
City of Los Angeles
200 N. Spring Street, 6th Floor
Los Angeles, CA 90012

**Re: Item 9. CPC-2020-5407-VZC-HD-CUB-ZAA-RDP-SPR
Initial Study and Negative Declaration for Hotel Project at 6437, 6443,
6445, and 6439 W. Sunset Blvd.**

ENV-2020-5408, ENV-2020-5408-A, ENV-2020-5408-B, ENV-2020-
5408-C, ENV-2020-5408-D; CD13.

Honorable Commissioners,

We submit these comments on behalf of Dina Goldstein concerning the Hotel Project proposed for 6445 W. Sunset Blvd (Project) and the Initial Study and Negative Declaration (ND) the City has prepared in connection with it.

While the Applicant has submitted many pages of argument to the City, we continue to believe that the approval of a 13-story, 175-room hotel containing 11,400 square feet of restaurant and bar space, on a small, mid-block lot, will have environmental impacts that should have been disclosed and evaluated in an environmental impact report or, at the very least, a **mitigated** negative declaration. As it currently stands, because the negative declaration concludes there could be no potentially significant impacts, the Project is not subject to any enforceable mitigation measures to blunt its impact on the community. We urge the Commission to reevaluate this conclusion and require adequate environmental review.

The environmental review is inadequate for the following reasons:

- The Project contains no mitigation to ensure that the construction of the 173-foot-tall, 13-story hotel in the middle of the block will not damage the two century-old masonry buildings on either side. There are no setbacks. The negative declaration's analysis of vibration is limited to residential buildings located further away. The only evidence in the record of this

Mr. Alexander Truong
6445 W. Sunset Blvd.
October 12, 2022
Page 2

issue, the expert report submitted by Wilson Ihrig, found that vibration levels at neighboring buildings **would** exceed significance thresholds.

- As the Project continues to rely on the use of a vehicle elevator of questionable feasibility for all access and parking, it is unlikely that the Project can fully avoid adverse impacts, even if only periodically when maintenance or elevator failures occur.
- The Project will have significant impacts due to noise that have not been disclosed or mitigated. An expert report prepared by Wilson Ihrig found that the Project's construction noise impacts would exceed the City's adopted CEQA Thresholds. Comments submitted to the City by area residents document that existing outdoor lounge uses emit noise levels loud enough to awaken them, and that these impacts extend far beyond 1,000 feet. These significant impacts require analysis and mitigation.
- A report by environmental consulting firm, SWAPE, used the standard CalEEMod model to conclude that the Project's greenhouse gas impacts would be significant. The Applicant claims its qualitative analysis disagrees but cites no substantial evidence in support.
- As outlined in the letter submitted by UNITE HERE Local 11, the applicant appears to overstate the project's number of employees, as estimated by the LADOT VMT Calculator, in order to artificially reduce its VMT per employee to 7.4, just below the LADOT threshold of 7.6. The Project's claims regarding this threshold should be reexamined.

Finally, we support the Staff Report's recommendation to deny the requested FAR of 6:1, based on the inability to make the required findings. We agree that the private hotel does not serve a public purpose objective.

Thank you for your consideration of these comments, and we urge the Commission to require a fuller and more accurate examination of the Project's likely impacts.

Sincerely,



Michelle N. Black



LAND USE, ENVIRONMENTAL & MUNICIPAL LAWYERS

Jordan R. Sisson
801 South Grand Avenue, 11th Floor
Los Angeles, California 90017
Direct: (951) 542-2735
Fax: (213) 623-7755
E-mail: jordan@gideonlaw.net
www.gideonlaw.net

October 13, 2022

VIA EMAIL:

City Planning Commission, City of Los Angeles
c/o Cecilia Lamas, Commission Executive Assistant (cpc@lacity.org)
Alexander Truong, City Planning Associate (alexander.truong@lacity.org)

RE: ITEM 9, CPC HEARING SCHEDULED OCTOBER 13, 2022; 6445 SUNSET BLVD. HOTEL PROJECT (6437-45 W. SUNSET BLVD, 90028); DCP CASE NOS. ENV-2020-5408; CPC-2020-5407;

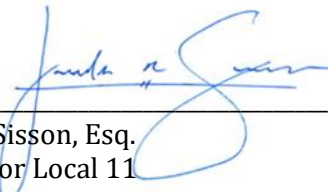
Dear President Millman and City Planning Commissioners:

We represent commentor UNITE HERE Local 11 ("Local 11") in connection with the above-referenced 6445 Sunset Boulevard Hotel Project ("Project"). This firm submitted a comment letter on behalf of Local 11 dated April 11, 2021 regarding the Project's requested floor area ratio and environmental review. We write to inform you that Local 11 no longer opposes the Project in light of discussions with the applicant who has agreed to the following additional voluntary conditions of approval on the Project:

- **Public Benefit Payment.** As a form of public benefit to help the City's housing crisis, the applicant agrees to pay \$150,000 to the City's Housing Impact Trust Fund, which is in addition to the funds required by the City's affordable housing linkage fee.
- **Increased EV Charging Stations.** Consistent with Condition 42 (Electric Vehicle Parking), the applicant agrees to increase the number of electric vehicle charging stations to no less than 20 percent of the total number of parking spaces provided.
- **Native/Indigenous Landscaping.** Consistent with Conditions 37 (Greenwall) and 38 (Landscaping), the applicant agrees, to the extent feasible, that the greenwall and new landscaping shall be comprised of California native/indigenous water-conserving plants in substantial conformance with Project plans. California Native/indigenous trees and plants include but are not limited to (i) trees designated "California Native" on the Tree People City of Los Angeles Approved Street Tree List (see <https://www.treepeople.org/wp-content/uploads/2021/02/TreePeoples-LA-City-Approved-Street-Tree-List.pdf>); and (ii) plants listed by the Metropolitan Water District and the California Native Plant Society in their Planting Guide for LA County (see https://www.bewaterwise.com/assets/mwd_plantguide-screen_la_4_23.pdf).

As such, Local 11 has no further objections to the Project as proposed. Please let me know if you have any questions.

Sincerely,


Jordan R. Sisson, Esq.
Attorney for Local 11



Gonzales Law Group, APC

707 Wilshire Blvd., Suite 4350 | Los Angeles, CA 90017
Telephone: 213.279.6965 | Fax: 213.402.2638
www.gonzaleslawgroup.com

Michael Gonzales

E-mail: mike@gonzaleslawgroup.com

October 12, 2022

VIA EMAIL ONLY

Log Angeles City Planning Commission
Los Angeles City Hall 200 N. Spring Street
Los Angeles, CA 90012
cpc@lacity.org

RE: Revised Conditions of Approval; Case Nos. CPC-2020-5407-VZC-HD-CUB-ZAA-RDP-SPR; ENV-2020-5408-EAF

Dear Commissioners:

As you know, this firm represents 6445 Sunset, LLC (“Applicant”), the owner and developer of that certain parcel of real property commonly referred to as 6437-6445 W. Sunset Blvd (the “Property”) in the City of Los Angeles (the “City”). Applicant intends to improve the Property with a 13-story hotel with 175 rooms and approximately 11,400 square feet of restaurant/bar/lounge uses (the “Project”). The Property is currently developed with an existing 2-story commercial structure built in approximately 1956.

The Project’s potential environmental impacts were analyzed in a Negative Declaration that complies with the California Environmental Quality Act (“CEQA”). Various CEQA comment letters were received, and a reply dated September 9, 2022, was submitted to the record. None of the comment letters raised a fair argument supported by substantial evidence that the Project could have a significant and unavoidable impact on the environment. Accordingly, the Negative Declaration is the legally appropriate CEQA compliance document.

Nevertheless, Applicant appreciates some of the concerns raised by attorney’s for Unite Here Local 11 and has agreed to the following:

- To the extent feasible the Project will incorporate California Native/indigenous water-conserving plants within the Greenwall (Staff Report Condition No. 37) and other open areas (Staff Report Condition No. 38).
- Applicant shall provide no less than 20 percent of all parking spaces provided as Electric Vehicle Charing Stations on day one of Project operations.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in dark ink, appearing to read 'MG', is positioned above the typed name.

Michael Gonzales
Gonzales Law Group APC

MG

Cc: Heather Bleemers, Senior City Planner
Oliver Netburn, City Planner
Alexander Truong, City Planning Associate