



Luciralia Ibarra &lt;Luciralia.ibarra@lacity .org&gt;

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**LAFD**

1 message

**David Crook** <D.Crook@pcrnet.com>

Mon, Apr 25, 2016 at 4:10 PM

To: William Lamborn &lt;william.lamborn@lacity.org&gt;, Luciralia Ibarra &lt;Luciralia.ibarra@lacity.org&gt;

Cc: Karen Hoo &lt;karen.hoo@lacity.org&gt;, Jay Ziff &lt;J.Ziff@pcrnet.com&gt;

Will and Luci,

Our project team fire service/safety consultant (formerly AON, now Jensen Hughes) has been consulting with the following person at LAFD re: fire flows for 8150 Sunset:

Robert E. Duff

Inspector II

Los Angeles Fire Department

213-482-6502

Fax: 213-482-6511

[robert.duff@lacity.org](mailto:robert.duff@lacity.org)

Please let me know if I can help or if you need more information.

Thanks

Dave

David A. Crook, AICP, LEED AP

Principal Planner

ESA PCR

2121 Alton Parkway, Suite 100

Irvine, CA 92606

949.753.7001 main | 949.753.7002 fax

[d.crook@pcrnet.com](mailto:d.crook@pcrnet.com) | [www.pcrnet.com](http://www.pcrnet.com)Follow us on [Facebook](#) | [Twitter](#) | [LinkedIn](#)





Luciralia Ibarra <Luciralia.ibarra@lacity .org>

**8150 Sunset Boulevard / CPC-2013-2551: Confirmation of Entitlement Requests**

1 message

**Nytzen, Michael** <michaelnytzen@paulhastings.com> Mon, Apr 25, 2016 at 5:30 PM  
To: Luci Ibarra <Luciralia.ibarra@lacity.org>, William Lamborn <william.lamborn@lacity.org>  
Cc: "Haber, Jeffrey S." <jeffreyhaber@paulhastings.com>

Luci and Will:

As requested, I am attaching a letter confirming the requested entitlements for the 8150 Sunset Boulevard project, along with a revised request page from the Master Land Use Permit application form.

Please let us know if you have any questions or would like to discuss.

Thanks,  
Michael



**E. Michael Nytzen | Senior Land Use Project Manager**  
Paul Hastings LLP | 515 South Flower Street, Twenty-Sixth Floor, Los Angeles, CA 90071 | Direct: +1.213.683.5713 | Main: +1.213.683.6000 | Fax: +1.213.996.3003 | michaelnytzen@paulhastings.com | www.paulhastings.com

\*\*\*\*\*  
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For additional information, please visit our website at [www.paulhastings.com](http://www.paulhastings.com)

 **8150 Sunset - Confirmation of Entitlement Requests.pdf**  
3797K

# PAUL HASTINGS

April 25, 2016

## VIA EMAIL

Ms. Luci Ibarra  
Senior City Planner  
City of Los Angeles  
200 N. Spring Street, Room 750  
Los Angeles, California 90071

Re: 8150 Sunset Boulevard  
Revised Entitlement Request  
CPC-2013-2551-CUB-DB-SPR

Dear Ms. Ibarra:

As requested, we are submitting this letter to confirm the entitlements that are being requested in connection with the 8150 Sunset Boulevard project (the "Project"), submitted under Case No. CPC-2013-2551. These changes reflect revisions to the Project that were made in response to comments received on the Project as originally submitted. The revised Project is referred to as Alternative 9, and is described in detail in the Recirculated Portions of the Draft EIR dated September 2015.

The entitlements being requested in connection with Alternative 9 include:

1. Pursuant to Section 12.22-A,25 of the Los Angeles Municipal Code (LAMC), an Affordable Housing Development Project Parking Incentive (Parking Option 1) to allow 1 parking space for the 0-1 bedroom units, 2 parking spaces for the 2-3 bedroom units, and 2.5 parking spaces for the 4 bedroom units; and one (1) On-Menu Incentive and (1) Off-Menu Incentive as follows:
  - a. Pursuant to LAMC Section 12.22-A,25(f)(7), an On-Menu Incentive to permit the area of land required to be dedicated for street purposes to be included as lot area for purposes of calculating the maximum allowable floor area, in lieu of calculating the maximum floor area ratio on the post-dedication area of the lot as required by Article 7 of the LAMC;
  - b. Pursuant to Section LAMC 12.22-A,25(g)(3), an Off-Menu Incentive to permit a 3:1 floor area ratio for a Housing Development Project located within approximately 1,560 feet of a Transit Stop, in lieu of the 1,500 foot distance specified in LAMC §12.22-A,25(f)(4)(ii);
2. Pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates or results in an increase of 50 or more guest rooms;<sup>1</sup>

<sup>1</sup> Site Plan Review is normally required for the addition of 50,000 square feet or more of non-residential floor area and/or the addition of 50 or more residential units. In the case of the Project, fewer than 50,000 square feet of

**PAUL**  
**HASTINGS**

April 25, 2016  
VIA EMAIL  
Page 2

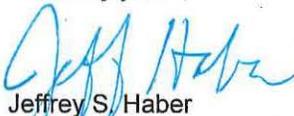
3. Pursuant to LAMC Section 12.24-W,1, a Conditional Use Permit for the on-site sale of a full line of alcoholic beverages in connection with four restaurants, and the off-site sale of a full line of alcoholic beverages in connection with a grocery store.

We have revised the attached request portion of the Master Land Use Application to reflect the changes to the requested entitlements.

In addition, the Project includes a subdivision request for condominium purposes and to create airspace lots that has been filed under Vesting Tentative Tract Number 72370.

Please let us know if you have any questions or would like to discuss further.

Sincerely yours,



Jeffrey S. Haber  
of PAUL HASTINGS LLP

cc: AG SCH 8150 Sunset Boulevard Owner, LP

---

additional non-residential uses are proposed. The proposed 249 residential units, which would otherwise trigger Site Plan Review, would only be added as a result of the incentives requested pursuant to California Government Code §65915 and LAMC §12.22-A,25 for the provision of affordable housing. Pursuant to Government Code §65915(j), the granting of a concession or incentive shall not be interpreted, in and of itself, to require another discretionary approval, such as Site Plan Review. Therefore, Site Plan Review should not be required for the Project.

**MASTER LAND USE PERMIT APPLICATION**  
LOS ANGELES CITY PLANNING DEPARTMENT

Revised April 25, 2016

<i>Planning Staff Use Only</i>					
ENV No.	ENV-2013-2552-EIR	Existing Zone	C2-1D	District Map	147B173, 147B177
APC		Community Plan		Council District	4
Census Tract	1942.00	APN	5554007014 5554007015	Case Filed with [DSC Staff]	Steve Kim
				Date	8/19/13

**THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT**

CASE No. CPC-2013-2551-CUB-DB-SPR

APPLICATION TYPE Affordable Housing Incentives, Site Plan Review, Conditional Use Beverage  
*(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)*

**1. PROJECT LOCATION AND SIZE**

Street Address of Project 8150 Sunset Boulevard Zip Code 90046  
 Legal Description: Lot 1 Block \_\_\_\_\_ Tract 31173  
 Lot Dimensions Irregular Lot Area (sq. ft.) 111,339 Total Project Size (sq. ft.) 334,000

**2. PROJECT DESCRIPTION**

Describe what is to be done: Demolish existing commercial buildings and construct a mixed-use commercial/residential development with 65,000 sf of commercial uses (24,811 sf organic grocery store, 11,937 sf of retail uses, 23,158 sf of restaurant uses, and 5,094 sf of bank uses) and 249 dwelling units with approximately 269,000 sf of floor area.

Present Use: Shopping center Proposed Use: Mixed-use residential/commercial development

Plan Check No. (if available) \_\_\_\_\_ Date Filed: \_\_\_\_\_

Check all that apply:

<input checked="" type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Change of Use	<input type="checkbox"/> Alterations	<input checked="" type="checkbox"/> Demolition
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Tier 1 LA Green Code

Additions to the building:

<input type="checkbox"/> Rear	<input type="checkbox"/> Front	<input type="checkbox"/> Height	<input type="checkbox"/> Side Yard
-------------------------------	--------------------------------	---------------------------------	------------------------------------

No. of residential units: Existing 0 To be demolished 0 Adding 249 Total 249

**3. ACTION(S) REQUESTED**

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: 12.21-A.4(a) Code Section which authorizes relief: 12.22-A.25

Parking Option 1 for a mixed-use Housing Development Project.

Code Section from which relief is requested: Article 7 Code Section which authorizes relief: 12.22-A.25(f)(7)

An on-menu Incentive to permit the area of land required to be dedicated for street purposes to be included as lot area for purposes of calculating the maximum allowable floor area, in lieu of calculating floor area ratio on the post-dedication area of the lot as required by Article 7 of the LAMC.

Code Section from which relief is requested: 12.22-A.25(f)(4)(ii) Code Section which authorizes relief: 12.22-A.25

An off-menu Incentive to permit a 3:1 floor area ratio for a Housing Development Project located within approximately 1,560 feet of a Transit Stop, in lieu of the 1,500 foot distance specified in LAMC §12.22-A.25(f)(4)(ii).

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: 16.05

Site Plan Review for a development project which creates 50 or more dwelling units.<sup>1</sup>

Code Section from which relief is requested: 12.16 Code Section which authorizes relief: 12.24-W.1

Conditional Use Permit for the on-site sale of a full line of alcoholic beverages in connection with four restaurants, and the off-site sale of a full line of alcoholic beverages in connection with an organic grocery store.

List related or pending case numbers relating to this site  
VTT-72370

<sup>1</sup> Site Plan Review is normally required for the addition of 50,000 square feet or more of non-residential floor area and/or the addition of 50 or more residential units. In the case of the Project, fewer than 50,000 square feet of additional non-residential uses are proposed. The proposed 249 residential units, which would otherwise trigger Site Plan Review, would only be added as a result of the incentives requested pursuant to California Government Code §65915 and LAMC §12.22-A.25 for the provision of affordable housing. Pursuant to Government Code §65915(j), the granting of a concession or incentive shall not be interpreted, in and of itself, to require another discretionary approval, such as Site Plan Review. Therefore, Site Plan Review should not be required for the Project.



Luciralia Ibarra <Luciralia.Ibarra@lacity.org>

## Lots Affected by Street Dedication

1 message

**Nytzen, Michael** <michaelnytzen@paulhastings.com>  
To: Luci Ibarra <Luciralia.Ibarra@lacity.org>  
Cc: "Haber, Jeffrey S." <jeffreyhaber@paulhastings.com>

Tue, Apr 26, 2016 at 12:56 PM

Luci – as discussed – here is some guidance on the effect of street dedications on calculations of FAR and density.



**E. Michael Nytzen | Senior Land Use Project Manager**  
Paul Hastings LLP | 515 South Flower Street, Twenty-Sixth Floor, Los Angeles, CA 90071 | Direct: +1.213.683.5713 | Main: +1.213.683.6000 | Fax: +1.213.996.3003 | michaelnytzen@paulhastings.com | www.paulhastings.com

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### 2 attachments

zoning-code-manual-and- commentary.pdf  
284K

ZA Memo.104.pdf  
236K

City of Los Angeles

# Zoning Code

## *Manual and Commentary*

### *Fourth Edition*

The City of Los Angeles Department of Building and Safety (LADBS) is pleased to announce the publication of the newly updated fourth edition of the **Zoning Code Manual and Commentary**. This manual will assist in providing consistent and uniform interpretations of the Zoning Code.

The Zoning Code Manual and Commentary provides a cumulative summary of more than 230 written policies and interpretations made by the Department of Building and Safety, the Department of City Planning, and the Office of the City Attorney pertaining to the interpretation and administration of specific sections of the City of Los Angeles Planning and Zoning Code. Many of the original versions of these policies and interpretations were decades old, not easily located and consequently, not consistently applied. The obsolete policies and interpretations were not included in this manual.

Each topic has been presented in this manual in a Question and Answer format with illustrated examples and a simplified explanation of the underlying concept intended to facilitate the user's understanding of the code and provide an easy reference to the various interpretations. Ten new interpretations related to zoning issues contained in the previously released collection of LADBS Information Bulletins have been included in this manual and the corresponding updated Bulletins have been made a part of the appendices for reference purposes.

This manual is a commentary that should be used as a supplement to the Code and not as a substitute for it. A final decision regarding a particular zoning issue will be made only after due consideration has been given to all other applicable Zoning Code provisions.

As a part of our continuing effort to enhance customer service and assist the development industry, the Zoning Code Manual and Commentary has been made available on LADBS' Internet site at [www.ladbs.org](http://www.ladbs.org) under the heading "Zoning."

We will continue to update this Zoning Code Manual and Commentary on the Department's website and will include new Zoning Code issues and commentaries to facilitate the efficient distribution of information to the public. Your comments and suggestions for improving this document are requested and welcome.

## REFERENCES

Each topic covered in this manual is based on specific reference material that was previously distributed or, in some cases, the topic is only an illustration or summary of the code.

The reference legend is indicated at the bottom of each topic in parenthesis including the corresponding date or document number. The following is a glossary of the abbreviations used throughout the manual.

<b>B.Z.A.</b>	Board of Zoning Appeals
<b>Bldg. Bur. Chief</b>	Building Bureau Chief memorandum
<b>Bldg. Bur. Dir.</b>	Building Bureau Directive
<b>Bldg. Bur. memo</b>	Building Bureau Memorandum
<b>C.A.O.</b>	City Attorney's Opinion
<b>Code item</b>	Summary of Code and/or graphic illustration
<b>D.O.P.</b>	Director of Planning Department communication
<b>DCP</b>	Department of City Planning
<b>IB</b>	LADBS Information Bulletin <b>LADBS</b> Department of Building and Safety
<b>P.C. Chief</b>	Plan Check Chief memorandum
<b>Unsigned Memo</b>	Historical written material widely used
<b>V.N. Zoning Manual</b>	Van Nuys Office Zoning Manual
<b>ZA</b>	Zoning Administrator's Case
<b>ZAI</b>	Zoning Administrator's Interpretation
<b>Z.E. memo</b>	Zoning Engineer's memorandum
<b>ZA/ ZE</b>	Joint memo by LADBS and DCP
<b>Z.E.I.</b>	Zoning Engineer's Interpretation
<b>ZI</b>	Zoning Information File
<b>EXEC. OFFICE MEMO</b>	Memorandum by the Executive Officer of LADBS

### Prior Editions

Technical Editor: Zoning Engineer, Los Angeles Department of Building and Safety

1 <sup>st</sup> edition,	April 1993
2 <sup>nd</sup> edition,	December 1993
3 <sup>rd</sup> edition,	July 1996
4 <sup>th</sup> edition,	2005
4 <sup>th</sup> edition	Revision 1 July 2011
4 <sup>th</sup> edition	Revision 2 July 2013
4 <sup>th</sup> edition	Revision 3 October 2013
4 <sup>th</sup> edition	Revision 4 June 2014
4 <sup>th</sup> edition	Revision 5 August 2014
4 <sup>th</sup> edition	Revision 6 April 2015

## Section 12.37G

### **Lots affected by Street Widening. Timing of dedication and effect on Residential Density Calculations.**

**Q** - This Code Section allows the area of a lot as it existed prior to any street dedication pursuant to Section 12.37 (Commonly known as the R3 ordinance), to be used when calculating density.

In the case where a piece of property has been previously subdivided and dedications were made either as part of the subdivision or possibly as part of the proceedings for a building permit for a building that was never constructed, or as part of zone variance, zone change or conditional use, is a new project entitled to density based on the area of the lot prior to such dedication?

**A** - The Chief Zoning Administrator has determined that land use entitlements should be determined on the basis of the original lot area at least until such time as the street is physically widened. Section 12.37G reads as follows, "In applying all other provisions of this article, the area of such lot shall be considered as that which existed immediately prior to such required street widening."

Additionally, because tract and parcel maps are governed by Article 7, Division of Land, Section 12.37-G is not applicable, and land use entitlements are properly determined on the basis of the area of the lot subsequent to highway dedication.

Consequently, area of dedications in conjunction with old subdivisions cannot use the area of the dedicated street when calculating the maximum number of units permitted on the lot. However, if new development takes places on a lot with an existing, recorded dedication, or on lots with old permits where the building was never constructed, land use entitlements shall be based on the original and not the ultimate lot lines until the street is physically widened. LADBS will assume that all existing dedications have been improved unless clearance is obtained from the Department of Public Works indicating that the improvements have not taken pace. Once such clearance is obtained then LADBS will determine the lot area based on the original lot lines.

(ZA Memorandum 104

**Section 12.37G**

**Lots affected by Street Widening. Future Streets  
effect on Buildable Area and Yards for C and M zone**

See [Section 12.03](#) Buildable Area definition in this manual.

## **Section 12.37G**

### **Appropriate Lot Area of Lots Affected by Street Widening**

**Q** - In reference to lots affected by street widening for RD1.5, RD2, RD3 or R3 or less restrictive zones, the last paragraph of Section 12.37G reads as follows:

"In applying all other provisions of this article, the area of such lot shall be considered as that which existed immediately prior to such required street widening."

What is the appropriate area of the lot to use in determining maximum permitted Floor Area Ratio (FAR) and residential density?

**A** - The reference to "this article" in the section restricts the application of Section 12.37G to any provision contained in Article 2 of the Municipal Code, namely zone changes, conditional uses, and variance, as well as the issuance of building permits. Therefore, the land use entitlements are properly determined on the basis of the area of the lot prior to highway dedication.

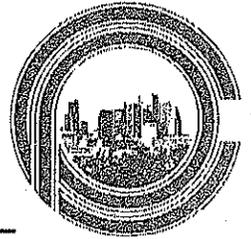
Because tract and parcel maps are governed by Article 7, Division of Land, Section 12.37-G is not applicable, and land use entitlements are properly determined on the basis of the area of the lot subsequent to highway dedication.

(ZA Memo No. 104, 2-13-1998)



# Los Angeles City Planning Department

221 North Figueroa  
16th Floor



## OFFICE OF ZONING ADMINISTRATION

### MEMORANDUM

ZA MEMORANDUM NO. 104

February 13, 1998

TO: Office of Zoning Administration  
Department of Building and Safety  
Bureau of Engineering  
Public Counters  
All Other Interested Parties

FROM: Robert Janovici *RJ*  
Chief Zoning Administrator

SUBJECT: **LAND USE ENTITLEMENTS ON LOTS AFFECTED BY STREET WIDENING  
(SECTION 12.37-G, LAMC)**

Concerns have been expressed about the applicability of Section 12.37-G to existing lots with previously recorded highway dedications that have not yet been utilized to physically widen the street. The issue is what is the appropriate area of the lot to use in determining maximum permitted Floor Area Ratio (FAR) and residential density.

For some time it has been our practice to calculate these entitlements based on the smaller lot area defined by the ultimate lot lines. For cases where highway dedication has been imposed as a condition of approval, this has resulted in a reduction in allowable FAR and density from what would otherwise be permitted if these entitlements were based on the original, larger lot area. Experience has shown, however, that years may elapse between the time that a highway dedication is recorded and the street is actually improved. In some cases, due to fiscal constraints and/or an incomplete right-of-way, it's possible that the street may never be improved.

A more literal reading of Section 12.37-G suggests, however, that land use entitlements should be determined on the basis of the original lot area at least until such time as the street is physically widened. The last paragraph of this provision reads as follows:

***"In applying all other provisions of this article, the area of such lot shall be considered as that which existed immediately prior to such required street widening."***

It can thus be concluded that the purpose of this provision is to avoid imposing a "double penalty" on property owners which would require both a dedication and/or improvement of land, as well as a commensurate reduction in the development potential of a site. While an owner may not build on any land dedicated for street widening, a taller building that accommodates the full entitlement may be constructed, as long as the structure complies with any height restrictions that have been imposed on the lot.

The reference to "this article" restricts the application of Section 12.37-G to any provision contained in Article 2, Zoning, namely zone changes, conditional uses, and variances, as well as building permits issued by ministerial action. Because tract and parcel maps are governed by Article 7, Division of Land, Section 12.37-G is not applicable, and land use entitlements are properly determined on the basis of the area of the lot subsequent to highway dedication.

#### **City Planning Commission Statement of Policy Confirmation**

On December 11, 1997, the City Planning Commission adopted the following "Statement of Policy Confirmation" concerning the applicability of Section 12.37-G (CPC 97-0381 POL):

1. *The City Planning Commission confirms that Section 12.37-G of the Los Angeles Municipal Code (LAMC) is applicable to any provision governed by Article 2. This includes any building permit issued by ministerial action, or any entitlement approved by discretionary action, including zone changes, variances, and conditional uses.*
2. *If dedication of land is required for street improvements, and street widening shall commence at the same time as development on the lot, then land use entitlements such as permitted Floor Area Ratio and residential density shall be determined on the basis of the original and not the ultimate lot lines.*
3. *If new development takes places on a lot with an existing, recorded dedication, land use entitlements shall be based on the original and not the ultimate lot lines until the street is physically widened. After a street has been widened, all future land use entitlements shall be based on the new, smaller lot area. To determine if a dedication has ever been used and to verify actual street dimensions, applicants must obtain appropriate sign-off from Bureau of Engineering staff.*

**NOTE:** *In conformance with State law, all zoning in the City of Los Angeles is consistent with its General Plan. Government Code Section 65860 (d), more commonly referred to as "AB 283," requires consistency between zoning and the General Plan in the City of Los Angeles. Therefore, if a project's proposed Floor Area Ratio and residential density are consistent with its zoning, then it is also*

*consistent with the General Plan (in the City of Los Angeles, the applicable Community Plan).*

### **Administrative Procedure**

The following administrative procedure, cooperatively developed by the Department of City Planning, the Department of Building and Safety, and the Bureau of Engineering, shall be followed in administering Section 12.37-G:

*If a dedication is shown on a Cadastral Map, the initial presumption of the Department of Building and Safety shall be that the street has been physically widened, and that entitlements should be based on the new, smaller lot area. If, however, an applicant obtains sign-off from Bureau of Engineering staff indicating that the street has not actually been widened, then the area of the lot shall be calculated on the basis of the original and not the ultimate lot lines. Applicants may use one of two methods below to obtain Engineering sign-off:*

1. *Obtain and submit a copy of an approved Engineering "as-built" street improvement plan, which shows the actual physical dimensions and width of the street on which the subject lot fronts. Engineering staff will then compare the street improvement plan to the Cadastral Map to determine if the highway dedication has been used and the street physically widened. Because Cadastral Maps are not updated to reflect the status of street improvements, the street dimensions shown may not correspond to actual street widths. Thus, Engineering staff will rely on the street improvement plans to verify actual street dimensions.*
2. *Submit a plot plan or map prepared and certified by a qualified professional, such as a land surveyor or a licensed engineer, which identifies actual street and lot dimensions. Engineering staff will then compare this against the Cadastral Map to determine if the highway dedication has been used and the street physically widened.*

### **Z.E. Memo 1-7-87**

This memorandum supersedes the memorandum issued by the Zoning Engineer on January 1, 1987 referenced as "Density calculations for Lots Requiring Street or Alley Dedication" as it applies to zone changes, conditional uses, and variances, or any other provision governed by Article 2, Zoning. Z.E. Memo 1-7-87 remains in effects with respect to tract and parcel maps because these are governed by Article 7, Division of Land.

RJ:AB:u:\hwyded\zamemo.wpd



Luciralia Ibarra <Luciralia.ibarra@lacity .org>

**8150 Sunset Boulevard / CPC-2013-2551: Confirmation of Entitlement Requests**

1 message

**Nytzen, Michael** <michaelnytzen@paulhastings.com>

Tue, Apr 26, 2016 at 6:42 PM

To: Luci Ibarra <Luciralia.ibarra@lacity.org>, William Lamborn <william.lamborn@lacity.org>

Cc: "Haber, Jeffrey S." <jeffreyhaber@paulhastings.com>

Luci and Will:

As requested, I am attaching a letter confirming the requested entitlements for the 8150 Sunset Boulevard project, along with a revised request page from the Master Land Use Permit application form.

Please let us know if you have any questions or would like to discuss.

Thanks,

Michael



**E. Michael Nytzen | Senior Land Use Project Manager**

Paul Hastings LLP | 515 South Flower Street, Twenty-Sixth Floor, Los Angeles, CA 90071 | Direct: +1.213.683.5713 | Main: +1.213.683.6000 | Fax: +1.213.996.3003 | michaelnytzen@paulhastings.com | www.paulhastings.com

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**8150 Sunset - Confirmation of Entitlement Requests.pdf**

11/6/2016

City of Los Angeles Mail - 8150 Sunset Boulevard / CPC-2013-2551: Confirmation of Entitlement Requests

 4014K

# PAUL HASTINGS

April 26, 2016

**VIA EMAIL**

Ms. Luci Ibarra  
Senior City Planner  
City of Los Angeles  
200 N. Spring Street, Room 750  
Los Angeles, California 90071

Re: 8150 Sunset Boulevard  
Revised Entitlement Request  
CPC-2013-2551-CUB-DB-SPR

Dear Ms. Ibarra:

As requested, we are submitting this letter to confirm the entitlements that are being requested in connection with the 8150 Sunset Boulevard project (the "Project"), submitted under Case No. CPC-2013-2551. These changes reflect revisions to the Project that were made in response to comments received on the Project as originally submitted. The revised Project is referred to as Alternative 9, and is described in detail in the Recirculated Portions of the Draft EIR dated September 2015.

The entitlements being requested in connection with Alternative 9 include:

1. Pursuant to Section 12.22-A,25 of the Los Angeles Municipal Code (LAMC), a Density Bonus approval to permit a 249-unit Housing Development Project with 28 units restricted to Very Low Income Households in lieu of the base 204 units permitted by the High Residential Density category under the Hollywood Community Plan, and the utilization of Parking Option 1 to allow 1 parking space for the 0-1 bedroom units, 2 parking spaces for the 2-3 bedroom units, and 2.5 parking spaces for the 4 bedroom units; and two (2) Off-Menu Incentives, as follows:
  - a. Pursuant to LAMC Section 12.22-A,25(g)(3), an Off-Menu Incentive to permit the area of land required to be dedicated for street purposes to be included as lot area for purposes of calculating the maximum allowable floor area, in lieu of calculating the maximum floor area ratio on the post-dedication area of the lot as required by Article 7 of the LAMC;
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**PAUL**  
**HASTINGS**

April 26, 2016  
Ms. Luci Ibarra  
Page 2

2. Pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates or results in an increase of 50 or more guest rooms;<sup>1</sup>
3. Pursuant to LAMC Section 12.24-W,1, a Conditional Use Permit for the on-site sale of a full line of alcoholic beverages in connection with four restaurants, and the off-site sale of a full line of alcoholic beverages in connection with a grocery store.

We have revised the attached request portion of the Master Land Use Application to reflect the changes to the requested entitlements.

In addition, the Project includes a subdivision request for condominium purposes and to create airspace lots that has been filed under Vesting Tentative Tract Number 72370.

Please let us know if you have any questions or would like to discuss further.

Sincerely yours,



Jeffrey S. Haber  
of PAUL HASTINGS LLP

cc: AG SCH 8150 Sunset Boulevard Owner, LP  
LEGAL\_US\_W# 85649552.2

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<sup>1</sup> Site Plan Review is normally required for the addition of 50,000 square feet or more of non-residential floor area and/or the addition of 50 or more residential units. In the case of the Project, fewer than 50,000 square feet of additional non-residential uses are proposed. The proposed 249 residential units, which would otherwise trigger Site Plan Review, would only be added as a result of the density bonus and incentives requested pursuant to California Government Code §65915 and LAMC §12.22-A,25 for the provision of affordable housing. Pursuant to LAMC Section 12.22-A,25(c)(8) and Government Code §65915(j), the granting of a density bonus and concession or incentive shall not be interpreted, in and of itself, to require another discretionary approval, such as Site Plan Review. Therefore, Site Plan Review should not be required for the Project.

**MASTER LAND USE PERMIT APPLICATION**  
LOS ANGELES CITY PLANNING DEPARTMENT

Revised April 26, 2016

<i>Planning Staff Use Only</i>				
ENV No.	ENV-2013-2552-EIR	Existing Zone	C2-1D	District Map
APC		Community Plan		147B173, 147B177
Census Tract	1942.00	APN	5554007014 5554007015	Case Filed with [DSC Staff] Steve Kim
				Date
				8/19/13

**THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT**

CASE No. CPC-2013-2551-CUB-DB-SPR

APPLICATION TYPE Density Bonus, Affordable Housing Incentives, Site Plan Review, Conditional Use Beverage  
*(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)*

**1. PROJECT LOCATION AND SIZE**

Street Address of Project 8150 Sunset Boulevard Zip Code 90046  
 Legal Description: Lot 1 Block  Tract 31173  
 Lot Dimensions Irregular Lot Area (sq. ft.) 111,339 Total Project Size (sq. ft.) 334,000

**2. PROJECT DESCRIPTION**

Describe what is to be done: Demolish existing commercial buildings and construct a mixed-use commercial/residential development with 65,000 sf of commercial uses (24,811 sf organic grocery store, 11,937 sf of retail uses, 23,158 sf of restaurant uses, and 5,094 sf of bank uses) and 249 dwelling units with approximately 269,000 sf of floor area.

Present Use: Shopping center Proposed Use: Mixed-use residential/commercial development

Plan Check No. (if available)  Date Filed:

Check all that apply:

- New Construction     Change of Use     Alterations     Demolition  
 Commercial     Industrial     Residential     Tier 1 LA Green Code

Additions to the building:

- Rear     Front     Height     Side Yard

No. of residential units: Existing 0 To be demolished 0 Adding 249 Total 249

**3. ACTION(S) REQUESTED**

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: High Residential Density limit of 80 units/acre under the Hollywood Community Plan

Code Section which authorizes relief: 12.22-A,25(c)

A Density Bonus to permit a 249-unit Housing Development Project with 28 units restricted to Very Low Income Households in lieu of the base 204 units permitted by the High Residential Density category under the Hollywood Community Plan.

Code Section from which relief is requested: 12.21-A,4(a) Code Section which authorizes relief: 12.22-A,25(d)(1)

Parking Option 1 for a mixed-use Housing Development Project.

Code Section from which relief is requested: LAMC Article 7 Code Section which authorizes relief: 12.22-A,25(g)(3)

An off-menu Incentive to permit the area of land required to be dedicated for street purposes to be included as lot area for purposes of calculating the maximum allowable floor area ratio (FAR), in lieu of calculating FAR on the post-dedication area of the lot as required by Article 7 of the LAMC.

Code Section from which relief is requested: 12.22-A,25(f)(4)(ii) Code Section which authorizes relief: 12.22-A,25(g)(3)

An off-menu Incentive to permit a 3:1 FAR for a Housing Development Project located within approximately 1,560 feet of a Transit Stop, in lieu of the 1,500 foot distance specified in LAMC §12.22-A,25(f)(4)(ii).

Code Section from which relief is requested:  Code Section which authorizes relief: 16.05

Site Plan Review for a development project which creates 50 or more dwelling units.<sup>1</sup>

Code Section from which relief is requested: 12.16 Code Section which authorizes relief: 12.24-W,1

Conditional Use Permit for the on-site sale of a full line of alcoholic beverages in connection with four restaurants, and the off-site sale of a full line of alcoholic beverages in connection with an organic grocery store.

List related or pending case numbers relating to this site  
VTT-72370

<sup>1</sup> Site Plan Review is normally required for the addition of 50,000 square feet or more of non-residential floor area and/or the addition of 50 or more residential units. In the case of the Project, fewer than 50,000 square feet of additional non-residential uses are proposed. The proposed 249 residential units, which would otherwise trigger Site Plan Review, would only be added as a result of the density bonus and incentives requested pursuant to California Government Code §65915 and LAMC §12.22-A,25 for the provision of affordable housing. Pursuant to LAMC Section 12.22-A,25(c)(8) and Government Code §65915(j), the granting of a density bonus and concession or incentive shall not be interpreted, in and of itself, to require another discretionary approval, such as Site Plan Review. Therefore, Site Plan Review should not be required for the Project.



Luciralia Ibarra &lt;Luciralia.Ibarra@lacity .org&gt;

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**8150 Hearing Notice (EIR commenters)**

1 message

**William Lamborn** <william.lamborn@lacity.org>

Thu, Apr 28, 2016 at 2:41 PM

To: "Nytzen, Michael" &lt;michaelnytzen@paulhastings.com&gt;

Cc: Christina Toy &lt;christina.toy-lee@lacity .org&gt;, Luciralia Ibarra &lt;Luciralia.Ibarra@lacity.org&gt;

Hi Michael,

Per our discussion, attached please find the 8150 Sunset hearing notice and radius map for inclusion in the mailing.

If not going through BTC, the attached envelope would be used.

Thanks,

--

William Lamborn  
Major Projects  
Department of City Planning  
200 N. Spring Street, Rm 750  
Ph: [213.978.1470](tel:213.978.1470)



Department of City Planning  
City of Los Angeles

Please note that I am out of the of fice every other Friday.

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**3 attachments****8150 Sunset Hearing Notice.pdf**

70K

**15-265A Radius Map.pdf**

8072K

**8150 Envelope.docx**

33K

CITY OF LOS ANGELES  
CALIFORNIA



DEPARTMENT OF CITY PLANNING

**NOTICE OF PUBLIC HEARING**

**To Owners:**  Within a 100-Foot Radius  
 Within a 500-Foot Radius  
 Abutting a Proposed Development Site

**And Occupants:**  Within a 100-Foot Radius  
 Within a 500-Foot Radius  
**And:**  Others

You are being sent this notice because you own and/or reside at property near a site for which an application, as described below, has been filed with the Department of City Planning, you have indicated an interest in the project and/or have requested such notice be provided to you, or you may have expertise/experience regarding the project. All interested persons are invited to attend the public hearing at which you may listen, ask questions, or present testimony regarding the project.

<b>Hearing By:</b>	Advisory Agency/Hearing Officer	<b>Case Nos.:</b>	VTT-72370-CN CPC-2013-2551-CUB-DB-SPR
<b>Date:</b>	Tuesday, May 24, 2016	<b>CEQA No.:</b>	ENV-2013-2552-EIR
<b>Time:</b>	9:00 AM		SCH No. 2013091044
<b>Place:</b>	Los Angeles City Hall 200 North Spring Street 3 <sup>rd</sup> Floor, Room 350 Los Angeles, CA 90012	<b>Incidental Cases:</b>	None
		<b>Project Name:</b>	8150 Sunset Boulevard Mixed-Use Project
		<b>Council No.:</b>	4, Honorable – David Ryu
		<b>Plan Area:</b>	Hollywood
<b>Staff Contact:</b>	William Lamborn	<b>Specific Plan:</b>	None
<b>Phone No.:</b>	(213) 978-1470	<b>Certified NC:</b>	Hollywood Hills West
<b>E-Mail:</b>	William.lamborn@lacity.org	<b>GPLU:</b>	Neighborhood Office Commercial
		<b>Zone:</b>	C4-1D
		<b>Applicant:</b>	AG SCH 8150 Sunset Owner, LP
		<b>Representative:</b>	Michael Nytzen, Paul Hastings LLP

**PROJECT LOCATION:** 8148-8182 West Sunset Boulevard; 1438-1486 North Havenhurst Drive; 1435-1443 North Crescent Heights Boulevard.

**PROJECT PROPOSED:** The proposed project is a mixed-use development of an approximately 2.56-acre (111,339 square foot) site. The project site is currently occupied by two commercial buildings and associated parking, all of which would be removed to allow for the proposed project. The project would include approximately 111,339 square feet of commercial retail and restaurant uses, and 249 residential apartment units, including 28 units set aside for Very Low Income Households, representing 222,564 gross square feet of residential space. The total development would include up to 333,903 square feet of commercial and residential space with a maximum floor area ratio of 3:1. The project would consist of two buildings over a single podium structure with various elements ranging in height from two stories to 16 stories. The North Building would include two levels with a rooftop terrace containing exclusively commercial uses. The South Building would contain commercial uses on the first two levels, residential uses on levels three through 15, and a rooftop restaurant/lounge on the top level. The overall building height is approximately 216 feet as measured from the lowest point of the project site. Parking for all proposed uses would be provided on-site via a seven-

level (of which three levels are subterranean or semi-subterranean) parking structure housed within the podium structure.

**REQUESTED ACTION:**

The Deputy Advisory Agency will consider:

1. Pursuant to Section 21082.1(c) of the California Public Resources Code, certification of the **Environmental Impact Report**, findings, Statement of Overriding Considerations and accompanying mitigation measures and Mitigation Monitoring Program for ENV-2013-2552-EIR, SCH No. 2013091044;
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 17.03, **Vesting Tentative Tract Map No. VTT-72370** to permit the merger and re-subdivision of a 111,339 square-foot site into one Master Lot and 10 airspace lots, and for a mixed-use development consisting of 249 residential apartment units, including 28 affordable units, and 111,339 square feet of commercial retail and restaurant uses. The project request includes Haul Route approval for the export of approximately 58,500 cubic yards of material.

The City Planning Commission Hearing Officer will consider:

1. Pursuant to Section 21082.1(c) of the California Public Resources Code, the adequacy of the **Environmental Impact Report**, findings, Statement of Overriding Considerations and accompanying mitigation measures and Mitigation Monitoring Program for ENV-2013-2552-EIR, SCH No. 2013091044, for the following actions:
2. Pursuant to LAMC Section 12.24-W,1, a **Conditional Use** for the sale and/or dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with four restaurant/dining uses, and the sale of a full line of alcoholic beverages for off-site consumption in conjunction with a grocery store;
3. Pursuant to LAMC Section 12.22-A,25(c), a 22% density bonus to provide 45 additional units, in lieu of the 35% density bonus, where 11% (28 units) of the total units will be set aside for Very Low Income Households, and the utilization of **Parking Option 1** to allow one on-site parking space for each Residential Unit of zero to one bedrooms, two on-site parking spaces for each Residential Unit of two to three bedrooms, and two-and-one-half on-site parking spaces for each Residential Unit of four or more bedrooms. The applicant is requesting two **Off-Menu Affordable Housing Incentives** as follows:
  - a. Pursuant to LAMC Section 12.22-A,25(g)(3), an Off-Menu Incentive to allow the lot area including any land to be set aside for street purposes to be included in calculating the maximum allowable floor area, in lieu of as otherwise required by LAMC Section 17.05; and
  - b. Pursuant to LAMC Section 12.22-A,25(g)(3), an Off-Menu Incentive to allow a 3:1 Floor Area Ratio for a Housing Development Project located within 1,560 feet of a Transit Stop, in lieu of the 1,500 foot distance specified in LAMC Section 12.22-A,25(f)(4)(ii);
4. Pursuant to Section 16.05 of the LAMC, **Site Plan Review** for a project which creates or results in an increase of 50 or more dwelling units and 50,000 gross square feet of nonresidential floor area.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The environmental document will be among the matters considered at the hearing. The Deputy Advisory Agency and the Hearing Officer will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. The Advisory Agency may act on the Vesting Tract Map during the meeting, or may take the tract map under advisement and render a decision at a time thereafter. Following the hearing, the Hearing Officer will prepare a report, including the recommendation of the Department of City Planning, which will be considered by the City Planning Commission at a later date.

**EXHAUSTION OF ADMINISTRATIVE REMEDIES:** If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in

written correspondence on these matters delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

**ADVICE TO PUBLIC:** The exact time this case will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Los Angeles Department of City Planning, Major Projects, 200 N. Spring Street, Room 750, Los Angeles, CA 90012 (attn.: William Lamborn); or [William.lamborn@lacity.org](mailto:William.lamborn@lacity.org).

**REVIEW OF FILE:** VTT-72370 and CPC-2013-2551-CUB-DB-SPR, including the application and environmental assessment, are available for public inspection at this location between the hours 8:00 a.m. to 4:00 p.m., Monday through Friday. Please call William Lamborn at (213) 978-1470 ([william.lamborn@lacity.org](mailto:william.lamborn@lacity.org)) several days in advance to assure that the files will be available. The files are not available for review the day of the hearing.

**ACCOMMODATIONS:** As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. *Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance.*

Other services, such as translation between English and other languages, may also be provided upon request. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling the staff person referenced in this notice. *Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.*



DEPARTMENT OF CITY PLANNING  
Environmental Analysis Unit (13-2552)  
200 N. Spring Street, Room 750  
Los Angeles, CA 90012





Luciralia Ibarra &lt;Luciralia.ibarra@lacity .org&gt;

**8150 Sunset**

4 messages

**William Lamborn** <william.lamborn@lacity.org>

Wed, Apr 27, 2016 at 5:39 PM

To: Heber Martinez &lt;heber.martinez@lacity.org&gt;

Cc: Luciralia Ibarra &lt;Luciralia.ibarra@lacity.org&gt;

Hi Heber,

When you have the chance, could you please upload the attached to the "Additional Documents" folder for 8150 Sunset as "CPC-2013-2551-CUB-DB-SPR April 2016 Revised Application"?

Thanks!

--

William Lamborn  
Major Projects  
Department of City Planning  
200 N. Spring Street, Rm 750  
Ph: [213.978.1470](tel:213.978.1470)



Department of City Planning  
City of Los Angeles

Please note that I am out of the office every other Friday.

**CPC-2013-2551-CUB-DB-SPR Revised Application April 2016.pdf**

250K

**Heber Martinez** <heber.martinez@lacity.org>

Thu, Apr 28, 2016 at 3:46 PM

To: William Lamborn &lt;william.lamborn@lacity.org&gt;

Cc: Luciralia Ibarra &lt;Luciralia.ibarra@lacity.org&gt;

Done.

Just in case I am not here and documents for 8150 Sunset need to be uploaded, please contact Stephanie Lockett. She can do it for you as well.

Thanks,

Heber

[Quoted text hidden]

--

Heber Martinez  
Systems Analyst II - ZIMAS Technical Unit  
City of Los Angeles  
Department of City Planning  
[\(213\) 978-1398](tel:213.978.1398)

[heber.martinez@lacity.org](mailto:heber.martinez@lacity.org)

Los Angeles  
Department  
of City Planning

**William Lamborn** <william.lamborn@lacity.org>

Thu, Apr 28, 2016 at 3:48 PM

To: Heber Martinez &lt;heber.martinez@lacity.org&gt;

Cc: Luciralia Ibarra &lt;Luciralia.ibarra@lacity.org&gt;

11/6/2016

City of Los Angeles Mail - 8150 Sunset

Sounds good, and thanks for letting us know!

-Will

[Quoted text hidden]

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**Luciralia Ibarra** <[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org)>  
To: William Lamborn <[william.lamborn@lacity.org](mailto:william.lamborn@lacity.org)>  
Cc: Heber Martinez <[heber.martinez@lacity.org](mailto:heber.martinez@lacity.org)>

Fri, Apr 29, 2016 at 9:30 AM

Thanks, Heber!

[Quoted text hidden]



**Luciralia Ibarra** | Senior City Planner

Major Projects | Department of City Planning | City of Los Angeles

[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org) | [213.978.1378](tel:213.978.1378)



Luciralia Ibarra <Luciralia.Ibarra@lacity.org>

### 8150 Sunset Boulevard / CPC-2013-2551: Confirmation of Entitlement Requests

Nytzen, Michael <michaelnytzen@paulhastings.com>

Tue, Apr 26, 2016 at 6:42 PM

To: Luci Ibarra <Luciralia.Ibarra@lacity.org>, William Lamborn <william.lamborn@lacity.org>

Cc: "Haber, Jeffrey S." <jeffreyhaber@paulhastings.com>

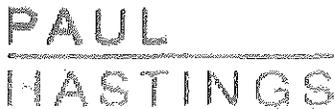
Luci and Will:

As requested, I am attaching a letter confirming the requested entitlements for the 8150 Sunset Boulevard project, along with a revised request page from the Master Land Use Permit application form.

Please let us know if you have any questions or would like to discuss.

Thanks,

Michael



**E. Michael Nytzen | Senior Land Use Project Manager**  
Paul Hastings LLP | 515 South Flower Street, Twenty-Sixth Floor, Los Angeles, CA 90071 | Direct: +1.213.683.5713 | Main: +1.213.683.6000 |  
Fax: +1.213.996.3003 | michaelnytzen@paulhastings.com |  
www.paulhastings.com

\*\*\*\*\*

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.

For additional information, please visit our website at [www.paulhastings.com](http://www.paulhastings.com)



**8150 Sunset - Confirmation of Entitlement Requests.pdf**

4014K

# PAUL HASTINGS

April 26, 2016

**VIA EMAIL**

Ms. Luci Ibarra  
Senior City Planner  
City of Los Angeles  
200 N. Spring Street, Room 750  
Los Angeles, California 90071

Re: 8150 Sunset Boulevard  
Revised Entitlement Request  
CPC-2013-2551-CUB-DB-SPR

Dear Ms. Ibarra:

As requested, we are submitting this letter to confirm the entitlements that are being requested in connection with the 8150 Sunset Boulevard project (the "Project"), submitted under Case No. CPC-2013-2551. These changes reflect revisions to the Project that were made in response to comments received on the Project as originally submitted. The revised Project is referred to as Alternative 9, and is described in detail in the Recirculated Portions of the Draft EIR dated September 2015.

The entitlements being requested in connection with Alternative 9 include:

1. Pursuant to Section 12.22-A,25 of the Los Angeles Municipal Code (LAMC), a Density Bonus approval to permit a 249-unit Housing Development Project with 28 units restricted to Very Low Income Households in lieu of the base 204 units permitted by the High Residential Density category under the Hollywood Community Plan, and the utilization of Parking Option 1 to allow 1 parking space for the 0-1 bedroom units, 2 parking spaces for the 2-3 bedroom units, and 2.5 parking spaces for the 4 bedroom units; and two (2) Off-Menu Incentives, as follows:
  - a. Pursuant to LAMC Section 12.22-A,25(g)(3), an Off-Menu Incentive to permit the area of land required to be dedicated for street purposes to be included as lot area for purposes of calculating the maximum allowable floor area, in lieu of calculating the maximum floor area ratio on the post-dedication area of the lot as required by Article 7 of the LAMC;
  - b. Pursuant to Section LAMC 12.22-A,25(g)(3), an Off-Menu Incentive to permit a 3:1 floor area ratio for a Housing Development Project located within approximately 1,560 feet of a Transit Stop, in lieu of the 1,500 foot distance specified in LAMC §12.22-A,25(f)(4)(ii);

PAUL  
HASTINGS

April 26, 2016  
Ms. Luci Ibarra  
Page 2

2. Pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates or results in an increase of 50 or more guest rooms;<sup>1</sup>
3. Pursuant to LAMC Section 12.24-W,1, a Conditional Use Permit for the on-site sale of a full line of alcoholic beverages in connection with four restaurants, and the off-site sale of a full line of alcoholic beverages in connection with a grocery store.

We have revised the attached request portion of the Master Land Use Application to reflect the changes to the requested entitlements.

In addition, the Project includes a subdivision request for condominium purposes and to create airspace lots that has been filed under Vesting Tentative Tract Number 72370.

Please let us know if you have any questions or would like to discuss further.

Sincerely yours,

  
Jeffrey S. Haber  
of PAUL HASTINGS LLP

cc: AG SCH 8150 Sunset Boulevard Owner, LP  
LEGAL\_US\_W # 85649552.2

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<sup>1</sup> Site Plan Review is normally required for the addition of 50,000 square feet or more of non-residential floor area and/or the addition of 50 or more residential units. In the case of the Project, fewer than 50,000 square feet of additional non-residential uses are proposed. The proposed 249 residential units, which would otherwise trigger Site Plan Review, would only be added as a result of the density bonus and incentives requested pursuant to California Government Code §65915 and LAMC §12.22-A,25 for the provision of affordable housing. Pursuant to LAMC Section 12.22-A,25(c)(8) and Government Code §65915(j), the granting of a density bonus and concession or incentive shall not be interpreted, in and of itself, to require another discretionary approval, such as Site Plan Review. Therefore, Site Plan Review should not be required for the Project.

**MASTER LAND USE PERMIT APPLICATION**  
LOS ANGELES CITY PLANNING DEPARTMENT

Revised April 26, 2016

<i>Planning Staff Use Only</i>			
ENV No.	ENV-2013-2552-EIR	Existing Zone	C2-1D
APC		Community Plan	District Map 147B173, 147B177
Census Tract	1942.00	APN	5554007014 5554007015
		Case Filed with [DSC Staff]	Steve Kim
		Date	8/19/13
			Council District 4

**THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT**

CASE NO. CPC-2013-2551-CUB-DB-SPR

APPLICATION TYPE Density Bonus, Affordable Housing Incentives, Site Plan Review, Conditional Use Beverage  
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

**1. PROJECT LOCATION AND SIZE**

Street Address of Project 8150 Sunset Boulevard Zip Code 90046  
Legal Description: Lot 1 Block \_\_\_\_\_ Tract 31173  
Lot Dimensions Irregular Lot Area (sq. ft.) 111,339 Total Project Size (sq. ft.) 334,000

**2. PROJECT DESCRIPTION**

Describe what is to be done: Demolish existing commercial buildings and construct a mixed-use commercial/residential development with 65,000 sf of commercial uses (24,811 sf organic grocery store, 11,937 sf of retail uses, 23,158 sf of restaurant uses, and 5,094 sf of bank uses) and 249 dwelling units with approximately 269,000 sf of floor area.

Present Use: Shopping center. Proposed Use: Mixed-use residential/commercial development.

Plan Check No. (if available) \_\_\_\_\_ Date Filed: \_\_\_\_\_

Check all that apply:

<input checked="" type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Change of Use	<input type="checkbox"/> Alterations	<input checked="" type="checkbox"/> Demolition
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Tier 1 LA Green Code
Additions to the building: <input type="checkbox"/> Rear	<input type="checkbox"/> Front	<input type="checkbox"/> Height	<input type="checkbox"/> Side Yard
No. of residential units:	Existing <u>0</u>	To be demolished <u>0</u>	Adding <u>249</u> Total <u>249</u>

**3. ACTION(S) REQUESTED**

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: High Residential Density limit of 80 units/acre under the Hollywood Community Plan  
Code Section which authorizes relief: 12.22-A.25(c)

A Density Bonus to permit a 249-unit Housing Development Project with 28 units restricted to Very Low Income Households in lieu of the base 204 units permitted by the High Residential Density category under the Hollywood Community Plan.

Code Section from which relief is requested: 12.21-A.4(a) Code Section which authorizes relief: 12.22-A.25(d)(1)

Parking Option 1 for a mixed-use Housing Development Project.

Code Section from which relief is requested: LAMC Article 7 Code Section which authorizes relief: 12.22-A.25(g)(3)

An off-menu Incentive to permit the area of land required to be dedicated for street purposes to be included as lot area for purposes of calculating the maximum allowable floor area ratio (FAR). In lieu of calculating FAR on the post-dedication area of the lot as required by Article 7 of the LAMC.

Code Section from which relief is requested: 12.22-A.25(f)(4)(ii) Code Section which authorizes relief: 12.22-A.25(g)(3)

An off-menu Incentive to permit a 3:1 FAR for a Housing Development Project located within approximately 1,560 feet of a Transit Stop, in lieu of the 1,500 foot distance specified in LAMC §12.22-A.25(f)(4)(ii).

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: 16.05

Site Plan Review for a development project which creates 50 or more dwelling units.<sup>1</sup>

Code Section from which relief is requested: 12.16 Code Section which authorizes relief: 12.24-W.1

Conditional Use Permit for the on-site sale of a full line of alcoholic beverages in connection with four restaurants, and the off-site sale of a full line of alcoholic beverages in connection with an organic grocery store.

List related or pending case numbers relating to this site  
VTT-72370

<sup>1</sup> Site Plan Review is normally required for the addition of 50,000 square feet or more of non-residential floor area and/or the addition of 50 or more residential units. In the case of the Project, fewer than 50,000 square feet of additional non-residential uses are proposed. The proposed 249 residential units, which would otherwise trigger Site Plan Review, would only be added as a result of the density bonus and incentives requested pursuant to California Government Code §65915 and LAMC §12.22-A.25 for the provision of affordable housing. Pursuant to LAMC Section 12.22-A.25(c)(8) and Government Code §65915(j), the granting of a density bonus and concession or incentive shall not be interpreted, in and of itself, to require another discretionary approval, such as Site Plan Review. Therefore, Site Plan Review should not be required for the Project.



Luciralia Ibarra &lt;Luciralia.ibarra@lacity .org&gt;

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**8150 Sunset**

3 messages

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**Christina Toy** <christina.toy-lee@lacity.org>  
To: Luciralia Ibarra <Luciralia.ibarra@lacity.org>  
Cc: William Lamborn <william.lamborn@lacity.org>

Thu, Apr 28, 2016 at 3:01 PM

Hi Luci,

Will and I have a few questions on procedures on the 8150 Sunset. BTC will be sending out the mailing notice for the 500-foot radius. The applicant will be sending out the hearing notice for the 1,500 interested parties list. The BTC 24-day notice will go out tomorrow. Since the interested parties list is not listed in the Code, is there a hard rule for them on the 24-day notice?

Also, there's a large amount of people who e-mailed. Should we have the applicant type out all the e-mail addresses and then we send out the e-mail blast for the hearing notice?

If you have time tomorrow, can you go over the process with us on how we are going to move forward with an Alternative? Is that announced during the joint DAA/HO hearing or during the Tract staff report or during Tract LOD?

Thanks,  
Christina

--  
Christina Toy Lee  
Department of City Planning  
Major Projects  
200 N. Spring Street, Room 750  
Los Angeles, CA 90012  
Phone: 213.473.9723  
Fax: 213.978.1343

---

**Luciralia Ibarra** <Luciralia.ibarra@lacity.org>  
To: Christina Toy <christina.toy-lee@lacity.org>

Thu, Apr 28, 2016 at 5:30 PM

Dont think there's a hard rule but it makes sense that everyone who was interested in the project would get the same 24 day notice as everyone else. Let's check the language on the ELDP but ideally everyone gets the same notice. Does that make sense? It would help if the applicant compiles the emails and we send them out through a city email. We'll be proposing Alt 9 as the preferred project in the staff report. for the hearing notice, well just stick with the project as originally proposed.  
- Luci

[Quoted text hidden]

---

**Luciralia Ibarra** <Luciralia.ibarra@lacity.org>  
To: William Lamborn <william.lamborn@lacity.org>

Fri, Apr 29, 2016 at 9:39 AM

I mistakenly hit reply and not reply all...  
[Quoted text hidden]

--



**Luciralia Ibarra | Senior City Planner**

Major Projects | Department of City Planning | City of Los Angeles

[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org) | 213.978.1378



Luciralia Ibarra &lt;Luciralia.Ibarra@lacity .org&gt;

---

**emails**

1 message

**David Crook** <D.Crook@pcrnet.com>

Fri, Apr 29, 2016 at 11:36 AM

To: William Lamborn &lt;william.lamborn@lacity.org&gt;

Cc: Luciralia Ibarra &lt;Luciralia.Ibarra@lacity.org&gt;

Will, here are the email addresses for all DEIR and RP-DEIR commenters (Excel file, please see sheet 2 labeled "email"), as well as the email list we used most recently for the RP-DEIR review extension notice (which included commenters on the NOP/Scoping/DEIR to date). Please let me know if you need anything else for this. I'll be in and out of the office on and off today but will be checking emails and voicemail as I can.

---

Thanks

Dave

David A. Crook, AICP, LEED AP

Principal Planner

**ESA PCR**

2121 Alton Parkway , Suite 100

Irvine, CA 92606

949.753.7001 main | 949.753.7002 fax

d.crook@pcrnet.com | www.pcrnet.com

Follow us on [Facebook](#) | [Twitter](#) | [LinkedIn](#)

---

**2 attachments** **All Final EIR Commenters - Physical Addresses and Emails.xlsx**  
79K **8150 Sunset RP-DEIR Extension Notice - E-mail Addresses Only.doc**  
268K



Luciralia Ibarra &lt;Luciralia.Ibarra@lacity.org&gt;

---

**Fire Letter**

2 messages

---

**William Lamborn** <william.lamborn@lacity.org>  
To: Luciralia Ibarra <Luciralia.Ibarra@lacity.org>

Tue, May 3, 2016 at 3:10 PM

Hi Luci,  
The LAFD letter can be found in the first 10 pages of the attached PDF.

Thanks,

--  
William Lamborn  
Major Projects  
Department of City Planning  
200 N. Spring Street, Rm 750  
Ph: 213.978.1470



Department of City Planning  
City of Los Angeles

Please note that I am out of the office every other Friday.

---

**Appendix\_G-Public\_Services\_Correspondence.pdf**  
879K

---

**Luciralia Ibarra** <Luciralia.Ibarra@lacity.org>  
To: Robert Duff <robert.duff@lacity.org>

Tue, May 3, 2016 at 3:35 PM

Hi Robert,

Thank you for calling me back this morning. I was hoping to discuss your comment under "Response Distance, Apparatus, and Personnel" (beginning at the bottom of page 6 of the attached) relative to the 8150 Sunset Project:

Based on these criteria (response distance from existing fire stations), fire protection would be considered **(inadequate)**.

Adverse Effects: Project implementation will increase the need for fire protection and emergency medical services in this area.

The proposed project would have a cumulative impact on fire protection services

Project implementation will increase the need for fire protection and emergency medical services in this area

Following this section of your letter, there is a list of items relative to Personnel and Firefighting Apparatus Access to be considered for the project. We would like to confirm that for the purposes of mitigating "inadequate" fire protection that these items would address inadequate response times or if there are other measures that we should be considering in order to help mitigate your concern.

If you can get back to me at your earliest convenience, we would greatly appreciate it.

Thank you,  
Luci

[Quoted text hidden]



**Luciralia Ibarra | Senior City Planner**

Major Projects | Department of City Planning | City of Los Angeles

[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org) | [213.978.1378](tel:213.978.1378)

---

 **Appendix\_G-Public\_Services\_Correspondence.pdf**  
879K



Luciralia Ibarra <Luciralia.Ibarra@lacity .org>

**8150 Sunset CPC and VTT work orders**

1 message

**William Lamborn** <william.lamborn@lacity.org>

Tue, May 3, 2016 at 4:12 PM

To: Livea Yeh <livea.yeh@lacity.org>

Cc: Luciralia Ibarra <Luciralia.Ibarra@lacity.org>, Christina Toy <christina.toy-lee@lacity .org>

Hi Livea,

Please see attached work order requests. I've included the receipts for reference.

Thanks and let me know if you need anything further.

--

William Lamborn  
Major Projects  
Department of City Planning  
200 N. Spring Street, Rm 750  
Ph: [213.978.1470](tel:213.978.1470)



Department of City Planning  
City of Los Angeles

Please note that I am out of the of fice every other Friday.

**4 attachments**

**8150 Sunset VTT Work Order.pdf**  
53K

**8150 Sunset CPC Work Order.pdf**  
53K

**8150 Sunset VTT Receipts.pdf**  
66K

**8150 Sunset CPC Receipts.pdf**  
205K

# WORK ORDER NUMBER REQUEST FORM

**CHECK ALL APPLICABLE:**     **Work Order Number**     **Task**     **Subtask**

**Requested By:** William Lamborn

**Date:** 05/03/16

**Division:** Major Projects

**Phone #:** (213) 978-1470

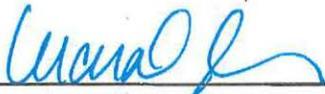
**Justification:** Vesting Tentative Tract for 8150 Sunset project

<b>1</b>	Case Number:	VTT-72370-CN		
<b>2</b>	Project Code:	Entitlement Case Processing - 3003		
<b>3</b>	Work Order Title:	8150 Sunset Vesting Tentative Tract Map		
<b>4</b>	Effective Date:	05/03/16		
<b>5</b>	Community Plan (if applicable):	Hollywood		
<b>6</b>	Full Cost Recovery case?	Yes	If yes, enter Application Inv. No.	18868
<b>7</b>	Special Reimbursement Project?	-	If yes, complete 7a or 7b below:	
<b>7a</b>	External Funding Source?	-	-Select-	
<b>7b</b>	City Funding Source?	-		

Specify

<b>8</b>	<b>BILLING INFORMATION - If yes on 6 or 7a</b>			
The billing party is responsible to pay all costs for processing the above development project including any costs accrued during appeal(s) of the subject case(s).				
Applicant Name	Tyler Siegel			
Address	PO Box 10506 Beverly Hills, CA 90213 (310-285-7081)			

<b>9</b>	<b>Task and Subtask - Most projects will utilize existing Task and Subtask codes. If your project requires a new Task or Subtask please provide the following information:</b>			
<b>9a</b>	Justification:			
<b>9b</b>	Task Description:			
<b>9c</b>	Subtask Description:			

**APPROVED BY:**   
Supervisor Signature

5/3/16  
Date

Please note that in order to process a Full Cost Recovery Work Order Number, a copy of the Master Application and Receipt must accompany the request. Submit this form and supporting documents to Hermineh Amijanian in Fiscal Management Section, Room 570, or by e-mail to [hermineh.amijanian@lacity.org](mailto:hermineh.amijanian@lacity.org)

**FISCAL MANAGEMENT – USE ONLY**

**Approved by:** \_\_\_\_\_  
**Not Approved**    Reason \_\_\_\_\_

# WORK ORDER NUMBER REQUEST FORM

CHECK ALL APPLICABLE:     Work Order Number     Task     Subtask

Requested By: William Lamborn

Date: 05/03/16

Division: Major Projects

Phone #: (213) 978-1470

Justification: Entitlement case processing for CPC case, 8150 Sunset project

1	Case Number:	CPC-2013-2551-CUB-DB-SPR		
2	Project Code:	Entitlement Case Processing - 3003		
3	Work Order Title:	8150 Sunset CPC Case		
4	Effective Date:	05/03/16		
5	Community Plan (if applicable):	Hollywood		
6	Full Cost Recovery case?	Yes	If yes, enter Application Inv. No.	12807
7	Special Reimbursement Project?	-	If yes, complete 7a or 7b below:	
7a	External Funding Source?	-	-Select-	
7b	City Funding Source?	-		

Specify

<b>8 BILLING INFORMATION - If yes on 6 or 7a</b>	
The billing party is responsible to pay all costs for processing the above development project including any costs accrued during appeal(s) of the subject case(s).	
Applicant Name	Tyler Siegel
Address	PO Box 10506 Beverly Hills, CA 90213 (310-285-7081)

<b>9 Task and Subtask - Most projects will utilize existing Task and Subtask codes. If your project requires a new Task or Subtask please provide the following information:</b>	
9a	Justification:
9b	Task Description:
9c	Subtask Description:

APPROVED BY:   
Supervisor Signature

5/3/16  
Date

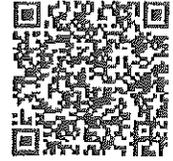
Please note that in order to process a Full Cost Recovery Work Order Number, a copy of the Master Application and Receipt must accompany the request. Submit this form and supporting documents to Hermineh Amijanian in Fiscal Management Section, Room 570, or by e-mail to [hermineh.amijanian@lacity.org](mailto:hermineh.amijanian@lacity.org)

**FISCAL MANAGEMENT – USE ONLY**

Approved by: \_\_\_\_\_  
Not Approved \_\_\_\_\_ Reason \_\_\_\_\_

Office: Downtown  
 Applicant Copy  
 Application Invoice No: 18868

City of Los Angeles  
 Department of City Planning



Scan this QR Code® with a barcode reading app on your Smartphone. Bookmark page for future reference.

### City Planning Request

NOTICE: The staff of the Planning Department will analyze your request and accord the same full and impartial consideration to your application, regardless of whether or not you obtain the services of anyone to represent you.

This filing fee is required by Chapter 1, Article 9, L.A.M.C.

Applicant: AG SCH 8150 SUNSET BOULEVARD OWNER, LP - SIEGEL, TYLER ( B:310-2857081 )
Representative: PAUL HASTINGS, LLP - NYTZEN, MICHAEL ( B:213-6836000 )
Project Address: 8150 W SUNSET BLVD, 90046

NOTES:

Item	Fee	%	Charged Fee
Multi-Family (100 units or more) *	\$17,611.00	100%	\$17,611.00
<b>Case Total</b>			<b>\$17,611.00</b>

Item	Charged Fee
*Fees Subject to Surcharges	\$17,611.00
Fees Not Subject to Surcharges	\$0.00
<b>Plan &amp; Land Use Fees Total</b>	<b>\$17,611.00</b>
Expediting Fee	\$0.00
OSS Surcharge (2%)	\$352.22
Development Surcharge (6%)	\$1,056.66
Operating Surcharge (7%)	\$1,232.77
General Plan Maintenance Surcharge (5%)	\$880.55
<b>Grand Total</b>	<b>\$21,133.20</b>
<b>Total Invoice</b>	<b>\$21,133.20</b>
<b>Total Overpayment Amount</b>	<b>\$0.00</b>
<b>Total Paid</b> (this amount must equal the sum of all checks)	<b>\$21,133.20</b>

LA Department of Building and Safety  
 LA 0032 104046940 8/21/2014 11:20:06 AM

PLAN & LAND USE \$21,133.20

Sub Total: \$21,133.20

Receipt #: 0104336583

Council District 5



LA Department of Building and Safety  
 LA 0032 104046940 8/21/2014 11:20:06 AM  
 PLAN & LAND USE \$21,133.20

Sub Total: \$21,133.20

Receipt #: 0104336583

Office: Downtown  
 Return to Planning Copy  
 Application Invoice No: 12807

City of Los Angeles  
 Department of City Planning



Scan this QR Code with a barcode reading app on your Smartphone. Bookmark page for future reference.

### City Planning Request

NOTICE: The staff of the Planning Department will analyze your request and accord the same full and impartial consideration to your application, regardless of whether or not you obtain the services of anyone to represent you.

This filing fee is required by Chapter 1, Article 9, L.A.M.C.

Applicant: AG SCH 8150 SUNSET BOULEVARD OWNER, LP - SIEGEL, TYLER ( 310-2857081 )
Representative: PAUL HASTINGS LLP - NYTZEN, MICHAEL ( 213-6836000 )
Project Address: 8150 W SUNSET BLVD, 90046

NOTES:

CPC-2013-2531-CUB-ZV-DB-SPR			
Item	Fee	%	Charged Fee
APPLICATION FOR DENSITY BONUS (Request for Incentives not included in the Menu of Incentives) *	\$23,287.00	100%	\$23,287.00
SITE PLAN REVIEW (All Other) *	\$7,925.00	50%	\$3,962.50
CONDITIONAL USE BY ZA (Alcohol (on or off-side sales), Entertainment (dance halls, hostess dance halls, massage parlors)) *	\$6,459.00	25%	\$1,614.75
VARIANCES (all) *	\$6,448.00	25%	\$1,612.00
<b>Case Total</b>			<b>\$30,476.25</b>
ENV-2013-2552-EIR			
Item	Fee	%	Charged Fee
EIR INITIAL DEPOSIT (1 acre or more and less than 5 acres) *	\$11,520.00	100%	\$11,520.00
<b>Case Total</b>			<b>\$11,520.00</b>

Item	Charged Fee
Fees Subject to Surcharges*	\$41,996.25
Fees Not Subject to Surcharges	\$0.00
<b>Plan &amp; Land Use Fees Total</b>	<b>\$41,996.25</b>
Expediting Fee	\$0.00
OSS Surcharge (2%)	\$839.93
Development Surcharge (6%)	\$2,519.78
Operating Surcharge (7%)	\$2,939.74
General Plan Maintenance Surcharge (5%)	\$2,099.81
<b>Grand Total</b>	<b>\$50,395.51</b>
Total Credit	\$0.00
Total Invoice	\$50,395.51
Total Overpayment Amount	\$0.00
Total Paid (this amount must equal the sum of all checks)	\$50,395.51

LA Department of Building and Safety  
 LA 0005 104018997 0/19/2013 3:37:19 PM

PLAN & LAND USE \$50,395.51

Sub Total: \$50,395.51

Receipt #: 0104190729

Council District: 5  
 Plan Area: Hollywood  
 Processed by KIM, STEVE on 08/19/2013  
 Signature:



**LOS ANGELES**  
 201 N. LOS ANGELES ST., STE. 13A  
 LOS ANGELES, CA 90012  
 TEL: (213)617-9600, FAX: (213)617-9648

**VAN NUYS**  
 14540 SYLVAN ST.  
 VAN NUYS, CA 91411  
 TEL: (818) 779-8866, FAX: (818) 779-8870

CASE NUMBER:

BTCID: LA13-589

REFERENCE:

DATE: 8-19-13

SITE ADDRESS: 8150 SUNSET BLVD

AUTHORIZED BY: WINSTON

**DESCRIPTION OF SERVICES AND FEES:**

Labels and Mailing Preparation - Number	0	x \$1.77	
Mailing Only - Number	9586	x \$1.42	\$ 1357 <sup>52</sup> =
Appeals - Number		x \$1.52	
Posting of Site - Number of signs	1	x \$75.00 (1 <sup>st</sup> )	\$ 75 <sup>-</sup>
	2	x \$60.00 (addtl.)	\$ 120
Research/Add'l N.C. and Council Notification			\$12.20
All Weather Posting (optional)			\$20.00
Removal of Signs (optional)	0	\$50.00	

**TOTAL DUE: \$ 1664 72**

A COPY OF THIS FORM MUST BE PRESENTED TO THE PLANNING DEPARTMENT AT THE TIME OF FILING TO HAVE YOUR APPLICATION DEEMED "COMPLETE"

Note: If applicant/map maker is retaining labels for addition of case number, labels must be returned to BTC within 7 days from the date of this invoice, or BTC will be forced to produce labels and charge the applicant/map maker. If bill is not paid, further processing of your other cases will stop. For cases requiring immediate mailing, labels must be submitted on the day of payment or BTC will produce labels and charge applicant/map maker.

x *[Signature]*

The City of LA usually generates a determination letter comprising of one(1) to three(3) pages which requires 1st Class postage. If your project requires a determination letter that exceeds three pages, you will be billed for excess postage and material costs that are due on receipt of bill. A \$ 50.00 fee will be charged if you want a copy of the BTC file(s).

x *[Signature]*

Refunds and Credits only valid one year from the original filing date. Cancellations and changes are subject to a 20% or \$50.00 handling fee, whichever is greater. Returned checks subject to a \$200.00 fee. If the check is fraudulent, the City will be notified that the invoice is null and void. A fee of 10% will be charged to re-activate all null and void invoices. If case goes to appeal, processing & mailing costs of \$1.52/label will be paid.

x *[Signature]*

Signature: *[Signature]*  
 Telephone: 213-683-5713 / 213-996-3003  
 Print Name: AG-SCH 8150 SUNSET BLVD / MICHAEL NYTZSN

Refunds and Credits only valid one year from the original filing date.



Chase BK  
CR# 6262 7/17/13

FEE RECEIPT

8,720.00 12573

- Map Checking Fee, as provided by Ordinance No. 129575/130871, in the amount of \$ \_\_\_\_\_  
Surcharge \$ \_\_\_\_\_ for: \_\_\_\_\_
- Subdivision Report Fee, as provided by Ordinance No. 167769 to be deposited into Account No. \_\_\_\_\_  
(Engineering Land Use Activities - Program Expenses), in the amount of \$ \_\_\_\_\_  
Surcharge \$ \_\_\_\_\_ for: \_\_\_\_\_

TENTATIVE FILINGS

MOD	NEW	NOT LOT

TPMLA  
TCONDO  
TTRACT<20 LOTS  
TTRACT>20 LOTS  
TPVT ST

FINAL FILINGS

INFO	RECK

FPMLA  
FCONDO  
FTRACT<20 LOTS  
FTRACT>20 LOTS  
AIRSPACE

PLANNING CASES

	ZONE CHANGE
	CONDITIONAL USE
	SITE PLAN REVIEW
	COASTAL DEV. PERMIT
	CERT. OF COMPLIANCE
	PARCEL MAP EXEMPT
	OTHER PLANNING CASES

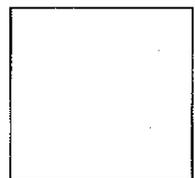
Project Location \_\_\_\_\_

Project No. TR 72370

Received from: AG-SCH 8150 Sunset Blvd.  
P.O. Box 10506  
Beverly Hills, CA 90213

City of Los Angeles  
 Department of Public Works  
 Bureau of Engineering

By Doug Johnson Date 8/19/13  
 Land Development and Mapping Division



DPW ENGINEERING  
 LAND DEVELOPMENT GROUP  
 LD 45 96 012611 08/19/13 03:37PM

55 232 TEN TRC MAP FEE < 20 LOTS  
 1.00 X \$8,000.00 \$8,000.00

Invoice #: TR 72370

34 502 ONE STOP PERMIT CENTER MIN FEE  
 1.00 X \$160.00 \$160.00

34 503 EQUIP & TRAINING SURCHARGE MIN  
 1.00 X \$560.00 \$560.00

Total Due: \$8,720.00  
 Check: \$8,720.00  
 HAVE A NICE DAY



Luciralia Ibarra &lt;Luciralia.ibarra@lacity .org&gt;

## 8150 Sunset Upload

2 messages

**William Lamborn** <william.lamborn@lacity.org>

Tue, May 3, 2016 at 3:48 PM

To: Heber Martinez <heber.martinez@lacity.org>

Cc: Stephanie Lockett <stephanie.lockett@lacity .org>, Luciralia Ibarra <Luciralia.ibarra@lacity.org>

Hi Heber,

When you have the chance, could you please upload the attached to the "Correspondence" folder for 8150 Sunset as "Correspondence - May 3, 2016"?

Thanks!

--

William Lamborn  
Major Projects  
Department of City Planning  
200 N. Spring Street, Rm 750  
Ph: [213.978.1470](tel:213.978.1470)



Department of City Planning  
City of Los Angeles

Please note that I am out of the office every other Friday.



**Correspondence 2016.05.03.pdf**

10148K

**William Lamborn** <william.lamborn@lacity.org>

Wed, May 4, 2016 at 10:04 AM

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

FYI, 8150 web upload requests will now be going through Stephanie Lockett. Heber has been reassigned.

-Will

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

From: **Heber Martinez** <heber.martinez@lacity.org>

Date: Wed, May 4, 2016 at 9:56 AM

Subject: Re: 8150 Sunset Upload

To: William Lamborn <william.lamborn@lacity.org>

Got it. Yeah, they took me out of that unit and put me on another one approximately 1.5 month ago.

On Wed, May 4, 2016 at 9:54 AM, William Lamborn <william.lamborn@lacity.org> wrote:

Hi Heber,

It has been taken care of - thanks for following up. I understand from Stephanie that she will be our contact on these requests now, and you will no longer be working on them?

Thanks again,

Will

On Wed, May 4, 2016 at 9:50 AM, Heber Martinez <heber.martinez@lacity.org> wrote:

William,

Has this request been taken care of already?

[Quoted text hidden]

--

Heber Martinez  
Systems Analyst II - ZIMAS Technical Unit  
City of Los Angeles  
Department of City Planning  
[\(213\) 978-1398](tel:2139781398)

[heber.martinez@lacity.org](mailto:heber.martinez@lacity.org)  
Los Angeles  
Department  
of City Planning



--

William Lamborn  
Major Projects  
Department of City Planning  
200 N. Spring Street, Rm 750  
Ph: [213.978.1470](tel:2139781470)



Department of City Planning  
City of Los Angeles

Please note that I am out of the office every other Friday.

--

Heber Martinez  
Systems Analyst II - ZIMAS Technical Unit  
City of Los Angeles  
Department of City Planning  
[\(213\) 978-1398](tel:2139781398)

[heber.martinez@lacity.org](mailto:heber.martinez@lacity.org)  
Los Angeles  
Department  
of City Planning



--

William Lamborn  
Major Projects  
Department of City Planning  
200 N. Spring Street, Rm 750  
Ph: [213.978.1470](tel:2139781470)



Department of City Planning  
City of Los Angeles

Please note that I am out of the office every other Friday.



Luciralia Ibarra <luciralia.ibarra@lacity .org>

---

**RE: 8150 Sunset Boulevard / CPC-2013-2551: Confirmation of Entitlement Requests**

1 message

---

**Nytzen, Michael** <michaelnytzen@paulhastings.com>

Thu, May 5, 2016 at 9:04 AM

To: Luci Ibarra <luciralia.ibarra@lacity.org>, William Lamborn <william.lamborn@lacity.org>

Cc: "Haber, Jeffrey S." <jeffreyhaber@paulhastings.com>

Good morning. Attached are our revised findings for VTTM No. 72370. We will submit revised findings for the CPC case under separate cover

---

Please let us know if you have any questions or need additional information.

Thanks,

Michael

---

**From:** Nytzen, Michael

**Sent:** Tuesday, April 26, 2016 6:43 PM

**To:** Luci Ibarra; William Lamborn

**Cc:** Haber, Jeffrey S.

**Subject:** 8150 Sunset Boulevard / CPC-2013-2551: Confirmation of Entitlement Requests

Luci and Will:

As requested, I am attaching a letter confirming the requested entitlements for the 8150 Sunset Boulevard project, along with a revised request page from the Master Land Use Permit application form.

Please let us know if you have any questions or would like to discuss.

Thanks,

Michael



**E. Michael Nytzen | Senior Land Use Project Manager**  
Paul Hastings LLP | 515 South Flower Street, Twenty-Sixth Floor, Los Angeles, CA 90071 | Direct: [+1.213.683.5713](tel:+12136835713) | Main: [+1.213.683.6000](tel:+12136836000) | Fax: [+1.213.996.3003](tel:+12139963003) | [michaelnytzen@paulhastings.com](mailto:michaelnytzen@paulhastings.com) | [www.paulhastings.com](http://www.paulhastings.com)

\*\*\*\*\*

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For additional information, please visit our website at [www.paulhastings.com](http://www.paulhastings.com)

---

 **Findings - VTTM 72370 5.2016.docx**  
77K



Luciralia Ibarra &lt;Luciralia.Ibarra@lacity.org&gt;

## Upload for 8150 EIR

5 messages

Luciralia Ibarra <Luciralia.Ibarra@lacity.org>  
 To: Stephanie Lockett <Stephanie.Lockett@lacity.org>  
 Cc: William Lamborn <William.Lamborn@lacity.org>

Fri, May 6, 2016 at 2:18 PM

Hi Stephanie,

As soon as you are able, can you please upload the attached document to the "Correspondence" folder under the 8150 Sunset Boulevard EIR in Draft EIR on the department's web page?

permit, as may be required, street tree removal permit, and other approvals as needed.

### REFERENCES

### ADDITIONAL DOCUMENTS

### CORRESPONDENCE

**DOCUMENT REVIEW AND COMMENT:** The environmental impact report is available for review at the Department of City Planning, 200 North Spring Street, Room 750, Los Angeles, CA 90012, by appointment, during office hours (between 9:00 AM and 5:00 PM).

It should be saved as "Correspondence from Applicant 3"

Thank you,  
 Luci



Luciralia Ibarra | Senior City Planner  
 Major Projects | Department of City Planning | City of Los Angeles  
[Luciralia.Ibarra@lacity.org](mailto:Luciralia.Ibarra@lacity.org) | 213.978.1378



**Correspondence from Applicant 3.pdf**  
 1330K

Planning WebPosting <Planning.WebPosting@lacity.org>  
 To: Luciralia Ibarra <Luciralia.Ibarra@lacity.org>, William Lamborn <William.Lamborn@lacity.org>

Fri, May 6, 2016 at 3:03 PM

What is the title of the link?

On Fri, May 6, 2016 at 3:00 PM, Stephanie Lockett <Stephanie.Lockett@lacity.org> wrote:

--

Stephanie Lockett,  
 Systems Analyst II  
 Department of City Planning,  
 Systems Division

213 978-1447

[stephanie.luckett@lacity.org](mailto:stephanie.luckett@lacity.org)

[Quoted text hidden]

---

**Planning WebPosting** <[planning.webposting@lacity.org](mailto:planning.webposting@lacity.org)>

Fri, May 6, 2016 at 3:13 PM

To: Luciralia Ibarra <[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org)>, William Lamborn <[william.lamborn@lacity.org](mailto:william.lamborn@lacity.org)>

Never mind, I will name it like the others.

Thanks,  
Stephanie

[Quoted text hidden]

---

**Planning WebPosting** <[planning.webposting@lacity.org](mailto:planning.webposting@lacity.org)>

Fri, May 6, 2016 at 3:57 PM

To: Luciralia Ibarra <[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org)>, William Lamborn <[william.lamborn@lacity.org](mailto:william.lamborn@lacity.org)>

Hi Luci,

The file was uploaded.

Rgds,  
StephanieOn Fri, May 6, 2016 at 3:00 PM, Stephanie Luckett <[stephanie.luckett@lacity.org](mailto:stephanie.luckett@lacity.org)> wrote:

--

Stephanie Luckett,  
Systems Analyst II  
Department of City Planning,  
Systems Division  
213 978-1447  
[stephanie.luckett@lacity.org](mailto:stephanie.luckett@lacity.org)

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

From: **Luciralia Ibarra** <[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org)>  
Date: Fri, May 6, 2016 at 2:18 PM  
Subject: Upload for 8150 EIR  
To: Stephanie Lockett <[stephanie.lockett@lacity.org](mailto:stephanie.lockett@lacity.org)>  
Cc: William Lamborn <[william.lamborn@lacity.org](mailto:william.lamborn@lacity.org)>

[Quoted text hidden]

---

**Luciralia Ibarra** <[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org)>  
To: Planning WebPosting <[planning.webposting@lacity.org](mailto:planning.webposting@lacity.org)>  
Cc: William Lamborn <[william.lamborn@lacity.org](mailto:william.lamborn@lacity.org)>

Mon, May 9, 2016 at 10:10 AM

Thank you, Stephanie!  
-Luci

[Quoted text hidden]



Luciralia Ibarra <Luciralia.Ibarra@lacity .org>

# 8150 Sunset: Gehry Partners Letter

1 message

**Nytzen, Michael** <michaelnytzen@paulhastings.com>

Mon, May 9, 2016 at 2:08 PM

To: Luci Ibarra <Luciralia.Ibarra@lacity.org>, William Lamborn <william.lamborn@lacity.org>

Cc: "Haber, Jeffrey S." <jeffreyhaber@paulhastings.com>

Luci and Will:

Attached for your review is a letter from Gehry Partners regarding Alternative 9 design considerations.

Please let us know if you have any questions or would like to discuss.

Thanks,

Michael



**E. Michael Nytzen | Senior Land Use Project Manager**

Paul Hastings LLP | 515 South Flower Street, Twenty-Sixth Floor, Los Angeles, CA 90071 | Direct: +1.213.683.5713 | Main: +1.213.683.6000 | Fax: +1.213.996.3003 | michaelnytzen@paulhastings.com | www.paulhastings.com

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**3.24.16 Gehry Partners Letter .pdf**  
131K

## Gehry Partners, LLP

Frank Gehry

Brian Aamoth  
John Bowers  
Anand Devarajan  
Jennifer Ehrman  
Berta Gehry  
Meaghan Lloyd  
David Nam  
Tensho Takemori  
Laurence Tighe  
Craig Webb

March 24, 2016

Mr. Tyler Siegel  
Mr. John Irwin  
Townscape Partners, LLC  
8899 Beverly Blvd, Suite 710  
West Hollywood, CA

Dear Tyler and John:

We are writing to you in response to the letter that has been filed by the Los Angeles Conservancy dated October 26, 2015 regarding the Mixed-Use Project at 8150 Sunset Boulevard. The letter objects to the proposed removal of the Lytton Savings and Chase Bank building that currently occupies a portion of the project site. While we are in support of the Los Angeles Conservancy's mission to protect culturally and architecturally significant buildings where practical and economical, we do not agree with their position regarding the Lytton Savings building.

As your architect on the project, we are sympathetic to their concerns. Our office has had several of our older projects torn down or significantly altered over the last few years to make room for newer development. Though it was hard news to receive, we did not protest nor did we implore anyone to reconsider despite our belief in their significance as a part of our complete body of work. We didn't because we believe that it is as important to look forward as it is to look backward and that each building plays a role in the city and over time, those roles change. As populations evolve, the structure of the city needs to evolve with them.

By way of explaining our logic, we would like to offer a brief explanation of our design for this project and the process that we used to arrive at the current design. Our design for the project is intended to create a unique architectural identity for the site by crafting the project as an ensemble of buildings. The location and height of each of the buildings are carefully designed in order to achieve, among other design objectives, the following three goals:

- To create a pedestrian friendly retail destination
- To extend the landscape from the hills by creating multiple outdoor terraces
- To preserve the view corridor from the hills.

In addition to these design objectives, we have designed the project to meet the following:

- Provide an attractive retail face along street frontages;
- Redevelop and revitalize an aging and underutilized commercial site;
- Build upon the existing vitality and diversity of uses in Hollywood;

12541 Beatrice Street, Los Angeles, California 90066  
Tel: 310.482.3000 Fax: 310.482.3006

- Provide high-quality commercial uses that enhance the character of the area;
- Create a development that complements and improves the visual character of the westernmost area of Hollywood and promotes quality living spaces that effectively connect with the surrounding urban environment through high quality architectural design and detail; and
- Enhance pedestrian activity and neighborhood commercial street life in the westernmost area of Hollywood.

We have used these guiding principles to create a design that we believe will foster a new and exciting commercial and retail destination, add much-needed affordable housing, and create an iconic gateway to Hollywood.

We do not believe that the Lytton Savings and Chase Bank building helps meet any of the goals and objectives set forth above. The bank building belongs to an outdated commercial real estate model. It does not provide street-front engagement along Sunset Boulevard, it turns its back to Havenhurst Drive, and it impedes pedestrian access to the project from Havenhurst and Sunset. The size and layout of the building limits the number and types of tenants that could occupy the space. We do not believe that this building has the flexibility to adapt to a new usage, which would severely limit the programming of that building to the detriment of the excitement that you are trying to create on the site. The bank consumes a sizeable portion of the available property, which if preserved, would leave insufficient space to design buildings with comparable function to the ones that we would have to abandon.

Our landscape design has also been sensitively composed with the design objectives in mind, particularly our design of the stepping terraces and the corridor leading from Sunset Boulevard to the central plaza. It has been designed in order to invite and draw people into the beautiful central public plaza. The existing bank building, with its non-porous facade, extends right up to the existing narrow sidewalk on Sunset, and is at odds with the vision for a pedestrian-friendly development.

We have been aware of the Los Angeles Conservancy's interest in the preservation of the bank from the beginning of our design process, and we considered whether it would be feasible to meet the design objectives and overall project objectives with a design that preserved the bank building. For the reasons set forth above, we determined it was not feasible to meet these objectives with a design that preserved the bank.

Sincerely,

Gehry Partners, LLP



Luciralia Ibarra &lt;Luciralia.Ibarra@lacity .org&gt;

---

**8150 Sunset Upload**

1 message

**William Lamborn** <william.lamborn@lacity.org>

Mon, May 9, 2016 at 3:45 PM

To: Planning WebPosting &lt;Planning.Webposting@lacity.org&gt;

Cc: Luciralia Ibarra &lt;Luciralia.Ibarra@lacity.org&gt;

Hi Stephanie,

When you have the chance, could you please upload the attached to the "Correspondence" folder under the 8150 Sunset Boulevard EIR in Draft EIR on the department's web page, under the title "Gehry Partners Letter , March 24, 2016"?

Thanks!

--

William Lamborn  
Major Projects  
Department of City Planning  
200 N. Spring Street, Rm 750  
Ph: [213.978.1470](tel:213.978.1470)



Department of City Planning  
City of Los Angeles

Please note that I am out of the of fice every other Friday.

**March 2016 Gehry Letter .pdf**

246K



William Lamborn <william.lamborn@lacity.org>

# 8150 Sunset: Gehry Partners Letter

1 message

**Nytzen, Michael** <michaelnytzen@paulhastings.com>

Mon, May 9, 2016 at 2:08 PM

To: Luci Ibarra <luciralia.ibarra@lacity.org>, William Lamborn <william.lamborn@lacity.org>

Cc: "Haber, Jeffrey S." <jeffreyhaber@paulhastings.com>

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Thanks,

Michael



**E. Michael Nytzen | Senior Land Use Project Manager**  
Paul Hastings LLP | 515 South Flower Street, Twenty-Sixth Floor, Los Angeles, CA 90071 | Direct: +1.213.683.5713 | Main: +1.213.683.6000 | Fax: +1.213.996.3003 | michaelnytzen@paulhastings.com | www.paulhastings.com

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**3.24.16 Gehry Partners Letter.pdf**

131K

## Gehry Partners, LLP

Frank Gehry

Brian Aamoth

John Bowers

Anand Devarajan

Jennifer Ehrman

Berta Gehry

Meaghan Lloyd

David Nam

Tensho Takemori

Laurence Tighe

Craig Webb

March 24, 2016

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Mr. John Irwin  
Townscape Partners, LLC  
8899 Beverly Blvd, Suite 710  
West Hollywood, CA

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12541 Beatrice Street, Los Angeles, California 90066

Tel: 310.482.3000 Fax: 310.482.3006

- Provide high-quality commercial uses that enhance the character of the area;
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Sincerely,

Gehry Partners, LLP



Luciralia Ibarra &lt;luciralia.ibarra@lacity .org&gt;

---

**8150 Sunset Upload (cont.)**

1 message

**William Lamborn** <william.lamborn@lacity.org>

Mon, May 9, 2016 at 4:14 PM

To: Planning WebPosting &lt;Planning.Webposting@lacity.org&gt;

Cc: Luciralia Ibarra &lt;luciralia.ibarra@lacity.org&gt;

Hi Stephanie,

Could you please upload the attached to the "Correspondence" folder under the 8150 Sunset Boulevard EIR in Draft EIR on the department's web page, under the title "Correspondence, May 9, 2016"?

Thanks!

--

William Lamborn

Major Projects

Department of City Planning

200 N. Spring Street, Rm 750

Ph: [213.978.1470](tel:213.978.1470)Department of City Planning  
City of Los Angeles

Please note that I am out of the of fice every other Friday.

**Correspondence 2016.05.09.pdf**

4041K



Luciralia Ibarra &lt;luciralia.ibarra@lacity .org&gt;

**Fwd: Message from FPB\_Hydrants&Access\_KM-C554e**

8 messages

Robert Duff <robert.duff@lacity.org>  
To: Luciralia Ibarra <luciralia.ibarra@lacity.org>

Tue, May 3, 2016 at 4:22 PM

As requested.

Robert E. Duff, Fire Inspector II  
Fire Development Svcs/ Hydrants & Access  
Los Angeles Fire Department  
201 N. Figueroa St. Ste 300  
Los Angeles, CA 90012  
(213) 482-6502



SFPB\_Hydran16050317210.pdf  
66K

Luciralia Ibarra <luciralia.ibarra@lacity.org>  
To: Robert Duff <robert.duff@lacity.org>

Tue, May 3, 2016 at 7:29 PM

Hi Robert,

Please see the attached for your consideration. I only updated Section B and the Conclusion portions of the previous Fire letter. Let me know if you have any questions/concerns.

Thank you,  
Luci

[Quoted text hidden]



Luciralia Ibarra | Senior City Planner  
Major Projects | Department of City Planning | City of Los Angeles  
[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org) | 213.978.1378



Revised Section B language Fire Letter .docx  
17K

Luciralia Ibarra <luciralia.ibarra@lacity.org>  
To: Robert Duff <robert.duff@lacity.org>

Mon, May 9, 2016 at 12:37 PM

Hi Robert,  
Just following up to see if you were able to review this or if you had any questions.  
Thank you,  
Luci  
[Quoted text hidden]

Robert Duff &lt;robert.duff@lacity.org&gt;

Tue, May 10, 2016 at 8:40 AM

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

I shared this information with Captain David Sifuentes as he was preparing to meet with the Fire Marshal last week, I don't know if he had a chance to discuss with him or not.

[Quoted text hidden]

---

**Luciralia Ibarra** <luciralia.ibarra@lacity.org>

Tue, May 10, 2016 at 10:46 AM

To: Robert Duff <robert.duff@lacity.org>

Thank you for following up. We're kind of pressed for time, as we need to release our EIR by Thursday. Is there any chance we can have something by end of day today or first thing tomorrow morning? We need to begin production on printing, web posting, etc. Can you let me know?

Thank you!

Luci

[Quoted text hidden]

---

**Robert Duff** <robert.duff@lacity.org>

Tue, May 10, 2016 at 11:20 AM

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

I'm fine with the verbiage that you modified for 8150 Sunset Blvd, if further modifications are needed for the EMS Bureau we will address on future EIR's.

[Quoted text hidden]

---

**Luciralia Ibarra** <luciralia.ibarra@lacity.org>

Tue, May 10, 2016 at 11:22 AM

To: Robert Duff <robert.duff@lacity.org>

Great! Do you mind sending me your revised letter with the language and a new date in the memo?

-Luci

[Quoted text hidden]

---

**Robert Duff** <robert.duff@lacity.org>

Tue, May 10, 2016 at 1:15 PM

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

As requested.

Robert E. Duff, Fire Inspector II  
Fire Development Svcs/ Hydrants & Access  
Los Angeles Fire Department  
201 N. Figueroa St. Ste 300  
Los Angeles, CA 90012  
[\(213\) 482-6502](tel:(213)482-6502)



SFPB\_Hydran16051013550.pdf

359K



From the office of  
the Fire Chief.....

April 22, 2016

TO: ALL MEMBERS

SUBJECT: IMPLEMENTATION OF THE EMS BUREAU

In order to advance Emergency Medical Services (EMS) operations within the Department, I am proud to announce the implementation of the EMS Bureau. The EMS Bureau's mission is to ensure the provision of optimal patient care in a timely, efficient, and compassionate fashion.

EMS comprises over 85% of our emergency responses. In an increasingly complex healthcare environment, we must continue to be progressive while improving the efficiency of the services we provide.

Our Medical Director, Dr. Marc Eckstein, will be the EMS Bureau Commander. Dr. Eckstein has been the LAFD Medical Director for over 20 years, and he is a nationally recognized expert in EMS. He will work closely with Assistant Chief Timothy Ernst and Battalion Chief Corey Rose to provide oversight and leadership for our entire EMS system.

All aspects of the LAFD EMS delivery system will now reside in the EMS Bureau. This includes EMS Battalion Captains, EMS Training, Quality Improvement (Field and Dispatch), the Tiered Dispatch System, EMS Special Operations, the Public Access Defibrillator Program and the new Public Health Unit, which includes the Nurse Practitioner Response Unit, the Fast Response Units, and future specialized field EMS resources.

This organization will provide for timely and meaningful EMS training, a robust quality improvement program, continued efficiencies of our dispatch system, and new, innovative methods of providing EMS delivery.

The consolidation of all Department EMS functions under the EMS Bureau will increase our efficiency of delivering the highest quality prehospital care. It will also fulfill the LAFD Strategic Plan objective of elevating the importance of EMS through Department reorganization with a clinical focus on patient care.

Stay safe.

RALPH M. TERRAZAS  
Fire Chief

**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

May 10, 2016

**To:** Michael J. LoGrande, Director of Planning  
Department of City Planning  
200 N. Spring Street, Room 750  
Los Angeles, CA 90012  
Attention: Srimal Hewawitharana, Environmental Specialist II

**From:** Fire Department

**Subject:** 8150 Sunset Boulevard Mixed-Use Project  
ENV 2013-2552-EIR

**PROJECT LOCATION**

**8150 Sunset Boulevard  
Hollywood Community Plan Area**

**PROJECT DESCRIPTION**

The Project Applicant proposes to redevelop the 2.56-acre property located at 8150 Sunset Boulevard with a mixed-use residential and retail project. The property is located within the Hollywood community of the City of Los Angeles (City), and currently contains two commercial structures and other improvements, all of which would be demolished and removed from the site. The proposed project would consist of two buildings over a single podium structure with various elements ranging in height from two stories to 16 stories in height (approximately 42 feet above the ground elevation at the intersection of Sunset and Crescent Heights Boulevards [the "North Building"], increasing to approximately 108 feet for the nine-story portion and approximately 191 feet for the 16-story portion of the building [the "South Building"]; the overall building height is approximately 216 feet as measured from the low point of the site along Havenhurst Drive to the top of the South Building). The North Building, which would be built along Sunset Boulevard, would include two levels with a rooftop terrace containing exclusively commercial uses.

The South Building would contain commercial uses on the first two levels, residential uses on levels three through 15, and a rooftop restaurant/lounge on the top level. The project would include approximately 111,310 square feet of commercial retail and restaurant uses within three lower levels (one subterranean) and one rooftop level, 249 apartment units, including 28 affordable housing units, within the twelve upper levels representing approximately 222,560 gross square feet of residential space. The project would also provide a new central public plaza, new public space at the northeast corner of the site, public rooftop deck/garden areas along Sunset Boulevard, a private pool and pool deck area for residents, as well as other resident-only amenities totaling approximately 6,900 square feet that would include a residential lobby, resident recreation room, fitness center, changing rooms, business center, and library. Parking for all proposed uses would be provided on-site via a seven-level (three subterranean and semi-subterranean levels) parking structure housed within the podium structure that includes 849 total parking spaces (295 for residential uses and 554 for commercial uses).

The total development would include approximately 333,870 square feet of commercial and residential space with a maximum floor-area ration (FAR) of approximately 3:1. The Project Applicant anticipates commencing construction in 2015 with occupancy occurring in 2017.

The following comments are furnished in response to your request for this Department to review the proposed development:

**A. Fire Flow**

The adequacy of fire protection for a given area is based on required fire-flow, response distance from existing fire stations, and this Department's judgment for needs in the area. In general, the required fire-flow is closely related to land use. The quantity of water necessary for fire protection varies with the type of development, life hazard, occupancy, and the degree of fire hazard.

Fire-flow requirements vary from 2,000 gallons per minute (G.P.M.) in low density residential areas to 12,000 G.P.M. in high-density commercial or industrial areas. A minimum residual water pressure of 20 pounds per square inch (P.S.I.) is to remain in the water system, with the required gallons per minute flowing. The required fire-flow for this project has been set at 9,000 G.P.M. from four to six fire hydrants flowing simultaneously.

Improvements to the water system in this area may be required to provide 9,000 G.P.M. fire-flow. The cost of improving the water system may be charged to the developer. For more detailed information regarding water main improvements, the developer shall contact the Water Services Section of the Department of Water and Power.

All water systems and roadways are to be improved to the satisfaction of the Fire Department prior to the issuance of any building permits.

A valid Division 5 Fire Department permit is required prior to installation for all private fire hydrant systems.

**B. Response Distance, Apparatus, and Personnel**

Based on a required fire-flow of 9,000 G.P.M., the first-due Engine Company should be within 1 mile(s), the first-due Truck Company within 1.5 mile(s).

The Fire Department has existing fire stations at the following locations for initial response into the area of the proposed development:

Fire Station No. 41  
1439 N. Gardner Street  
Los Angeles, CA 90046  
Single Engine Company  
Miles – 0.9 miles

Fire Station No. 27  
1327 N. Cole Avenue  
Los Angeles, CA 90028  
Headquarters Battalion 5  
Task Force Truck and  
Engine Company  
Paramedic Rescue Ambulance  
EMT Rescue Ambulance  
Miles – 2.4

Fire Station No. 61  
5821 W. 3<sup>rd</sup> Street  
Los Angeles, CA 90036  
Task Force Truck and  
Engine Company  
Paramedic Rescue Ambulance  
EMT Rescue Ambulance  
Miles – 3.0

The above distances were computed to Project Site using Google Maps.

The project is within 1 mile of an Engine Company, but is located 2.4 miles from a Truck Company. Based on this criteria (response distance from existing fire stations), emergency medical response from a Truck Company would be considered (inadequate).

Potential Adverse Effects: Absent mitigation, project implementation will increase the need for fire protection and emergency medical services in this area, could potentially have a cumulative impact on fire protection services, and could increase the need for fire protection and emergency medical services in this area.

On April 22, 2016, Fire Chief Ralph M. Terrazas, announced the implementation of the Emergency Medical Services (EMS) Bureau, in an effort to advance EMS operations within the Department. The EMS Bureau will include all aspects of the LAFD EMS delivery system, including EMS Battalion Captains, EMS Training, Dispatch systems, special operations, Fast Response Units, and the new Public Health Unit, which includes the Nurse Practitioner Response Unit, and future specialized field EMS resources.

The EMS Bureau will be tasked with not only providing EMS training and improving efficiencies within the dispatch system, but will be determining the necessary resources, on a project-by-project basis, that will be needed in order to mitigate the increased demand on EMS services resulting from project implementation.

To that end, the following conditions have been identified with respect to 'Firefighting Personnel Access' and 'Firefighting Apparatus Access' that will help mitigate and which will assist the Fire Department in providing fire protection and emergency response services to the project.

**C. Firefighting Personnel Access**

During demolition, the Fire Department access will remain clear and unobstructed.

Access for Fire Department apparatus and personnel to and into all structures shall be required.

Access for Fire Department apparatus and personnel to and into all structures shall be required.

The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units

Entrance to the main lobby shall be located off the address side of the building.

Any required Fire Annunciator panel or Fire Control Room shall be located within 50ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.

Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, private street or Fire Lane. This stairwell shall extend unto the roof.

**Policy Exception:**

L.A.M.C. 57.09.03.B Exception:

- When this exception is applied to a fully fire sprinklered residential building equipped with a wet standpipe outlet inside an exit stairway with at least a 2 hour rating the distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel AND the distance from the edge of the roadway of an improved street or approved fire lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.
- It is the intent of this policy that in no case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The term "horizontal travel" refers to the actual path of travel to be taken by a person responding to an emergency in the building.
- This policy does not apply to single-family dwellings or to non-residential buildings.

**D. Firefighting Apparatus Access**

Access for Fire Department apparatus and personnel to and into all structures shall be required.

No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.

The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.

Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.

Submit plot plans indicating access road and turning area for Fire Department approval.

All access roads, including fire lanes, shall be maintained in an unobstructed manner, removal of obstructions shall be at the owner's expense. The entrance to all required fire lanes or required private driveways shall be posted with a sign no less than three square feet in area in accordance with Section 57.09.05 of the Los Angeles Municipal Code.

Where access for a given development requires accommodation of Fire Department apparatus, minimum outside radius of the paved surface shall be 35 feet. An additional six feet of clear space must be maintained beyond the outside radius to a vertical point 13 feet 6 inches above the paved surface of the roadway.

Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.

The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.

Where fire apparatus will be driven onto the road level surface of the subterranean parking structure, that structure shall be engineered to withstand a bearing pressure of 8,600 pounds per square foot.

No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.

Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.

Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.

Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.

All public street and fire lane cul-de-sacs shall have the curbs painted red and/or be posted "No Parking at Any Time" prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.

Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.

Site plans shall include all overhead utility lines adjacent to the site.

No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along path of travel.

Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

At present, there are no immediate plans to increase Fire Department staffing or resources in those areas, which will serve the proposed project.

## CONCLUSION

The Emergency Medical Services Bureau will enhance staffing and system improvements to emergency response services Citywide, including facilities that serve the project site.

The project shall incorporate the items identified under 'Firefighting Personnel Access' and Firefighting Apparatus Access,' as listed above.

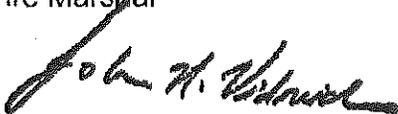
Prior to the issuance of any building permit for this project, definitive plans and specifications shall be submitted to this Department and any requirements for necessary permits shall be satisfied prior to commencement of any portion of this project.

Additionally, the project shall consult with the EMS Bureau to determine additional project specifications and/or any applicable fees as may be necessary to address emergency medical response services in order to address the increased service needs resulting from project implementation.

The project proponent is hereby advised that the Los Angeles Fire Department continually evaluates fire station placement and overall Department services for the entire City, as well as specific areas. The development of this project, along with other approved and planned projects in the immediate area, may result in the need for the following:

1. Increased staffing for existing facilities.
2. Additional fire protection facilities.
3. Relocation of present fire protection facilities.

RALPH M. TERRAZAS,  
Fire Marshal



John N. Vidovich, Fire Marshal  
Bureau of Fire Prevention and Public Safety

MS:RED:vlj

**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

May 10, 2016

**To:** Michael J. LoGrande, Director of Planning  
Department of City Planning  
200 N. Spring Street, Room 750  
Los Angeles, CA 90012  
Attention: Srimal Hewawitharana, Environmental Specialist II

**From:** Fire Department

**Subject:** 8150 Sunset Boulevard Mixed-Use Project  
ENV 2013-2552-EIR

**PROJECT LOCATION**

**8150 Sunset Boulevard  
Hollywood Community Plan Area**

**PROJECT DESCRIPTION**

The Project Applicant proposes to redevelop the 2.56-acre property located at 8150 Sunset Boulevard with a mixed-use residential and retail project. The property is located within the Hollywood community of the City of Los Angeles (City), and currently contains two commercial structures and other improvements, all of which would be demolished and removed from the site. The proposed project would consist of two buildings over a single podium structure with various elements ranging in height from two stories to 16 stories in height (approximately 42 feet above the ground elevation at the intersection of Sunset and Crescent Heights Boulevards [the "North Building"], increasing to approximately 108 feet for the nine-story portion and approximately 191 feet for the 16-story portion of the building [the "South Building"]; the overall building height is approximately 216 feet as measured from the low point of the site along Havenhurst Drive to the top of the South Building). The North Building, which would be built along Sunset Boulevard, would include two levels with a rooftop terrace containing exclusively commercial uses.

The South Building would contain commercial uses on the first two levels, residential uses on levels three through 15, and a rooftop restaurant/lounge on the top level. The project would include approximately 111,310 square feet of commercial retail and restaurant uses within three lower levels (one subterranean) and one rooftop level, 249 apartment units, including 28 affordable housing units, within the twelve upper levels representing approximately 222,560 gross square feet of residential space. The project would also provide a new central public plaza, new public space at the northeast corner of the site, public rooftop deck/garden areas along Sunset Boulevard, a private pool and pool deck area for residents, as well as other resident-only amenities totaling approximately 6,900 square feet that would include a residential lobby, resident recreation room, fitness center, changing rooms, business center, and library. Parking for all proposed uses would be provided on-site via a seven-level (three subterranean and semi-subterranean levels) parking structure housed within the podium structure that includes 849 total parking spaces (295 for residential uses and 554 for commercial uses).

The total development would include approximately 333,870 square feet of commercial and residential space with a maximum floor-area ration (FAR) of approximately 3:1. The Project Applicant anticipates commencing construction in 2015 with occupancy occurring in 2017.

The following comments are furnished in response to your request for this Department to review the proposed development:

**A. Fire Flow**

The adequacy of fire protection for a given area is based on required fire-flow, response distance from existing fire stations, and this Department's judgment for needs in the area. In general, the required fire-flow is closely related to land use. The quantity of water necessary for fire protection varies with the type of development, life hazard, occupancy, and the degree of fire hazard.

Fire-flow requirements vary from 2,000 gallons per minute (G.P.M.) in low density residential areas to 12,000 G.P.M. in high-density commercial or industrial areas. A minimum residual water pressure of 20 pounds per square inch (P.S.I.) is to remain in the water system, with the required gallons per minute flowing. The required fire-flow for this project has been set at 9,000 G.P.M. from four to six fire hydrants flowing simultaneously.

Improvements to the water system in this area may be required to provide 9,000 G.P.M. fire-flow. The cost of improving the water system may be charged to the developer. For more detailed information regarding water main improvements, the developer shall contact the Water Services Section of the Department of Water and Power.

All water systems and roadways are to be improved to the satisfaction of the Fire Department prior to the issuance of any building permits.

A valid Division 5 Fire Department permit is required prior to installation for all private fire hydrant systems.

**B. Response Distance, Apparatus, and Personnel**

Based on a required fire-flow of 9,000 G.P.M., the first-due Engine Company should be within 1 mile(s), the first-due Truck Company within 1.5 mile(s).

The Fire Department has existing fire stations at the following locations for initial response into the area of the proposed development:

Fire Station No. 41  
1439 N. Gardner Street  
Los Angeles, CA 90046  
Single Engine Company  
Miles – 0.9 miles

Fire Station No. 27  
1327 N. Cole Avenue  
Los Angeles, CA 90028  
Headquarters Battalion 5  
Task Force Truck and  
Engine Company  
Paramedic Rescue Ambulance  
EMT Rescue Ambulance  
Miles – 2.4

Fire Station No. 61  
5821 W. 3<sup>rd</sup> Street  
Los Angeles, CA 90036  
Task Force Truck and  
Engine Company  
Paramedic Rescue Ambulance  
EMT Rescue Ambulance  
Miles – 3.0

The above distances were computed to Project Site using Google Maps.

The project is within 1 mile of an Engine Company, but is located 2.4 miles from a Truck Company. Based on this criteria (response distance from existing fire stations), emergency medical response from a Truck Company would be considered (inadequate).

**Potential Adverse Effects:** Absent mitigation, project implementation will increase the need for fire protection and emergency medical services in this area, could potentially have a cumulative impact on fire protection services, and could increase the need for fire protection and emergency medical services in this area.

On April 22, 2016, Fire Chief Ralph M. Terrazas, announced the implementation of the Emergency Medical Services (EMS) Bureau, in an effort to advance EMS operations within the Department. The EMS Bureau will include all aspects of the LAFD EMS delivery system, including EMS Battalion Captains, EMS Training, Dispatch systems, special operations, Fast Response Units, and the new Public Health Unit, which includes the Nurse Practitioner Response Unit, and future specialized field EMS resources.

The EMS Bureau will be tasked with not only providing EMS training and improving efficiencies within the dispatch system, but will be determining the necessary resources, on a project-by-project basis, that will be needed in order to mitigate the increased demand on EMS services resulting from project implementation.

To that end, the following conditions have been identified with respect to 'Firefighting Personnel Access' and 'Firefighting Apparatus Access' that will help mitigate and which will assist the Fire Department in providing fire protection and emergency response services to the project.

### C. Firefighting Personnel Access

During demolition, the Fire Department access will remain clear and unobstructed.

Access for Fire Department apparatus and personnel to and into all structures shall be required.

Access for Fire Department apparatus and personnel to and into all structures shall be required.

The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units

Entrance to the main lobby shall be located off the address side of the building.

Any required Fire Annunciator panel or Fire Control Room shall be located within 50ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.

Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, private street or Fire Lane. This stairwell shall extend unto the roof.

**Policy Exception:**

**L.A.M.C. 57.09.03.B Exception:**

- When this exception is applied to a fully fire sprinklered residential building equipped with a wet standpipe outlet inside an exit stairway with at least a 2 hour rating the distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel AND the distance from the edge of the roadway of an improved street or approved fire lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.
- It is the intent of this policy that in no case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The term "horizontal travel" refers to the actual path of travel to be taken by a person responding to an emergency in the building.
- This policy does not apply to single-family dwellings or to non-residential buildings.

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Access for Fire Department apparatus and personnel to and into all structures shall be required.

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Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.

The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.

Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.

Submit plot plans indicating access road and turning area for Fire Department approval.

All access roads, including fire lanes, shall be maintained in an unobstructed manner, removal of obstructions shall be at the owner's expense. The entrance to all required fire lanes or required private driveways shall be posted with a sign no less than three square feet in area in accordance with Section 57.09.05 of the Los Angeles Municipal Code.

Where access for a given development requires accommodation of Fire Department apparatus, minimum outside radius of the paved surface shall be 35 feet. An additional six feet of clear space must be maintained beyond the outside radius to a vertical point 13 feet 6 inches above the paved surface of the roadway.

Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.

The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.

Where fire apparatus will be driven onto the road level surface of the subterranean parking structure, that structure shall be engineered to withstand a bearing pressure of 8,600 pounds per square foot.

No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.

Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.

Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.

Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.

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Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.

Site plans shall include all overhead utility lines adjacent to the site.

No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along path of travel.

Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

At present, there are no immediate plans to increase Fire Department staffing or resources in those areas, which will serve the proposed project.

### CONCLUSION

The Emergency Medical Services Bureau will enhance staffing and system improvements to emergency response services Citywide, including facilities that serve the project site.

The project shall incorporate the items identified under 'Firefighting Personnel Access' and 'Firefighting Apparatus Access,' as listed above.

Prior to the issuance of any building permit for this project, definitive plans and specifications shall be submitted to this Department and any requirements for necessary permits shall be satisfied prior to commencement of any portion of this project.

Additionally, the project shall consult with the EMS Bureau to determine additional project specifications and/or any applicable fees as may be necessary to address emergency medical response services in order to address the increased service needs resulting from project implementation.

The project proponent is hereby advised that the Los Angeles Fire Department continually evaluates fire station placement and overall Department services for the entire City, as well as specific areas. The development of this project, along with other approved and planned projects in the immediate area, may result in the need for the following:

1. Increased staffing for existing facilities.
2. Additional fire protection facilities.
3. Relocation of present fire protection facilities.

RALPH M. TERRAZAS,  
Fire Marshal



John N. Vidovich, Fire Marshal  
Bureau of Fire Prevention and Public Safety

MS:RED:vlj



Luciralia Ibarra &lt;Luciralia.Ibarra@lacity .org&gt;

---

**8150 Sunset Upload**

1 message

**William Lamborn** <william.lamborn@lacity.org>

Tue, May 10, 2016 at 1:38 PM

To: Planning WebPosting &lt;Planning.Webposting@lacity.org&gt;

Cc: Luciralia Ibarra &lt;Luciralia.Ibarra@lacity.org&gt;

Hi Stephanie,

Could you please upload the attached to the "Correspondence" folder under the 8150 Sunset Boulevard EIR in Draft EIR on the department's web page, under the title "LAFD Correspondence, May 2016"?

Thanks!

--

William Lamborn  
Major Projects  
Department of City Planning  
200 N. Spring Street, Rm 750  
Ph: [213.978.1470](tel:213.978.1470)



Department of City Planning  
City of Los Angeles

Please note that I am out of the office every other Friday.

**LAFD Letter May 2016.pdf**

411K



Luciralia Ibarra &lt;Luciralia.Ibarra@lacity.org&gt;

## LAFD Letter

2 messages

**William Lamborn** <william.lamborn@lacity.org>

Tue, May 10, 2016 at 1:36 PM

To: David Crook <D.Crook@pcrnet.com>

Cc: Luciralia Ibarra <Luciralia.Ibarra@lacity.org>

Hi Dave,

Please see attached LAFD letter. Please add this letter as an appendix to the FEIR, and add references to the letter in Topical Response TR-6, in responses to C9-4, C615-1, Form Letter 6-33.

The added summary language should briefly explain that LAFD further clarified that ' absent mitigation, project implementation will increase the need for fire protection and emergency medical services in the area, and could potentially have a cumulative impact on fire protection services..' (page 3) and that "T o that end, LAFD has identified conditions with respect to Firefighting Personnel Access and Firefighting Apparatus Access that will help mitigate and which will assist LAFD in providing fire protection and emergency response services to the project." The letter further enumerates what those conditions are, and clarifies that prior to issuance of any building permit, definitive plans shall be submitted to LAFD and any requirements satisfied.

Thanks,

--

William Lamborn  
Major Projects  
Department of City Planning  
200 N. Spring Street, Rm 750  
Ph: [213.978.1470](tel:213.978.1470)



Department of City Planning  
City of Los Angeles

Please note that I am out of the of fice every other Friday.



**LAFD Letter May 2016.pdf**

411K

**David Crook** <D.Crook@pcrnet.com>

Tue, May 10, 2016 at 1:43 PM

To: William Lamborn <william.lamborn@lacity.org>

Cc: Luciralia Ibarra <Luciralia.Ibarra@lacity.org>

Thanks Will I will add this t o Appendix C o f the Final EIR be fore the fire flow information, and make changes as suggested in the le tters.

Dave

**From:** William Lamborn [mailto: [william.lamborn@lacity.org](mailto:william.lamborn@lacity.org)]

**Sent:** Tuesday, May 10, 2016 1:36 PM

**To:** David Crook <[D.Crook@pcrnet.com](mailto:D.Crook@pcrnet.com)>

**Cc:** Luciralia Ibarra <[Luciralia.Ibarra@lacity.org](mailto:Luciralia.Ibarra@lacity.org)>

**Subject:** LAFD Letter

[Quoted text hidden]



Luciralia Ibarra &lt;Luciralia.ibarra@lacity .org&gt;

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## Appendices

3 messages

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**David Crook** <D.Crook@pcrnet.com>

Wed, May 4, 2016 at 10:59 AM

To: William Lamborn <william.lamborn@lacity.org>

Cc: Srimal Hewawitharana <srimal.hewawitharana@lacity.org>, Karen Hoo <karen.hoo@lacity.org>, Luciralia Ibarra <Luciralia.ibarra@lacity.org>

Will,

For your review/information you can download the Final EIR appendices (PDFs and ZIP files) here:  
<https://private.filesanywhere.com/PCR2014/fs/v.aspx?v=896c69869593b0b1a1a5>

Password: **pcr2016**

Note that due to file size I broke up Appendix A (Original Comment Letters) into the letter groups (A, B, C, D, and E), then grouped the various geotech pieces and traffic data in separate zip folders, and provided the updated HRA with appendices and figures. If we receive additional information re: public services as we talked about this morning, we'll fold into Appendix C as needed.

Please let me know if you have any questions.

Thanks

Dave

David A. Crook, AICP, LEED AP

Principal Planner

**ESA PCR**

2121 Alton Parkway , Suite 100

Irvine, CA 92606

949.753.7001 main | 949.753.7002 fax

[d.crook@pcrnet.com](mailto:d.crook@pcrnet.com) | [www.pcrnet.com](http://www.pcrnet.com)

Follow us on [Facebook](#) | [Twitter](#) | [LinkedIn](#)

**William Lamborn** <william.lamborn@lacity.org>

Tue, May 10, 2016 at 2:54 PM

To: David Crook <D.Crook@pcrnet.com>

Cc: Srimal Hewawitharana <srimal.hewawitharana@lacity.org>, Karen Hoo <karen.hoo@lacity.org>, Luciralia Ibarra <luciralia.ibarra@lacity.org>

Hi Dave,

The appendices look fine, understanding that the LAFD letter will be added to Appendix C and the Traffic data we discussed would be added to Appendix E.

I noticed when briefly looking over the appendices that letters A21 and A22 were not included in the FEIR Proof Check RTC. Please check that those are included.

Thanks,

Will

[Quoted text hidden]

--

William Lamborn

Major Projects

Department of City Planning

200 N. Spring Street, Rm 750

Ph: [213.978.1470](tel:213.978.1470)



Department of City Planning  
City of Los Angeles

Please note that I am out of the office every other Friday.

---

**David Crook** <D.Crook@pcrnet.com>

Tue, May 10, 2016 at 2:56 PM

To: William Lamborn <william.lamborn@lacity.org>

Cc: Srimal Hewawitharana <srimal.hewawitharana@lacity.org>, Karen Hoo <karen.hoo@lacity.org>, Luciralia Ibarra <luciralia.ibarra@lacity.org>

Yes thanks Will I did see that and added them right when I noticed last week, so A21 and A22 are now in there. Also, I have added the LAFD letter and traffic data in respective appendices so they are good to go as well.

Thanks

Dave

**From:** William Lamborn [mailto:[william.lamborn@lacity.org](mailto:william.lamborn@lacity.org)]

**Sent:** Tuesday, May 10, 2016 2:54 PM

**To:** David Crook <[D.Crook@pcrnet.com](mailto:D.Crook@pcrnet.com)>

**Cc:** Srimal Hewawitharana <[srimal.hewawitharana@lacity.org](mailto:srimal.hewawitharana@lacity.org)>; Karen Hoo <[karen.hoo@lacity.org](mailto:karen.hoo@lacity.org)>; Luciralia Ibarra <[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org)>

**Subject:** Re: Appendices

[Quoted text hidden]



Luciralia Ibarra &lt;Luciralia.ibarra@lacity .org&gt;

## FEIR noticing

3 messages

**William Lamborn** <william.lamborn@lacity.org>

Wed, May 11, 2016 at 2:05 PM

To: David Crook <D.Crook@pcrnet.com>

Cc: Christina Toy <christina.toy-lee@lacity .org>, Luciralia Ibarra <Luciralia.ibarra@lacity.org>

Hi Dave,

Please see the following noticing considerations:

- **NOA:** I will be providing you with a signed NOA shortly  
We only need one hard copy of the FEIR here for the file (with appendices in an attached CD)
- **Mailing:** The mailing should cover all recipients from the recent Hearing Notice mailing (500 ft radius owners/occupants, agency list, and all interested parties who commented from the scoping meeting forward). For your reference, I've attached the mailing envelope with DCP return address and the agency mailing list (note which recipients require return receipt)
- **Final mailing list:** We will need a copy of the final mailing list, with a cover affidavit stating that on date xxx, the FEIR NOA was mailed to the attached recipients (also specifying which ones were sent return receipt)
- **SCH form:** Please fill out and provide to me for review and signature
- **Libraries:** Could you please confirm the libraries to be noticed? I believe per the DEIR noticing it was the following. Libraries will need the NOA with a CD containing the entire document with appendices. I will provide you with a signed library cover letter
  - 1) Central Library - 630 West 5<sup>th</sup> Street, Los Angeles, CA 90071
  - 2) Fairfax Branch Library, 161 South Gardner Street, Los Angeles, CA 90036
  - 3) Will and Ariel Durant Branch Library, 7140 West Sunset Boulevard, Los Angeles CA 90046
  - 4) John C. Fremont Branch Library, 6121 Melrose Avenue, Los Angeles CA 90038

Thanks,

--  
William Lamborn  
Major Projects  
Department of City Planning  
200 N. Spring Street, Rm 750  
Ph: [213.978.1470](tel:213.978.1470)



Department of City Planning  
City of Los Angeles

Please note that I am out of the office every other Friday.

### 2 attachments



**8150 Envelope.docx**  
33K



**Public Agency Mailing List 4-19-2016 (Master Template).dotx**  
41K

**David Crook** <D.Crook@pcrnet.com>

Wed, May 11, 2016 at 2:17 PM

To: William Lamborn <william.lamborn@lacity.org>

Cc: Christina Toy <christina.toy-lee@lacity .org>, Luciralia Ibarra <Luciralia.ibarra@lacity.org>

Thanks Will – do the agency mailings need to be certified or just regular mail?

The mailing list for owners/occupants would be the same as the one for the hearing officer notice we just did – was the affidavit provided for that mailing? If so, do we need to provide it again? I can try to get a copy from the legal team but just wanted to confirm.

Thanks

Dave

**From:** William Lamborn [mailto:[william.lamborn@lacity.org](mailto:william.lamborn@lacity.org)]  
**Sent:** Wednesday, May 11, 2016 2:05 PM  
**To:** David Crook <[D.Crook@pcrnet.com](mailto:D.Crook@pcrnet.com)>  
**Cc:** Christina Toy <[christina.toy-lee@lacity.org](mailto:christina.toy-lee@lacity.org)>; Luciralia Ibarra <[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org)>  
**Subject:** FEIR noticing

[Quoted text hidden]

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**William Lamborn** <[william.lamborn@lacity.org](mailto:william.lamborn@lacity.org)>  
To: David Crook <[D.Crook@pcrnet.com](mailto:D.Crook@pcrnet.com)>  
Cc: Christina Toy <[christina.toy-lee@lacity.org](mailto:christina.toy-lee@lacity.org)>, Luciralia Ibarra <[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org)>

Wed, May 11, 2016 at 2:30 PM

Hi Dave,

The agency mailings do need to be sent return receipt, consistent with the Public Agency Mailing List. I did receive the BTC affidavit for the hearing notice mailing. However we need a separate affidavit for the NOA mailing, and also for the portion of the previous hearing notice mailing that was not done through BTC. We actually need two hard copies here, not one as I mentioned in my last email. Sorry for any confusion.

Thanks,  
Will

[Quoted text hidden]



Luciralia Ibarra <Luciralia.Ibarra@lacity.org>

Web FEIR

1 message

David Crook <D.Crook@pcrnet.com>

Thu, May 12, 2016 at 10:00 AM

To: William Lamborn <william.lamborn@lacity.org>

Cc: Luciralia Ibarra <Luciralia.Ibarra@lacity.org>, Greg Spalek <G.Spalek@pcrnet.com>

Will,

Here is the link to download the web ready files/folders for 8150 Sunset. For convenience, there is also just ONE zipped file called "8150\_Sunset\_Bldv-FEIR" which once uncompressed will provide all files+folder needed to be hosted on the city's website. Otherwise, one can download the individual HTML and those two folders "FEIR and Images"

<https://private.filesanywhere.com/PCR2014/fs/v.aspx?v=896c6a8e5a9576779e>

password: pcr2016

<input type="checkbox"/>	Sort by: Name   Type   Date   Size		
<input type="checkbox"/>	FEIR	May 12 2016 09:34 AM	
<input type="checkbox"/>	images	May 11 2016 05:10 PM	
<input checked="" type="checkbox"/>	8150_Sunset_Bldv-FEIR zip	May 12 2016 09:51 AM	356.9 KB
<input type="checkbox"/>	Start_Menu-8150_Sunset-Bldv-FEIR.html	May 11 2016 05:18 PM	21 KB

Feel free to call our IT person's cell phone to resolve any issues:

Greg Spalek

310-883-5773

Please let me know if you need anything else.

Thanks

Dave

David A. Crook, AICP, LEED AP

Principal Planner

11/6/2016

City of Los Angeles Mail - Web FEIR

**ESA PCR**

2121 Alton Parkway, Suite 100

Irvine, CA 92606

949.753.7001 main | 949.753.7002 fax

[d.crook@pcrnet.com](mailto:d.crook@pcrnet.com) | [www.pcrnet.com](http://www.pcrnet.com)

Follow us on [Facebook](#) | [Twitter](#) | [LinkedIn](#)



Luciralia Ibarra &lt;luciralia.ibarra@lacity .org&gt;

---

**RE: 8150 Sunset Boulevard / CPC-2013-2551: Confirmation of Entitlement Requests**

1 message

**Nytzen, Michael** <michaelnytzen@paulhastings.com>

Fri, May 13, 2016 at 11:15 AM

To: Luci Ibarra &lt;luciralia.ibarra@lacity.org&gt;, William Lamborn &lt;william.lamborn@lacity.org&gt;

Cc: "Haber, Jeffrey S." &lt;jeffreghaber@paulhastings.com&gt;

Good morning. Attached are our revised findings for the Density Bonus, Affordable Housing Incentives, Site Plan Review and Conditional Use Permit requests, along with an updated Affordable Housing Referral Form.

---

Please let us know if you have any questions or need additional information.

Thanks,

Michael

---

**From:** Nytzen, Michael**Sent:** Thursday, May 05, 2016 9:04 AM**To:** Luci Ibarra; William Lamborn**Cc:** Haber, Jeffrey S.**Subject:** RE: 8150 Sunset Boulevard / CPC-2013-2551: Confirmation of Entitlement Requests

Good morning. Attached are our revised findings for VTTM No. 72370. We will submit revised findings for the CPC case under separate cover

Please let us know if you have any questions or need additional information.

Thanks,

Michael

---

**From:** Nytzen, Michael**Sent:** Tuesday, April 26, 2016 6:43 PM**To:** Luci Ibarra; William Lamborn**Cc:** Haber, Jeffrey S.**Subject:** 8150 Sunset Boulevard / CPC-2013-2551: Confirmation of Entitlement Requests

Luci and Will:

As requested, I am attaching a letter confirming the requested entitlements for the 8150 Sunset Boulevard project, along with a revised request page from the Master Land Use Permit application form.

Please let us know if you have any questions or would like to discuss.

Thanks,

Michael



**E. Michael Nytzen | Senior Land Use Project Manager**  
Paul Hastings LLP | 515 South Flower Street, Twenty-Sixth Floor, Los Angeles, CA 90071 | Direct: +1.213.683.5713 | Main: +1.213.683.6000 | Fax: +1.213.996.3003 | [michaelnytzen@paulhastings.com](mailto:michaelnytzen@paulhastings.com) | [www.paulhastings.com](http://www.paulhastings.com)

\*\*\*\*\*

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.

For additional information, please visit our website at [www.paulhastings.com](http://www.paulhastings.com)

**3 attachments**

-  **8150 Sunset Density Bonus-Affordable Housing Incentives - SPR Findings 5.2016.docx**  
67K
-  **8150 Sunset CUB Findings 5.2016.docx**  
62K
-  **8150 Sunset - Revised Affordable Housing Referral Form May 2016.pdf**  
170K



Luciralia Ibarra &lt;Luciralia.Ibarra@lacity .org&gt;

---

**8150 Additional Documents upload**

1 message

---

**William Lamborn** <william.lamborn@lacity.org>

Fri, May 13, 2016 at 2:56 PM

To: Planning WebPosting &lt;Planning.Webposting@lacity.org&gt;

Cc: Luciralia Ibarra &lt;Luciralia.Ibarra@lacity.org&gt;

Hi Stephanie,

When you have the chance, could you please upload the attached to the 8150 Sunset "Correspondence" folder, under the title, "Correspondence from Applicant 4"?

Thanks!

--

William Lamborn

Major Projects

Department of City Planning

200 N. Spring Street, Rm 750

Ph: [213.978.1470](tel:213.978.1470)

Please note that I am out of the office every other Friday.

**Applicant Correspondence 4.pdf**

688K



Luciralia Ibarra <Luciralia.Ibarra@lacity .org>

---

## 8150 Correspondence Posting

1 message

---

**William Lamborn** <william.lamborn@lacity.org>

Mon, May 16, 2016 at 4:56 PM

To: Planning WebPosting <Planning.Webposting@lacity.org>

Cc: Luciralia Ibarra <Luciralia.Ibarra@lacity.org>

Hi Stephanie,

When you have the chance, please upload the attached to the "Correspondence" folder for 8150 Sunset under the title, "Notice of Availability Email, May 13, 2016".

Thanks!

--



William Lamborn

Major Projects

Department of City Planning

200 N. Spring Street, Rm 750

Ph: [213.978.1470](tel:213.978.1470)

Please note that I am out of the office every other Friday.



**NOA Email.pdf**

1382K



Luciralia Ibarra &lt;Luciralia.Ibarra@lacity.org&gt;

**FW: Frank Gehry Project / 8150 Sunset Blvd.**

3 messages

Richard Lichtenstein &lt;rlichtenstein@marathon-com.com&gt;

Mon, May 16, 2016 at 4:36 PM

To: Luciralia Ibarra &lt;Luciralia.Ibarra@lacity.org&gt;

FYI

Begin forwarded message:

**From:** Jonathon Martin <jonathon@darktrickfilms.com>**Date:** May 16, 2016 at 2:30:27 PM PDT**To:** vince.bertoni@lacity.org, lmeister@weho.org, Jheilman@weho.org, Jdamico@weho.org, jduran@weho.org, Lhorvath@weho.org, parevalo@weho.org, david.yu@lacity.org**Cc:** cd4.issues@lacity.org, Planning Environmental Review <planning.envreview@lacity.org>**Subject:** Frank Gehry Project / 8150 Sunset Blvd.

Dear Madames and Messrs:

I own the penthouses at the historic Colonial House on Havenhurst Drive, located at most 100 feet from this project site. If there is anyone who will be impacted by the plans at 8150 Sunset Boulevard, it is me. I have previously commented on the project, and I'd like to further my comments now that the FEIR is complete. As I detail below, I do have some issues with the project, particularly the mitigation of increased traffic on Havenhurst, but in my view the positives of the project significantly outweigh the negatives, and **I am in support of the project's approval.**

There is no denying that my view of the hills will change when this is built. That said, I would trade almost anything to get rid of the structure that's there currently, which contains a McDonalds, a massage parlor, a Pollo Loco and Metropolitan art storage. My hobby is collecting contemporary art, so a 'work of art' added to my vista appeals to me. The Gehry design of five distinct yet interrelated structures is a spectacular sculpture. It represents a substantial upgrade of the property's current conditions and will be a first-rate piece of architecture. While the height will be much larger than the Colonial House, I feel the architectural focus we are receiving for the project makes the height something I can live with. Also, I am mindful of how my property value will be increased based on the new sales comps at the Gehry project.

Based on the renderings, and what I viewed at LACMA, Gehry and his staff have cleverly oriented their buildings in a north-south direction so as to create view corridors through the project that will ensure that neighbors like me continue to get air and light in their homes.

The same couldn't be said for the original iteration of this development proposal. If that version of the project were still on the table, I'd be writing a MUCH different letter. Thankfully, the developer and his team have taken the concerns expressed by me and my neighbors to heart and put forward an alternative design of the project that is significantly more appealing.

Being so close to the project site I worry about the impact construction of this project will have on my quality of life. However, based on how Townscape has already demonstrated a willingness to work with us, I am confident

that I will be able to have further conversations with them and we will be able to arrive at a consensus that addresses and resolves any concerns I may have.

The increased traffic on Havenhurst is an issue. I urge you to consider the installation of traffic calming measures such as a cul-de-sac (like they installed on Alta Loma). I understand that this decision rests with the City of West Hollywood, and I have cc'd my Councilmembers there so my concerns are taken into consideration. This is of utmost importance to me AND my neighbors at the Colonial House.

Being a native of Los Angeles, I have a tremendous sense of history. This city has SO much to offer. And with this project, we'll be able to add something else to that list: one of LA's most spectacular buildings. I truly feel that if this project moves forward, it will not only enhance the neighborhood, but the skyline of Los Angeles itself.

Thank you for your consideration and I look forward to making this the best project it can be.

Jonathon Komack Martin

Colonial House

1416 Havenhurst Drive

Penthouses 6A/6C

West Hollywood, CA

90046

---

**Luciralia Ibarra** <luciralia.ibarra@lacity.org>  
To: William Lamborn <william.lamborn@lacity.org>

Mon, May 16, 2016 at 4:42 PM

[Quoted text hidden]

---

**William Lamborn** <william.lamborn@lacity.org>  
To: Luciralia Ibarra <luciralia.ibarra@lacity.org>

Mon, May 16, 2016 at 4:58 PM

Thanks!

[Quoted text hidden]



William Lamborn  
Major Projects  
Department of City Planning  
200 N. Spring Street, Rm 750  
Ph: [213.978.1470](tel:213.978.1470)

Please note that I am out of the office every other Friday.



Luciralia Ibarra &lt;Luciralia.Ibarra@lacity .org&gt;

---

**8150 Sunset - Additional Correspondence Posting**

1 message

---

**William Lamborn** <william.lamborn@lacity.org>  
To: Planning WebPosting <Planning.Webposting@lacity.org>  
Cc: Luciralia Ibarra <Luciralia.Ibarra@lacity.org>

Mon, May 16, 2016 at 5:00 PM

Hi Stephanie,

When you have the chance, please upload the attached file to the 8150 Sunset "Correspondence" folder under the title, "Correspondence, May 16, 2016".

Thank you!



William Lamborn  
Major Projects  
Department of City Planning  
200 N. Spring Street, Rm 750  
Ph: [213.978.1470](tel:213.978.1470)

Please note that I am out of the office every other Friday.



**Correspondence 2016.05.16.pdf**  
272K



Planning Environmental Review &lt;planning.envreview@lacity.org&gt;

---

**Frank Gehry Project / 8150 Sunset Blvd.**

2 messages

**Jonathon Martin** <jonathon@darktrickfilms.com>

Mon, May 16, 2016 at 2:30 PM

To: vince.bertoni@lacity.org, lmeister@weho.org, Jheilman@weho.org, Jdamico@weho.org, jduran@weho.org, Lhorvath@weho.org, parevalo@weho.org, david.ryu@lacity.org

Cc: cd4.issues@lacity.org, Planning Environmental Review &lt;planning.envreview@lacity.org&gt;

Dear Madames and Messrs:

I own the penthouses at the historic Colonial House on Havenhurst Drive, located at most 100 feet from this project site. If there is anyone who will be impacted by the plans at 8150 Sunset Boulevard, it is me. I have previously commented on the project, and I'd like to further my comments now that the FEIR is complete. As I detail below, I do have some issues with the project, particularly the mitigation of increased traffic on Havenhurst, but in my view the positives of the project significantly outweigh the negatives, and **I am in support of the project's approval.**

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The same couldn't be said for the original iteration of this development proposal. If that version of the project were still on the table, I'd be writing a MUCH different letter. Thankfully, the developer and his team have taken the concerns expressed by me and my neighbors to heart and put forward an alternative design of the project that is significantly more appealing.

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The increased traffic on Havenhurst is an issue. I urge you to consider the installation of traffic calming measures such as a cul-de-sac (like they installed on Alta Loma). I understand that this decision rests with the City of West Hollywood, and I have cc'd my Councilmembers there so my concerns are taken into consideration. This is of utmost importance to me **AND** my neighbors at the Colonial House.

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5/16/2016

City of Los Angeles Mail - Frank Gehry Project / 8150 Sunset Blvd.

Thank you for your consideration and I look forward to making this the best project it can be.

Jonathon Komack Martin

Colonial House

1416 Havenhurst Drive

Penthouses 6A/6C

West Hollywood, CA

90046

---

**Planning Environmental Review** <planning.enreview@lacity.org>  
To: jonathon@darktrickfilms.com

Mon, May 16, 2016 at 2:30 PM

*This reply is automatically generated. If you have specific questions or would like an immediate response, please contact the project planner identified on the notice directly.*



Planning Environmental Review <planning.envreview@lacity.org>

## Subject Line: City Case No. ENV-2013-2552-EIR

2 messages

Allan Wilion <aew@aewlaw.net>

Mon, May 16, 2016 at 10:03 AM

To: "planning.envreview@lacity.org" <planning.envreview@lacity.org>

8150 sunset

I represent the owner of 1477-79 Havenhurst drive apartment building Susan manners

Ms manners opposes the project on each of grounds submitted

""

Subject Line: City Case No. ENV-2013-2552-EIR

Sent from my iPhone

Dear Srimal Hewawitharana, Mayor Garcetti and Councilman Ryu,

I am writing in opposition to EIR submitted by the developer for the proposed project at 8150 Sunset Blvd (City Case No. ENV-2013-2552-EIR). This is a massive, out of scale development that will adversely impact the region and its residents. I ask that you deny the developers approval of the Environmental Impact Report, which I feel both does not adequately address the enormous negative stresses the project will produce and the legal liability (lawsuits) the city would expose itself to for approving such a poorly written and blatantly pro-developer EIR report. While the new design is better, many basic issues of need and function have been ignored in favor of splashy architecture. This EIR does not conform.

Some of my specific problems with this proposal include:

**HEIGHT:** at 234 feet (22 stories), the highest proposed tower is three times the height of nearby structures like the DGA building (79 feet) and would be the largest building on Sunset Blvd, dwarfing the surrounding neighborhood and becoming an enormous eyesore. **THE PROJECT IS TOO TALL.** 100 Ft should be the limit.

**TRAFFIC:** The Traffic study needs to be redrawn, it is not accurate now that the design project exits have completely changed and uses highly suspect numbers to make the project seem less impactful than it is.

**PEDESTRIAN SAFETY:** Say No to eliminating the Traffic Island! Setbacks on the new design are almost non existent and part of the reason for eliminating the traffic island is to give the developers their legally required setback. The traffic island should stay owned by the city and not be donated to this project as a gift. Is vitally important for pedestrian and driver safety

**ZONING:** The developer is looking for variances for its increased density by claiming a "Major Transit Stop" at Fairfax and Sunset which is more than 1,500 feet from the development, a violation of the city's general plan! Say NO to an off-menu Incentive to permit a 3:1 floor area ratio for a Housing Development Project located within approximately 1,560 feet of a Transit Stop, in lieu of the 1,500 foot distance specified in the on-menu Incentive allowing a 3:1 floor area ratio (LAMC Section 12.22-A,25(f)(4)(ii);)

**AGING INFRASTRUCTURE:** We have seen constant failures of the water and sewage pipes in the area. Our water and sewage infrastructure needs to be improved before we consider adding density.

Specifically, the basic assumption is that by providing the Community with Benefits such as Affordable Housing, Parking, Bike Racks and Parks the Developer gets to ignore the underlying zoning on the site and build something much bigger and taller than otherwise possible. What is the Community benefit? Where is the Public offsite Park space other than interior plaza space on site? We know the number of affordable units, but how much will they rent for and who will they be rented to? Without specific and transparent answers to this question, the DEIR is fatally flawed and cannot / should not be approved. The documentation in the DEIR is incomplete because it has not adequately evaluated the Community Benefits of the project that will provide an offset to the resulting zoning upgrades and potential environmental impacts associated with the proposed project. Therefore, I find the DEIR deficient and unable to substantiate the proposed project.

[Share](#) [Tweet](#) [Email](#)

## Discussion

**Next**

5/16/2016

City of Los Angeles Mail - Subject Line: City Case No. ENV-2013-2552-EIR

**Planning Environmental Review** <planning.envreview@lacity.org>

Mon, May 16, 2016 at 10:03 AM

To: aew@aewlaw.net

*This reply is automatically generated. If you have specific questions or would like an immediate response, please contact the project planner identified on the notice directly.*



Planning Environmental Review <planning.envreview@lacity.org>

---

**Re: ENV-2013-2552-EIR**

2 messages

---

**Michael** <mlpgrace@gmail.com>  
To: planning.envreview@lacity.org  
Cc: ted.hollis@latimes.com

Fri, May 13, 2016 at 7:55 PM

Who edits your emails? Directions are incomplete. Call me please. [310-666-6154](tel:310-666-6154). As for the report, is this done by the LA Planning Department or Townscape? Is the department aware that the proposed project is across the street from LA subsidized (West Hollywood) housing with residents who are PWA and seniors who have breathing problems? Looking forward to hearing from you ASAP. Cheers.

Sent from my T-Mobile 4G Android device

On May 13, 2016 2:18 PM, Planning Environmental Review <planning.envreview@lacity.org> wrote:  
Attached is the Notice of Availability of the Final Environmental Impact Report for case number ENV-2013-2552-EIR. The Final EIR can be viewed at the Department of City Planning website, <http://cityplanning.lacity.org> (click on "Environmental" and then "Final Environmental Impact Reports").

Inline image 1

William Lamborn  
Department of City Planning | City of Los Angeles

---

**Planning Environmental Review** <planning.envreview@lacity.org>  
To: mlpgrace@gmail.com

Fri, May 13, 2016 at 7:55 PM

*This reply is automatically generated. If you have specific questions or would like an immediate response, please contact the project planner identified on the notice directly.*



William Lamborn <[william.lamborn@lacity.org](mailto:william.lamborn@lacity.org)>

---

## Fwd: 8150 Sunset Boulevard Mixed-Use

2 messages

---

**Lynda Smith** <[lynda.smith@lacity.org](mailto:lynda.smith@lacity.org)>  
To: William Lamborn <[william.lamborn@lacity.org](mailto:william.lamborn@lacity.org)>

Fri, May 13, 2016 at 11:06 AM

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

From: **Noam Paoletti** <[noam@buildcentral.com](mailto:noam@buildcentral.com)>  
Date: Fri, May 13, 2016 at 9:36 AM  
Subject: 8150 Sunset Boulevard Mixed-Use  
To: [lynda.smith@lacity.org](mailto:lynda.smith@lacity.org)

Hello,

I'm reaching out in regards to the 8150 Sunset Boulevard Mixed-Use. I was wondering if plans have been submitted/approved and if so who the general contractor is. Any information would be greatly appreciated.

Thank you,

*Noam Paoletti*

*BuildCentral, Inc.*

*200 W Madison, Suite 1110*

*Chicago, IL 60606*

*312-223-1600 x231*

*[www.buildcentral.com](http://www.buildcentral.com)*

--

Lynda J. Smith, City Planner  
City Of Los Angeles Planning Department  
200 N. Spring Street  
Room 763  
Los Angeles, California 90012  
(213) 978-1196

**William Lamborn** <william.lamborn@lacity.org>

Mon, May 16, 2016 at 11:12 AM

To: noam@buildcentral.com

Noam Paoletti,

Thank you for your email. The subject project is in the environmental review phase, and does not have permits or land use entitlements at this time. For inquiries regarding contractors on the project, the City would not be directly involved, but you may contact the project applicant. The representative's contact information is below.

Michael Nytzen

213.683.6000

[michaelnytzen@paulhastings.com](mailto:michaelnytzen@paulhastings.com)

Regards,

Will Lamborn

[Quoted text hidden]

--

--



William Lamborn

Major Projects

Department of City Planning

200 N. Spring Street, Rm 750

Ph: [213.978.1470](tel:213.978.1470)

Please note that I am out of the office every other Friday.



Luciralia Ibarra &lt;luciralia.ibarra@lacity .org&gt;

**Fwd: Councilman Ryu 8150 Letter**

4 messages

Lisa Webber &lt;lisa.webber@lacity.org&gt;

Mon, May 16, 2016 at 10:32 AM

To: Luci Ibarra &lt;luciralia.ibarra@lacity.org&gt;, Charlie Rausch &lt;charlie.rausch@lacity.org&gt;

Fyi

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

From: "Vince Bertoni" &lt;vince.bertoni@lacity.org&gt;

Date: May 16, 2016 9:44 AM

Subject: Fwd: Councilman Ryu 8150 Letter

To: "Lisa Webber" &lt;lisa.webber@lacity.org&gt;

Cc:

Sent from my iPhone

Begin forwarded message:

**From:** Julia Duncan <julia.duncan@lacity.org>**Date:** May 14, 2016 at 4:43:14 PM PDT**To:** Vince Bertoni <vince.bertoni@lacity.org>**Cc:** Sarah Dusseault <sarah.dusseault@lacity.org>, Estevan Montemayor <estevan.montemayor@lacity.org>**Subject:** Councilman Ryu 8150 Letter

Hello Mr. Bertoni,

Attached is a letter from the Councilmember concerning the 8150 Sunset project. This letter will be submitted for the May 24th hearing and I will have a hard copy delivered on Monday Please let me know if you have any questions.

Sincerely,

Julia

--

**COUNCILMEMBER • DISTRICT 4**  
**DAVID RYU**  
**SERVING OUR NEIGHBORHOODS**

**Julia Duncan**  
Planning DeputyLos Angeles City Councilmember David Ryu

Direct: 213.473.7004

<http://www.davideryu.com/>**2 attachments**

noname.html

1K

 **CM Ryu 8150 Sunset.pdf**  
58K

---

**Luciralia Ibarra** <luciralia.ibarra@lacity.org>  
To: Richard Lichtenstein <RLichtenstein@marathon-com.com>

Mon, May 16, 2016 at 10:41 AM

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

From: "Lisa Webber" <lisa.webber@lacity.org>  
Date: May 16, 2016 10:32 AM  
Subject: Fwd: Councilman Ryu 8150 Letter  
[Quoted text hidden]

---

**2 attachments**

 **noname.html**  
1K

 **CM Ryu 8150 Sunset.pdf**  
58K

---

**Richard Lichtenstein** <rlichtenstein@marathon-com.com>  
To: Luciralia Ibarra <luciralia.ibarra@lacity.org>

Mon, May 16, 2016 at 10:44 AM

Thank you. r

**From:** Luciralia Ibarra [mailto:[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org)]  
**Sent:** Monday, May 16, 2016 10:41 AM  
**To:** Richard Lichtenstein <[rlichtenstein@marathon-com.com](mailto:rlichtenstein@marathon-com.com)>

[Quoted text hidden]

[Quoted text hidden]

---

**Luciralia Ibarra** <luciralia.ibarra@lacity.org>  
To: William Lamborn <william.lamborn@lacity.org>

Tue, May 17, 2016 at 12:45 PM

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

From: **Lisa Webber** <lisa.webber@lacity.org>  
Date: Mon, May 16, 2016 at 10:32 AM  
Subject: Fwd: Councilman Ryu 8150 Letter  
To: Luci Ibarra <[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org)>, Charlie Rausch <[charlie.rausch@lacity.org](mailto:charlie.rausch@lacity.org)>

[Quoted text hidden]



**Luciralia Ibarra** | Senior City Planner  
Major Projects | Department of City Planning | City of Los Angeles  
[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org) | 213.978.1378

---

**2 attachments**



**noname.html**  
1K



**CM Ryu 8150 Sunset.pdf**  
58K



DAVID E. RYU  
COUNCILMEMBER, 4TH DISTRICT

May 3, 2016

Mr. Vince Bertoni  
Director of Planning  
Los Angeles City Planning Dept.  
Room 525  
Los Angeles, CA 90012

Re: VTT72370-CN, CPC-2013-2551-CUB-DB-SPR, ENV 2013-2552-EIR, 8148-8182 West  
Sunset Blvd., 1438-1486 No. Havenhurst Drive

Dear Mr. Bertoni:

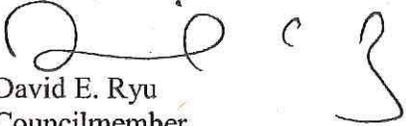
The proposed mixed-use development called 8150 Sunset is scheduled for a public hearing on  
May 24, 2016 before the Advisory Agency/Hearing Officer.

My staff and I met with the developers and their representatives on January 20, 2016. They have  
hired iconic architect Frank Gehry to design a remarkable structure. At this meeting, we  
discussed the proposed project and community impacts. I asked the developers to look at scaling  
the project back by reducing the height and the bulk of the building. I understand that there is no  
height limit on Sunset Boulevard, however, these elevations are out of scale with the adjacent  
buildings as well as the residential properties on Havenhurst Drive.

Moreover, traffic impacts and congestion are also significant and the requested change of the  
right turn lane from Sunset going to Crescent Heights is one example of a potential traffic snarl.  
Incorporating the city property as part of the plaza and setback for the project needs to be  
scrutinized as to whether this will create more gridlock along with the impacts of heavy trucks on  
a residential street.

I am open to creative suggestions from the developers, Planning, DOT, and the community to  
address these serious concerns.

Sincerely,

  
David E. Ryu  
Councilmember



Luciralia Ibarra <Luciralia.Ibarra@lacity .org>

---

## VTT-72370-CN Staff Report

1 message

---

William Lamborn <william.lamborn@lacity.org>

Tue, May 17, 2016 at 8:59 PM

To: "Nytzen, Michael" <michaelnytzen@paulhastings.com>, tsiegel@townscapepartners.com

Cc: Luciralia Ibarra <Luciralia.Ibarra@lacity.org>, Christina Toy <christina.toy-lee@lacity .org>

Michael and Tyler,

Attached please find the VTT Staff Report for the subject case (8150 Sunset Mixed-Use Project).

Regards,



William Lamborn

Major Projects

Department of City Planning

200 N. Spring Street, Rm 750

Ph: [213.978.1470](tel:213.978.1470)

Please note that I am out of the of fice every other Friday.

---

 **VTT-72370-CN.pdf**  
14094K



Luciralia Ibarra &lt;Luciralia.ibarra@lacity .org&gt;

## VTT-72370-CN Staff Report and Hearing Agenda

2 messages

**William Lamborn** <william.lamborn@lacity.org>

Tue, May 17, 2016 at 9:02 PM

To: Renee Weitzer <renee.weitzer@lacity.org>, Julia Duncan <julia.duncan@lacity.org>, Chen-Yu Kuo <CHENYU.KUO@lacity.org>, Dakarai Smith <dakarai.smith@lacity.org>, Danny Ho <danny.ho@lacity.org>, Filiberto Villegas <filiberto.villegas@lacity.org>, Georgic Avanesian <georgic.avanesian@lacity.org>, Dale Williams <dale.williams@lacity.org>, Ray Saidi <ray.saidi@lacity.org>, Robert Hancock <robert.hancock@lacity.org>, Roger Hsu <roger.hsu@lacity.org>, Steven Toby <steve.toby@lacity.org>, Taimour Tanavoli <taimour.tanavoli@lacity.org>, Terrance W O'Connell <terrance.oconnell@lacity.org>, WIN PHAM <win.pham@lacity.org>  
 Cc: Luciralia Ibarra <Luciralia.ibarra@lacity.org>, Christina Toy <christina.toy-lee@lacity.org>

All,

Attached please find the VTT Staff Report and Hearing Agenda for the subject case (8150 Sunset Mixed-Use Project).

Regards,



William Lamborn  
 Major Projects  
 Department of City Planning  
 200 N. Spring Street, Rm 750  
 Ph: [213.978.1470](tel:213.978.1470)

Please note that I am out of the office every other Friday.

### 2 attachments

**DWTN AGENDA template.pdf**  
 18K

**VTT-72370-CN.pdf**  
 14094K

**Luciralia Ibarra** <Luciralia.ibarra@lacity.org>

Wed, May 18, 2016 at 10:26 AM

To: Sarah Molina-Pearson &lt;sarah.molina-pearson@lacity.org&gt;

Sharing this email with you b/c Will already has the committee members emails listed for the 8150 project.

-Luci

[Quoted text hidden]



**Luciralia Ibarra** | Senior City Planner  
 Major Projects | Department of City Planning | City of Los Angeles  
[Luciralia.ibarra@lacity.org](mailto:Luciralia.ibarra@lacity.org) | [213.978.1378](tel:213.978.1378)

### 2 attachments

**DWTN AGENDA template.pdf**

11/6/2016

City of Los Angeles Mail - VTT72370-CN Staf Report and Hearing Agenda

 18K

 **VTT-72370-CN.pdf**  
14094K

**CITY OF LOS ANGELES**  
AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

**HEARING AGENDA – SUBDIVISIONS AND HEARING OFFICER**  
**Tuesday, May 24, 2016**  
**200 North Spring Street, Room 350**  
**(Main City Hall, Public Works Board Room)**  
**Los Angeles, CA 90012**

APPROXIMATE TIME	CASE NO.	CD	OWNER / ENGINEER	PROPERTY ADDRESS/ COMMUNITY PLAN	ZONE
1. 9:00 A.M. William Lamborn (213) 978-1470	VTT-72370-CN CPC-2013-2551-CUB-DB-SPR ENV-2013-2552-EIR (Subdivision of 1 master lot and 10 airspace lots; Density Bonus to allow 249 residential apartment units including 28 units set aside for Very Low Income Households, with two off-menu incentives; Conditional use to allow sale of a full-line of alcoholic beverages for on- and off-site consumption)	4	AG SCH 8150 Sunset Boulevard Owner LP / Psomas	8148-8182 West Sunset Boulevard; 1438-1486 North Havenhurst Drive; 1435-1443 North Crescent Heights Boulevard / Hollywood Community Plan	C4-1D

**Abbreviations:** APC- Area Planning Case; APT- Apartments ; C- Condominium; CC- Condominium Conversion; CDP- Coastal Development Permit; CM- Commercial; CMC- Commercial Condominium; CMCC- Commercial Condo Conversion; CPC- City Planning Case; ENV- Environmental Assessment Case; IND- Industrial; INDC- Industrial Condominiums; INDCC- Industrial Condo Conversion; MANF- Manufacturing; MF- Multiple-Family; MOD- Modification; PP- Project Permit; PS- Private Street; RV- Reversion to Acreage; SC- Stock Cooperative; SF- Single-Family; SUB- Subdivision; ZC- Zone Change EIR- Environmental Impact Report; MND- Mitigated Negative Declaration; ND- Negative Declaration; CE- Categorical Exemption

**NOTE: Per State Government Code Section 65009(b)(2):**

**If you challenge any agenda items in court, you may be limited to raising only those issues raised in person at the public hearing, or in correspondence received at or before the public hearing.**

*If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.*

❖ **FACILITY AND PARKING ARE WHEELCHAIR ACCESSIBLE**

❖ **SIGN LANGUAGE INTERPRETERS, ASSISTIVE LISTENING DEVICES, OR OTHER AUXILIARY AIDS AND/OR SERVICES MAY BE PROVIDED IF REQUESTED AT LEAST 72-HOURS PRIOR TO THIS MEETING BY CALLING (213) 847-6564.**



Luciralia Ibarra <Luciralia.Ibarra@lacity .org>

**Re: Public Works**

2 messages

**William Lamborn** <william.lamborn@lacity.org> Thu, May 19, 2016 at 9:47 AM  
To: Iris Fagar-Awakuni <iris.fagar-awakuni@lacity.org>  
Cc: Luciralia Ibarra <Luciralia.Ibarra@lacity.org>, Christina Toy <christina.toy-lee@lacity .org>

Thanks, Iris. We have reserved a laptop and projector with Sandra. Will there be a screen in Room 350, or do we make that request separately?

Thanks,  
Will

On Wed, May 18, 2016 at 1:24 PM, Iris Fagar-Awakuni <iris.fagar-awakuni@lacity.org> wrote:  
projector and laptop coordination should still with Sandra McFarlane for the equipment and Systems for set up.

**Iris Fagar-Awakuni** DEPARTMENT OF CITY PLANNING  
City Planner \*213.978.1249 \* iris.fagar-awakuni@lacity .org  
200 N. Spring Street, Room 532  
Los Angeles, California 90012

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\*\*\*\*\*

On Wed, May 18, 2016 at 11:50 AM, Luciralia Ibarra <Luciralia.Ibarra@lacity.org> wrote:  
Hi Iris,  
  
We have a project with a hearing in Rm 350 next Tuesday. Who do we coordinate with to get a projector and laptop set up in that room? Can you let me know as soon as you have a chance?

Thank you!  
Luci



**Luciralia Ibarra** | Senior City Planner  
Major Projects | Department of City Planning | City of Los Angeles  
[Luciralia.Ibarra@lacity .org](mailto:Luciralia.Ibarra@lacity .org) | 213.978.1378



William Lamborn  
Major Projects  
Department of City Planning  
200 N. Spring Street, Rm 750  
Ph: 213.978.1470

Please note that I am out of the office every other Friday.

Iris Fagar-Awakuni <iris.fagar-awakuni@lacity.org>

Thu, May 19, 2016 at 9:58 AM

To: William Lamborn <william.lamborn@lacity.org>

Cc: Luciralia Ibarra <luciralia.ibarra@lacity.org>, Christina Toy <christina.toy-lee@lacity.org>

No there will not be screen in the room. You need to contact our IT on the 8th Floor , Michael Chang or Duke Tran to set up the screen and laptop for your presentation.

**Iris Fagar-Awakuni** DEPARTMENT OF CITY PLANNING  
City Planner \*213.978.1249 \* [iris.fagar-awakuni@lacity.org](mailto:iris.fagar-awakuni@lacity.org)  
200 N. Spring Street, Room 532  
Los Angeles, California 90012

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\*\*\*\*\*

[Quoted text hidden]



Luciralia Ibarra &lt;Luciralia.ibarra@lacity .org&gt;

## 5/24 laptop and projector set-up

6 messages

**William Lamborn** <william.lamborn@lacity.org>

Wed, May 18, 2016 at 1:58 PM

To: Sandra McFarlane <sandra.mcfarlane@lacity.org>

Cc: Christina Toy <christina.toy-lee@lacity .org>, Luciralia Ibarra <Luciralia.ibarra@lacity.org>

Hi Sandra,

We would like to request a laptop and projector setup for an Advisory Agency/Hearing Officer hearing next Tuesday, 5/24. The hearing starts at 9:00 AM and will be held in Room 350.

Please let me know if there is anything you would need from me to coordinate on this request.

Thanks,



William Lamborn  
Major Projects  
Department of City Planning  
200 N. Spring Street, Rm 750  
Ph: [213.978.1470](tel:213.978.1470)

Please note that I am out of the office every other Friday.

**Sandra McFarlane** <sandra.mcfarlane@lacity.org>

Wed, May 18, 2016 at 2:32 PM

To: William Lamborn <william.lamborn@lacity.org>

Cc: Christina Toy <christina.toy-lee@lacity .org>, Luciralia Ibarra <Luciralia.ibarra@lacity.org>

William, you would need to cc systems (Michael Chang, Duke Tran, Maria Diaz) so they can do the set up for you. I have reserved the equipment. Please check with them to see who is picking up and returning the equipment.

[Quoted text hidden]

--

Sandra McFarlane  
Publications Unit  
L.A. City Planning Department  
200 N. Spring St., Room 575  
[\(213\) 978-1255](tel:213.978.1255)

**William Lamborn** <william.lamborn@lacity.org>

Thu, May 19, 2016 at 3:46 PM

To: Sandra McFarlane <sandra.mcfarlane@lacity.org>

Cc: Christina Toy <christina.toy-lee@lacity .org>, Luciralia Ibarra <Luciralia.ibarra@lacity.org>

Thanks, Sandra. I've checked with Michael Chang and he will be setting up the equipment for us.

We would also like to request a screen for the projector.

Would you be available if I come by around 8:00 / 8:15 on Tuesday morning to pick everything up?

Thanks again,  
Will

[Quoted text hidden]

---

**Sandra McFarlane** <sandra.mcfarlane@lacity.org>

Thu, May 19, 2016 at 4:12 PM

To: William Lamborn <william.lamborn@lacity.org>

Cc: Christina Toy <christina.toy-lee@lacity.org>, Luciralia Ibarra <luciralia.ibarra@lacity.org>

william, i have to double check with the screen. i have 2 reservations already and not sure is one will be available (besides the smallest one). i should be here at that time.

[Quoted text hidden]

---

**Luciralia Ibarra** <luciralia.ibarra@lacity.org>

Thu, May 19, 2016 at 4:36 PM

To: William Lamborn <william.lamborn@lacity.org>

if we must, we'll ask the applicant to bring one. or we'll have to haggle with whoever is borrowing it to use it.

-Luci

[Quoted text hidden]

--



**Luciralia Ibarra** | Senior City Planner

Major Projects | Department of City Planning | City of Los Angeles

[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org) | 213.978.1378

---

**William Lamborn** <william.lamborn@lacity.org>

Thu, May 19, 2016 at 4:37 PM

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

Ok, sounds good.

[Quoted text hidden]



Luciralia Ibarra <luciralia.ibarra@lacity .org>

---

## 8150 Sunset Upload 4

1 message

---

**William Lamborn** <william.lamborn@lacity.org>  
To: Heber Martínez <heber.martinez@lacity.org>  
Cc: Luciralia Ibarra <luciralia.ibarra@lacity.org>

Thu, May 19, 2016 at 5:28 PM

Hi Heber,

When you get the chance, could you please upload the attached to the 8150 Sunset "Additional Documents" folder as "Alternative 9 Floor Area Diagram, May 2016"?

Thanks!



William Lamborn  
Major Projects  
Department of City Planning  
200 N. Spring Street, Rm 750  
Ph: [213.978.1470](tel:213.978.1470)

Please note that I am out of the of fice every other Friday.

---

 **SK-0124\_11x17(8150 Sunset Floor Area Diagram).pdf**  
1584K



Luciralia Ibarra <Luciralia.Ibarra@lacity .org>

---

## 8150 Sunset Upload 3

1 message

---

**William Lamborn** <william.lamborn@lacity.org>  
To: Heber Martinez <heber.martinez@lacity.org>  
Cc: Luciralia Ibarra <Luciralia.Ibarra@lacity.org>

Thu, May 19, 2016 at 5:28 PM

Hi Heber,

When you get the chance, could you please upload the attached to the 8150 Sunset "Additional Documents" folder as "Alternative 9 Drawing Set, May 2016"?

Thanks!



William Lamborn  
Major Projects  
Department of City Planning  
200 N. Spring Street, Rm 750  
Ph: [213.978.1470](tel:213.978.1470)

Please note that I am out of the office every other Friday.



**2016-05-13\_ALT9\_11X17.pdf**  
3565K



Luciralia Ibarra &lt;Luciralia.Ibarra@lacity.org&gt;

---

**8150 Upload 4**

1 message

---

**William Lamborn** <william.lamborn@lacity.org>  
To: Heber Martinez <heber.martinez@lacity.org>  
Cc: Luciralia Ibarra <Luciralia.Ibarra@lacity.org>

Thu, May 19, 2016 at 5:59 PM

Hi Heber,  
When you get the chance, could you please upload the attached to the 8150 Sunset "Correspondence" folder as "Correspondence, May 19, 2016"?

Thank you!



William Lamborn  
Major Projects  
Department of City Planning  
200 N. Spring Street, Rm 750  
Ph: [213.978.1470](tel:213.978.1470)

Please note that I am out of the office every other Friday.



**Correspondence 2016.05.19.pdf**  
552K



William Lamborn <william.lamborn@lacity.org>

---

## 8150 Sunset Boulevard

2 messages

---

David Gold <dgold@inspirecom.com>

Thu, May 19, 2016 at 4:47 PM

To: "william.lamborn@lacity.org" <william.lamborn@lacity.org>

Dear Mr. Lamborn:

As I am unable to attend your May 24 public hearing, I have prepared this letter for the Hearing Officer. Thank you.

David L. Gold

---

 **8150 Sunset.pdf**  
299K

---

William Lamborn <william.lamborn@lacity.org>

Thu, May 19, 2016 at 5:55 PM

To: David Gold <dgold@inspirecom.com>

Mr. Gold,

Thank you for your comments. They have been received and will be added to the public record for the subject project.

Regards,  
Will Lamborn

[Quoted text hidden]



William Lamborn  
Major Projects  
Department of City Planning  
200 N. Spring Street, Rm 750  
Ph: [213.978.1470](tel:213.978.1470)

Please note that I am out of the office every other Friday.

David L. Gold  
8707 St. Ives Drive  
Los Angeles, California 90069

May 19, 2016

Mr. William Lamborn  
Department of City Planning  
[William.lamborn@lacity.org](mailto:William.lamborn@lacity.org)

Re: Final Environmental Impact Report  
8150 Sunset Boulevard Mixed Use Project

Dear Mr. Lamborn:

Travel plans prevent me from attending the public hearing on May 24 and so I am submitting my comments here. As a disclosure, in addition to my primary residence in Mr. Ryu's district, I also own an investment property at 1416 North Havenhurst Drive, just south of the proposed project.

**Building Height and Massing.** The 216 foot tower will be one of the largest and tallest buildings from Hollywood to Century City. It is far out of scale compared to the mid-rise and low-rise residential neighborhoods surrounding the site. It is also out of scale compared to other current mixed-use developments on the Sunset Strip just blocks away. The EIR did not give adequate consideration to siting the tallest part of the proposed project at the northeast corner of the site. This alternative would minimize impacts on historic resources, other adjacent residential uses, and would provide the "landmark" entrance to the Sunset Strip that the developers promote, but do not maximize given the project massing.

The north-south view corridor is not analyzed to describe how the buildings block views for pedestrians and the public.

Outdoor semi-private areas for residents of the project are presented as a project benefit, but such areas benefit only owners at the project, not the public. The EIR does not give adequate consideration to noise, smell and litter impacts particularly from roof-top private areas, where noise carries over great distances. Further, winds can pick up and "send flying" paper or worse, utensils, small tools, umbrellas – potentially creating deadly projectiles. This is true even for the lower-level roof-top and patio levels, where noise will be even more of a problem. Why make a change from the current code that restricts such use to ground levels.

3:1 density is an incentive the City can bestow for projects close to significant public transportation. This project does not qualify for an Off-Menu Incentive as it is located 1,560 feet --- not 1,500 feet -- from a Transit Stop.

**Parking.** The building plans included in the EIR were not clear to me on the treatment of the garage walls. If the garage walls are open, the design allows light, noise and exhaust to pollute the surrounding area up to high floor levels on surrounding buildings. The garage will be active 24 hours a day, and so neighbors would have car lights and garage lights spreading light and glare even at night-time, potentially directly into bedrooms of such taller buildings as Colonial House and into single-family residences in the hills.

The proposed development seeks variances to minimize parking based on faulty assumptions that were not adequately assessed. Even in an age of Uber, only one on-site parking space for each residential unit of zero to one bedrooms is wildly optimistic for this site. This is a luxury project, and every owner of a market-rate residential unit will be able to afford one or more cars, and in Los Angeles it is common for such a clientele to have multiple cars per family. This site is too far from public transportation to technically qualify for the incentives the developers are seeking. It is also ridiculous to assume the rich buyers (and shoppers) who will be coming to this project will use the public buses. A development of this scale is really only appropriate adjacent to subway lines, not bus lines without even express bus service. The EIR does not honestly assess the use of bicycles. A site on a steep grade, and at the foot of the Hollywood Hills, is accessible by bicycle only for users coming from the east or west along Sunset. That is a very dangerous route and without bicycle paths.

**City-owned Land.** There is no reason for the City to give the developers the land we own at the intersection of Sunset and Crescent Heights. The City gets no public benefit for this and it allows even more massing of the project. The developer's suggestion that this creates an attractive pedestrian plaza – jutting out into a busy intersection – is ludicrous. If the developer wants to create a public space at this intersection, it can use its owned land for that purpose. Instead, the City gets a negative impact on traffic flow for vehicles eastbound on Sunset turning south, which the EIR did not adequately address.

The new design from architect Frank Gehry is a dramatic improvement from the developer's initial proposal and I hope the design ideas are realized. The EIR identified unavoidable negative consequences to the area that can, in fact, easily be mitigated. Build a smaller, lower project and move the towers closer to Sunset. Transition heights lower to the south, following the elevations of the site and respecting the heights of the adjoining neighborhood. The City does not have to grant any discretionary approvals to entitle a project that will severely negatively impact traffic, historic resources, light and noise.

Sincerely,





Planning Environmental Review <planning.envreview@lacity.org>

---

## Support of 8150

2 messages

**Vanessa Garcia** <vanessamgarcia91@gmail.com>

Thu, May 19, 2016 at 4:27 PM

To: david.ryu@lacity.org

Cc: planning.envreview@lacity.org, cd4.issues@lacity.org, sarah.dusseault@lacity.org, julia.duncan@lacity.org, estevan.montemayor@lacity.org, yena.ji@lacity.org

David Ryu & Councilmembers,

I am writing you today to give my approval for the design by Frank Gehry. Frank Gehry is a wonderful architect who has roots in Los Angeles. I have seen the Walt Disney Concert Hall here in Los Angeles and it is beautiful! I'd like to see another unique building that we can all appreciate.

I live not too far from the proposed development at 8150 Sunset Boulevard. There are quite a few high volume restaurants and retailers there currently and traffic driving past that property down Sunset is almost always heavy, and for what? The current businesses at 8150 SUNSET could benefit from an upgrade for such a beautiful part of town. The new mixed use development will not only be beautiful but it will provide hundreds of homes for many people of various economic backgrounds. I can't think of a better way to occupy the lot considering there will be no significant traffic increases.

I want to see this flourish, I fully support this project!

Sincerely,

Vanessa Garcia

1351 N. Crescent Heights #308

Los Angeles, CA 90046

[vanessamgarcia91@gmail.com](mailto:vanessamgarcia91@gmail.com)

---

Planning Environmental Review <planning.envreview@lacity.org>

Thu, May 19, 2016 at 4:27 PM

To: vanessamgarcia91@gmail.com

*This reply is automatically generated. If you have specific questions or would like an immediate response, please contact the project planner identified on the notice directly.*



Planning Environmental Review <planning.envreview@lacity.org>

---

## Support of 8150 Sunset

2 messages

**Matthew Obar** <Matthew@obarinsurance.com>

Thu, May 19, 2016 at 5:22 PM

To: david.ryu@lacity.org

Cc: planning.envreview@lacity.org, cd4.issues@lacity.org, david.ryu@lacity.org, sarah.dusseault@lacity.org, julia.duncan@lacity.org, estevan.montemayor@lacity.org, yena.ji@lacity.org

Dear Councilmember Ryu,

As a resident of your district and engaged member of our community, I would like to express my strong support for the Frank Gehry design proposal at 8150 Sunset Boulevard. I appreciate your measure and dedication to your constituents concerning this project, and recognize this important opportunity for voices to be heard. Regarding the future of our city and how our lives are shaped by our surroundings, it is wonderful to know that my voice is part of the process.

What makes a city vibrant, alive, admired and loved are its people and its architecture. Inspired people and inspiring architecture go hand-in-hand. When we live in inspiring surroundings, we embrace possibility and potential. That Frank Gehry's design for 8150 Sunset is beautiful and beyond dispute; what is truly valuable to our community and city is that Frank Gehry's design is inspiring. To have such a structure in this historic area- an area that has seen so much change over the years- will be a perfect fit. Sunset Strip served as an icon for generations passed; what an incredible opportunity for it to begin reclaiming this vital Los Angeles legacy.

Not only is this design beautiful in its immediate aesthetic, but in addressing the future of our city. This project, with its incredibly green and environmentally-conscious design, its accessibility to public transit, and incorporation of working, living, shopping and community space, truly defines our strengths as we look to conserve our natural resources and grow our connection with each other. I know this design will serve as a beloved piece for our city as we look forward to an environmentally responsible and sustainable way of growth.

Thank you so much for this chance to share my thoughts on this potentially historic project. I certainly hope Gehry's design will be approved, and truly believe that the benefits to the community will extend beyond those which are immediately apparent and tangible; that it will be an inspiration to our city and it's people, and to all that seek out Los Angeles as a place to call home.

Sincerely,

Matthew Obar

1047 N. Spaulding Ave

Los Angeles, CA 90046

[matthew@obarinsurance.com](mailto:matthew@obarinsurance.com)

---

**Planning Environmental Review** <planning.enreview@lacity.org>  
To: Matthew@obarinsurance.com

Thu, May 19, 2016 at 5:22 PM

*This reply is automatically generated. If you have specific questions or would like an immediate response, please contact the project planner identified on the notice directly.*



Luciralia Ibarra <Luciralia.ibarra@lacity .org>

**FW: 8150 Sunset Boulevard Mixed Use Project; VTT -72370-CN / CPC-2013-2551-CUB-DB-SPR / ENV-2013-2552-EIR**

4 messages

Vera Sergeeva <vsergeeva@lunaglushon.com>  
To: "Luciralia.ibarra@lacity.org" <Luciralia.ibarra@lacity.org>

Fri, May 20, 2016 at 10:40 AM

Luci,

This is to follow up my voice messages I left earlier for you and William Lamborn this morning regarding the above referenced files.

I would like to make an appointment to review and obtain copies of the files as soon as possible in light of the coming up hearing scheduled for next Tuesday, May 24, 2016 at 9:00 a.m.

Please let me know regarding this.

Thank you

Vera Sergeeva

Paralegal

LUNA & GLUSHON

16255 Ventura Boulevard, Suite 950

Encino, California 91436

Telephone: (818) 907-8755 Ext. 202

Facsimile: (818) 907-8760

E-mail: vsergeeva@lunaglushon.com

\*\*\*\*\*

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**From:** Vera Sergeeva  
**Sent:** Friday, May 20, 2016 9:49 AM  
**To:** 'william.lamborn@lacity.org' <william.lamborn@lacity.org>  
**Subject:** 8150 Sunset Boulevard Mixed Use Project; VTT-72370-CN / CPC-2013-2551-CUB-DB-SPR / ENV2013-2552-EIR  
**Importance:** High

William,

This is to follow up my voice message I left for you earlier this morning regarding the above referenced files.

I would like to make an appointment as soon as possible to review and copy the files.

Please let me know regarding this.

Thank you

Vera Sergeeva

Paralegal

LUNA & GLUSHON

16255 Ventura Boulevard, Suite 950

Encino, California 91436

Telephone: (818) 907-8755 Ext. 202

Facsimile: (818) 907-8760

E-mail: [vsergeeva@lunaglushon.com](mailto:vsergeeva@lunaglushon.com)

\*\*\*\*\*

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Luciralia Ibarra <[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org)>  
To: Vera Sergeeva <[vsergeeva@lunaglushon.com](mailto:vsergeeva@lunaglushon.com)>

Fri, May 20, 2016 at 1:44 PM

Hi Vera,

This project is an Environmental Leadership Development Project (ELDP), which requires that the Lead Agency upload all application materials and correspondence online. You may do so by clicking on the following links:

EIR: <http://planning.lacity.org/eir/8150Sunset/8150SunsetCoverPg.html>

EIR References: <http://planning.lacity.org/eir/8150Sunset/References/>

Case file materials: <http://planning.lacity.org/eir/8150Sunset/listOfdocs.htm>

Correspondence: <http://planning.lacity.org/eir/8150Sunset/correspondence.htm>

All materials that are in the case files are available in the aforementioned links. If, however, you would still like to view the case file, you may do so on Monday. Will is out of the office today, but will return on Monday morning. Let me know when you would like to come in and I will make sure there is someone available to assist you.

Thank you,

Luci

[Quoted text hidden]



**Luciralia Ibarra** | Senior City Planner

Major Projects | Department of City Planning | City of Los Angeles

[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org) | [213.978.1378](tel:213.978.1378)

---

**Luciralia Ibarra** <[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org)>  
To: William Lamborn <[william.lamborn@lacity.org](mailto:william.lamborn@lacity.org)>

Fri, May 20, 2016 at 1:47 PM

forgot to cc you

[Quoted text hidden]

---

**Vera Sergeeva** <[vsergeeva@lunaglushon.com](mailto:vsergeeva@lunaglushon.com)>  
To: Luciralia Ibarra <[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org)>

Fri, May 20, 2016 at 2:47 PM

Thank you.

I will download the all materials online.

Have a great weekend!

Vera Sergeeva

Paralegal

LUNA & GLUSHON

16255 Ventura Boulevard, Suite 950

Encino, California 91436

Telephone: (818) 907-8755 Ext. 202

Facsimile: (818) 907-8760

E-mail: [vsergeeva@lunaglushon.com](mailto:vsergeeva@lunaglushon.com)

\*\*\*\*\*

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**From:** Luciralia Ibarra [mailto:[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org)]  
**Sent:** Friday, May 20, 2016 1:45 PM  
**To:** Vera Sergeeva <[vsergeeva@lunaglushon.com](mailto:vsergeeva@lunaglushon.com)>  
**Subject:** Re: FW: 8150 Sunset Boulevard Mixed Use Project; VT-72370-CN / CPC-2013-2551-CUB-DB-SPR / ENV-2013-2552-EIR

[Quoted text hidden]

Total Control Panel

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To: <a href="mailto:vsergeeva@lunaglushon.com">vsergeeva@lunaglushon.com</a>	Message Score: 1	High (60): <b>Pass</b>
From: <a href="mailto:luciralia.ibarra@lacity.org">luciralia.ibarra@lacity.org</a>	My Spam Blocking Level: Medium	Medium (75): <b>Pass</b>
		Low (90): <b>Pass</b>

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Luciralia Ibarra <luciralia.ibarra@lacity .org>

## 8150 Upload

3 messages

Luciralia Ibarra <luciralia.ibarra@lacity.org>

Fri, May 20, 2016 at 1:47 PM

To: Heber Martinez <heber.martinez@lacity.org>, Stephanie Lockett <stephanie.lockett@lacity .org>

Cc: William Lamborn <william.lamborn@lacity.org>

Good Afternoon,

Can you please upload the following attachment to the 'Correspondence' folder for 8150 Sunset? It should be saved as "Correspondence from Luna & Gushon (5-20-16)"

Thank you!

-Luci



Luciralia Ibarra | Senior City Planner

Major Projects | Department of City Planning | City of Los Angeles

[luciralia.ibarra@lacity .org](mailto:luciralia.ibarra@lacity .org) | 213.978.1378



**Correspondence LunaGushon (5-20-16).pdf**

127K

Heber Martinez <heber.martinez@lacity.org>

Fri, May 20, 2016 at 3:55 PM

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

Done

[Quoted text hidden]

Heber Martinez

Systems Anlyst II

DEPARTMENT OF CITY PLANNING

T 213-978-1398

E [heber.martinez@lacity.org](mailto:heber.martinez@lacity.org)

200 N. Spring St., Suite 825

Los Angeles, CA 90012



Luciralia Ibarra <luciralia.ibarra@lacity.org>

Fri, May 20, 2016 at 3:57 PM

To: Heber Martinez <heber.martinez@lacity.org>

Thank you!

[Quoted text hidden]



Luciralia Ibarra <Luciralia.ibarra@lacity.org>

**FW: 8150 Sunset Boulevard Mixed Use Project; VTT-72370-CN / CPC-2013-2551-CUB-DB-SPR / ENV-2013-2552-EIR**

Vera Sergeeva <vsergeeva@lunaglushon.com>  
To: "Luciralia.ibarra@lacity.org" <Luciralia.ibarra@lacity.org>

Fri, May 20, 2016 at 10:40 AM

Luci,

This is to follow up my voice messages I left earlier for you and William Lamborn this morning regarding the above referenced files.

I would like to make an appointment to review and obtain copies of the files as soon as possible in light of the coming up hearing scheduled for next Tuesday, May 24, 2016 at 9:00 a.m.

Please let me know regarding this.

Thank you

Vera Sergeeva

Paralegal

LUNA & GLUSHON

16255 Ventura Boulevard, Suite 950

Encino, California 91436

Telephone: (818) 907-8755 Ext. 202

Facsimile: (818) 907-8760

E-mail: vsergeeva@lunaglushon.com

\*\*\*\*\*

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**From:** Vera Sergewa  
**Sent:** Friday, May 20, 2016 9:49 AM  
**To:** 'william.lamborn@lacity.org' <william.lamborn@lacity.org>  
**Subject:** 8150 Sunset Boulevard Mixed Use Project; VTT-72370-CN / CPC-2013-2551-CUB-DB-SPR / ENV-2013-2552-EIR  
**Importance:** High

William,

This is to follow up my voice message I left for you earlier this morning regarding the above referenced files.

I would like to make an appointment as soon as possible to review and copy the files.

Please let me know regarding this.

Thank you

Vera Sergeeva

Paralegal

LUNA & GLUSHON

16255 Ventura Boulevard, Suite 950

Encino, California 91436

Telephone: (818) 907-8755 Ext. 202

Facsimile: (818) 907-8760

E-mail: [vsergeeva@lunaglushon.com](mailto:vsergeeva@lunaglushon.com)

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Luciralia Ibarra &lt;luciralia.ibarra@lacity.org&gt;

## VTT-72370-CN Hearing Notice and Revised Map

2 messages

**William Lamborn** <william.lamborn@lacity.org>

Thu, Apr 28, 2016 at 9:01 AM

To: Chen-Yu Kuo <CHENYU.KUO@lacity.org>, Dakarai Smith <dakarai.smith@lacity.org>, Danny Ho <danny.ho@lacity.org>, Filiberto Villegas <filiberto.villegas@lacity.org>, Georgic Avanesian <georgic.avanesian@lacity.org>, Dale Williams <dale.williams@lacity.org>, Ray Saidi <ray.saidi@lacity.org>, Robert Hancock <robert.hancock@lacity.org>, Roger Hsu <roger.hsu@lacity.org>, Steven Toby <steve.toby@lacity.org>, Taimour Tanavoli <taimour.tanavoli@lacity.org>, Terrance W O'Connell <terrance.oconnell@lacity.org>, WIN PHAM <win.pham@lacity.org>  
Cc: Christina Toy <christina.toy-lee@lacity.org>, Luciralia Ibarra <luciralia.ibarra@lacity.org>

All,

Please see attached hearing notice and revised map for the subject project.

Best,

--

William Lamborn  
Major Projects  
Department of City Planning  
200 N. Spring Street, Rm 750  
Ph: 213.978.1470



Department of City Planning  
City of Los Angeles

Please note that I am out of the office every other Friday.

### 2 attachments



VTT72370\_SIGNED\_2016-0413.PDF  
1392K



8150 Sunset Hearing Notice.pdf  
70K

**William Lamborn** <william.lamborn@lacity.org>

Mon, May 23, 2016 at 9:18 AM

To: Luciralia Ibarra &lt;luciralia.ibarra@lacity.org&gt;, Christina Toy &lt;christina.toy-lee@lacity.org&gt;

FYI

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

From: **Chen-Yu Kuo** <chenyu.kuo@lacity.org>

Date: Mon, May 23, 2016 at 8:51 AM

Subject: Re: VTT-72370-CN Hearing Notice and Revised Map

To: William Lamborn &lt;william.lamborn@lacity.org&gt;

William,

For T-72370 there is no new street lighting required. Please let the deputy advisory agency know that BSL will not attend the hearing on 5/24/2016.

IMPROVEMENT CONDITION: No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street lights; one (1) on Havenhurst Dr, three (3) on Sunset Bl., and three (3) on Crescent Heights Bl.

Thank you

[Quoted text hidden]

--

Best regards,

Jimmy Kuo, PE  
Bureau of Street Lighting  
Private Development Division  
Street Lighting Engineering Associate III  
[213-847-1551](tel:213-847-1551)

--



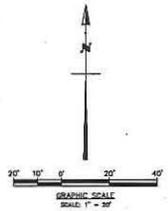
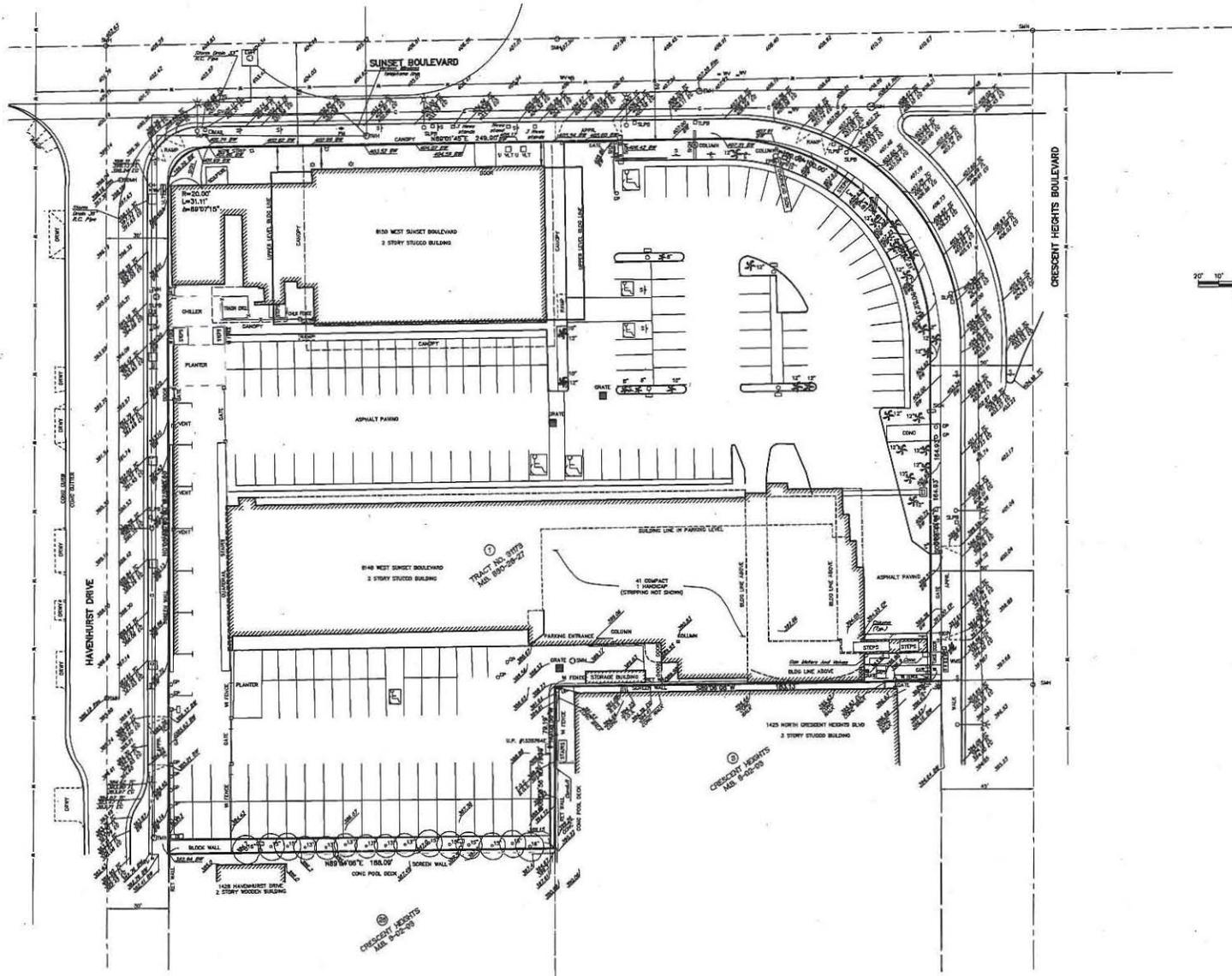
William Lamborn  
Major Projects  
Department of City Planning  
200 N. Spring Street, Rm 750  
Ph: [213.978.1470](tel:213.978.1470)

Please note that I am out of the office every other Friday.



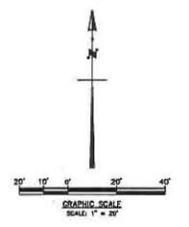
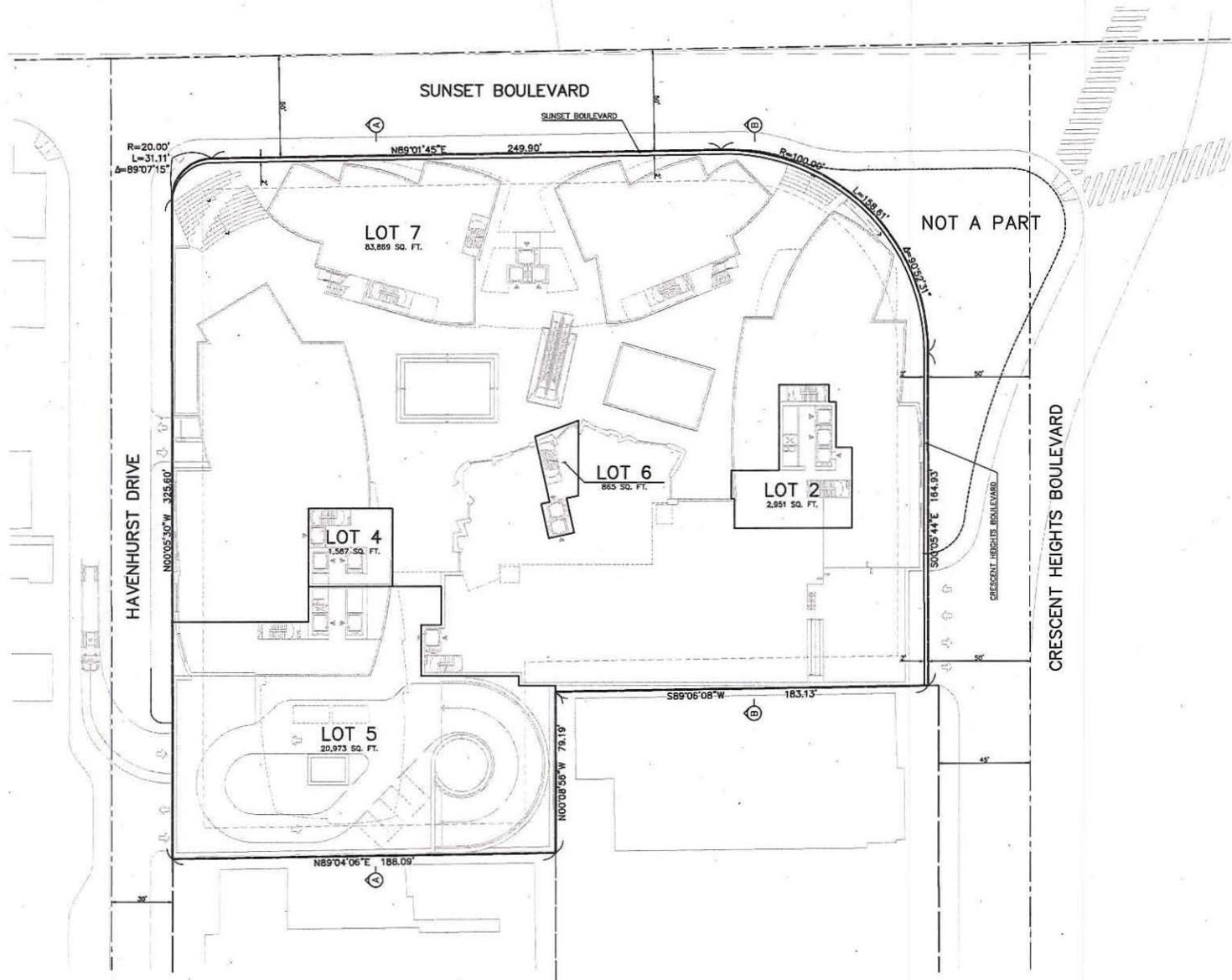
**TRACT 72370.pdf**  
42K





EXISTING CONDITIONS

	G.R.C.	▲				CITY OF LOS ANGELES BENCHMARK NO. 13-16851 L.A. CITY PM STAMPED "1987 13-16851" IN NE CORNER CD, N/O SUNSET BLVD., 27 FT. N/O HAVENHURST DR W. P.V. PRODUCED NUMBER 233,848 FEET 2000 ADJ. (NAV028)	<b>PSOMAS</b> 333 South Flower Street, Suite 4300 Los Angeles, CA 90071 (213) 223-1400 (213) 223-1444 fax www.psomas.com	VESTING TENTATIVE TRACT MAP FOR SUBDIVISION AND CONDOMINIUM PURPOSES: <b>VESTING TENTATIVE TRACT NO. 72370</b> 8150 SUNSET BOULEVARD IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES STATE OF CALIFORNIA	DATE: SEPTEMBER 4, 2013
	G.R.C.	▲							SCALE: 1" = 20' SHEET NO. 2
	J.B.C.	▲	4/7/18	REVISED TENTATIVE LETS	DATE: 4/7/18			SHEET NO. 7 REF: 170880100	



C.R.C.	▲			
C.R.C.	▲			
J.D.C.	▲	4/1/14	REVISED TENTATIVE LOTS	DRG. NO. 150

CITY OF LOS ANGELES BENCHMARK NO. 13-18051

L.A. CITY PM STAMPED \*1897 13-18051\*

1/8" N/E CORNER C/L W/O SUNSET BLVD. - 27 FT.

W/O HAVENHURST DR W. P/L PRELIMINARY

402,848 FEET

2000 ADU (MAXIMUM)

**PSOMAS**

555 South Flower Street, Suite 4300  
Los Angeles, CA 90071  
(213) 223-1400 (213) 223-1444 fax  
www.psomas.com

VESTING TENTATIVE TRACT MAP FOR SUBDIVISION AND CONDOMINIUM PURPOSES:

**VESTING TENTATIVE TRACT NO. 72370**

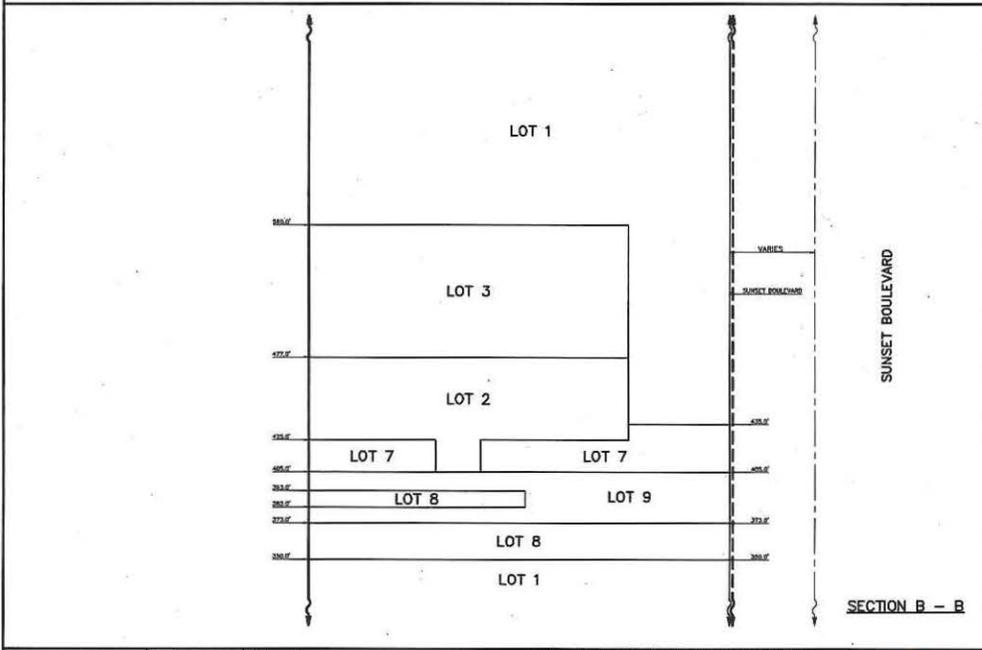
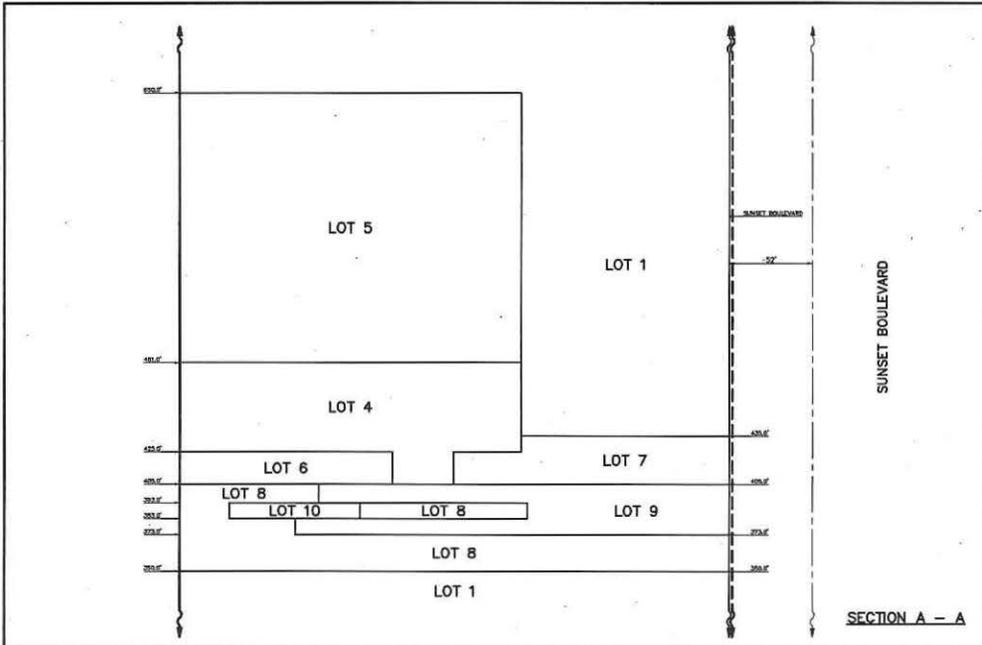
8150 SUNSET BOULEVARD

IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE	SEPTEMBER 4, 2013
SCALE	1" = 20'
NO.	3
PROJECT NO.	1709003301
PAGE	7







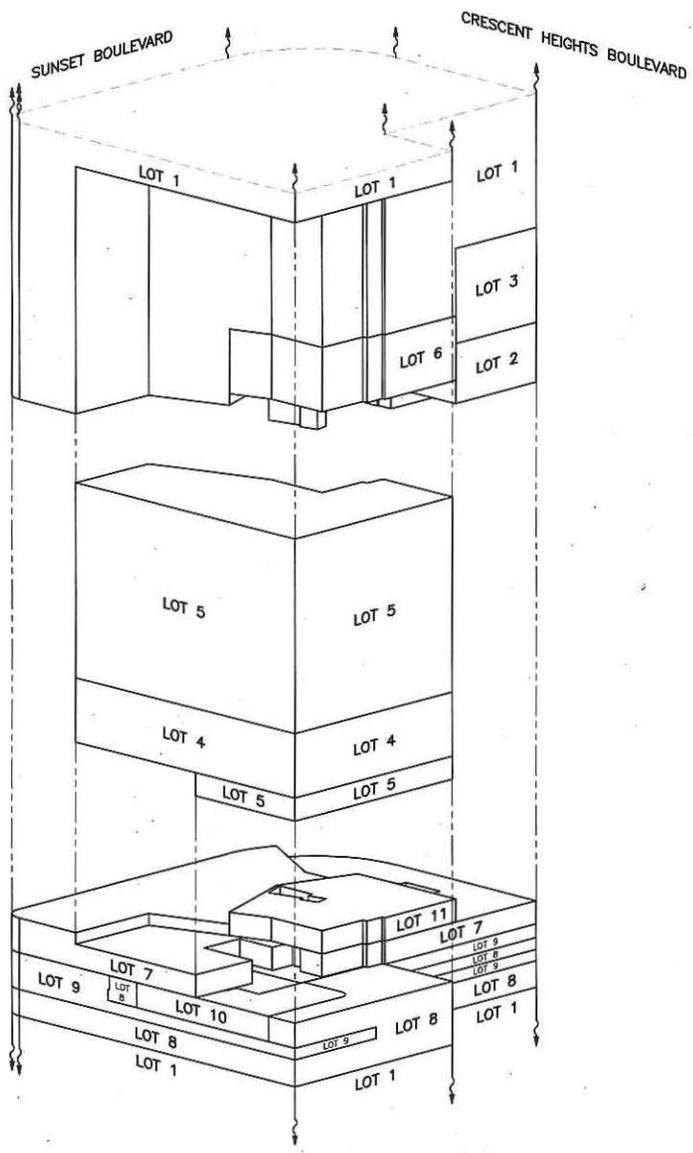
C.R.C.	△				
G.R.C.	△				
J.D.C.	△	4/1/18	REVISED TENTATIVE LOTS	DATE	BY

CITY OF LOS ANGELES BENCHMARK NO. 13-18551  
 L.A. CITY PIN STAMPED "1987 13-18551"  
 IN NE CORNER CD, N/O SUNSET BLVD., 27 FT.  
 W/O HAVENHURST DR W, P/L PRODUCED  
 503,848 FEET 2000 ADU (MAXIMUM)

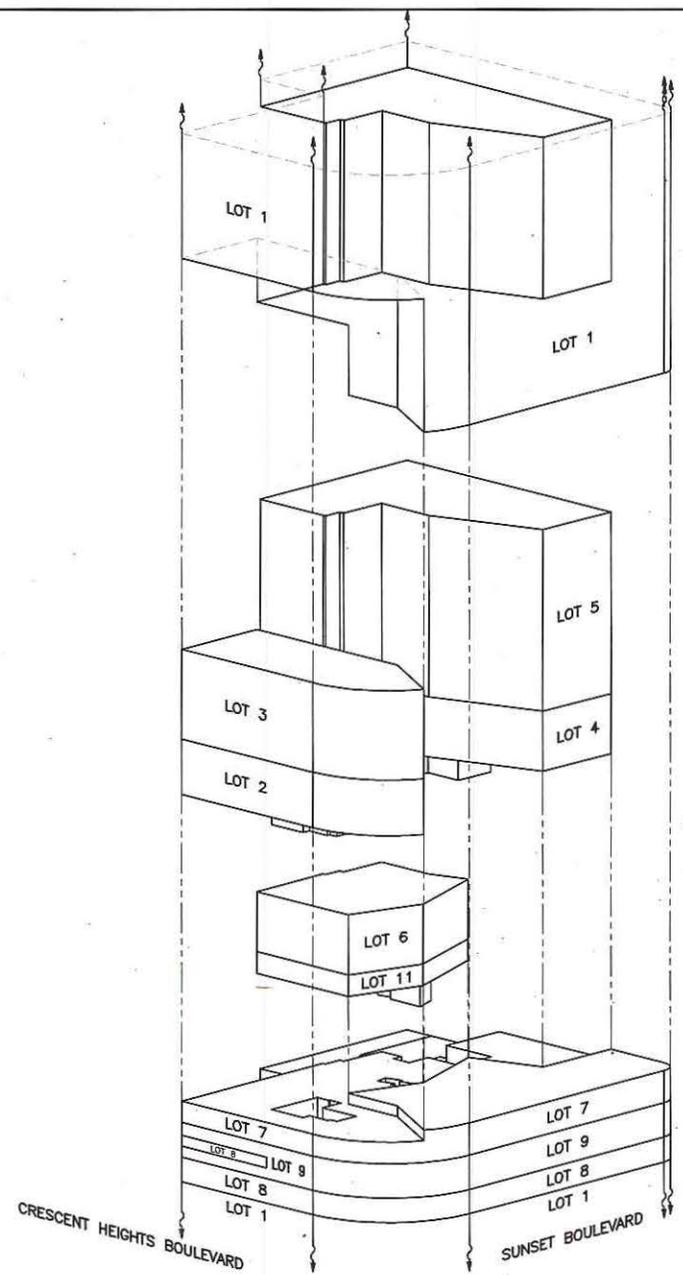
**PSOMAS**  
 555 South Flower Street, Suite 4300  
 Los Angeles, CA 90071  
 (213) 223-1400 (213) 223-1444 fax  
 www.psomas.com

VESTING TENTATIVE TRACT MAP FOR SUBDIVISION AND CONDOMINIUM PURPOSES:  
**VESTING TENTATIVE TRACT NO. 72370**  
 8150 SUNSET BOULEVARD  
 IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE: SEPTEMBER 4, 2013  
 SCALE: 1" = 30'  
 SHEET: 6 OF 7  
 REF: 1706060301



SOUTHWEST ISOMETRIC



NORTHEAST ISOMETRIC



G.R.C.	▲			
G.R.C.	▲			
J.D.C.	▲	4/7/16	REVISED TENTATIVE LOTS	022 3/16

CITY OF LOS ANGELES BENCHMARK NO. 13-18551  
 L.A. CITY PIM STAMPED "1987 13-18551"  
 IN NE CORNER OR, N/O SUNSET BLVD., 27 FT.  
 W/O HAYWARD DR W. P/A. PRODUCED  
 NUMBER 403,848 FEET 2000 ADJ. (NAVD98)

**PSOMAS**  
 555 South Flower Street, Suite 4300  
 Los Angeles, CA 90071  
 (213) 223-1400 (213) 223-1444 fax  
 www.psomas.com

VESTING TENTATIVE TRACT MAP FOR SUBDIVISION AND CONDOMINIUM PURPOSES:  
**VESTING TENTATIVE TRACT NO. 72370**  
 8150 SUNSET BOULEVARD  
 IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE	SEPTEMBER 4, 2013
SCALE	1" = 30'
PROJECT	1106060301
SHEET	7

REF: 1106060100

CITY OF LOS ANGELES  
CALIFORNIA



DEPARTMENT OF CITY PLANNING

**NOTICE OF PUBLIC HEARING**

**To Owners:**  Within a 100-Foot Radius  
 Within a 500-Foot Radius  
 Abutting a Proposed Development Site

**And Occupants:**  Within a 100-Foot Radius  
 Within a 500-Foot Radius  
**And:**  Others

You are being sent this notice because you own and/or reside at property near a site for which an application, as described below, has been filed with the Department of City Planning, you have indicated an interest in the project and/or have requested such notice be provided to you, or you may have expertise/experience regarding the project. All interested persons are invited to attend the public hearing at which you may listen, ask questions, or present testimony regarding the project.

<b>Hearing By:</b>	Advisory Agency/Hearing Officer	<b>Case Nos.:</b>	VTT-72370-CN CPC-2013-2551-CUB-DB-SPR
<b>Date:</b>	Tuesday, May 24, 2016	<b>CEQA No.:</b>	ENV-2013-2552-EIR SCH No. 2013091044
<b>Time:</b>	9:00 AM	<b>Incidental Cases:</b>	None
<b>Place:</b>	Los Angeles City Hall 200 North Spring Street 3 <sup>rd</sup> Floor, Room 350 Los Angeles, CA 90012	<b>Project Name:</b>	8150 Sunset Boulevard Mixed-Use Project
<b>Staff Contact:</b>	William Lamborn	<b>Council No.:</b>	4, Honorable – David Ryu
<b>Phone No.:</b>	(213) 978-1470	<b>Plan Area:</b>	Hollywood
<b>E-Mail:</b>	William.lamborn@lacity.org	<b>Specific Plan:</b>	None
		<b>Certified NC:</b>	Hollywood Hills West
		<b>GPLU:</b>	Neighborhood Office Commercial
		<b>Zone:</b>	C4-1D
		<b>Applicant:</b>	AG SCH 8150 Sunset Owner, LP
		<b>Representative:</b>	Michael Nytzen, Paul Hastings LLP

**PROJECT LOCATION:** 8148-8182 West Sunset Boulevard; 1438-1486 North Havenhurst Drive; 1435-1443 North Crescent Heights Boulevard.

**PROJECT PROPOSED:** The proposed project is a mixed-use development of an approximately 2.56-acre (111,339 square foot) site. The project site is currently occupied by two commercial buildings and associated parking, all of which would be removed to allow for the proposed project. The project would include approximately 111,339 square feet of commercial retail and restaurant uses, and 249 residential apartment units, including 28 units set aside for Very Low Income Households, representing 222,564 gross square feet of residential space. The total development would include up to 333,903 square feet of commercial and residential space with a maximum floor area ratio of 3:1. The project would consist of two buildings over a single podium structure with various elements ranging in height from two stories to 16 stories. The North Building would include two levels with a rooftop terrace containing exclusively commercial uses. The South Building would contain commercial uses on the first two levels, residential uses on levels three through 15, and a rooftop restaurant/lounge on the top level. The overall building height is approximately 216 feet as measured from the lowest point of the project site. Parking for all proposed uses would be provided on-site via a seven-

level (of which three levels are subterranean or semi-subterranean) parking structure housed within the podium structure.

**REQUESTED ACTION:**

The Deputy Advisory Agency will consider:

1. Pursuant to Section 21082.1(c) of the California Public Resources Code, certification of the **Environmental Impact Report**, findings, Statement of Overriding Considerations and accompanying mitigation measures and Mitigation Monitoring Program for ENV-2013-2552-EIR, SCH No. 2013091044;
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 17.03, **Vesting Tentative Tract Map No. VTT-72370** to permit the merger and re-subdivision of a 111,339 square-foot site into one Master Lot and 10 airspace lots, and for a mixed-use development consisting of 249 residential apartment units, including 28 affordable units, and 111,339 square feet of commercial retail and restaurant uses. The project request includes Haul Route approval for the export of approximately 58,500 cubic yards of material.

The City Planning Commission Hearing Officer will consider:

1. Pursuant to Section 21082.1(c) of the California Public Resources Code, the adequacy of the **Environmental Impact Report**, findings, Statement of Overriding Considerations and accompanying mitigation measures and Mitigation Monitoring Program for ENV-2013-2552-EIR, SCH No. 2013091044, for the following actions:
2. Pursuant to LAMC Section 12.24-W,1, a **Conditional Use** for the sale and/or dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with four restaurant/dining uses, and the sale of a full line of alcoholic beverages for off-site consumption in conjunction with a grocery store;
3. Pursuant to LAMC Section 12.22-A,25(c), a 22% density bonus to provide 45 additional units, in lieu of the 35% density bonus, where 11% (28 units) of the total units will be set aside for Very Low Income Households, and the utilization of **Parking Option 1** to allow one on-site parking space for each Residential Unit of zero to one bedrooms, two on-site parking spaces for each Residential Unit of two to three bedrooms, and two-and-one-half on-site parking spaces for each Residential Unit of four or more bedrooms. The applicant is requesting two **Off-Menu Affordable Housing Incentives** as follows:
  - a. Pursuant to LAMC Section 12.22-A,25(g)(3), an Off-Menu Incentive to allow the lot area including any land to be set aside for street purposes to be included in calculating the maximum allowable floor area, in lieu of as otherwise required by LAMC Section 17.05; and
  - b. Pursuant to LAMC Section 12.22-A,25(g)(3), an Off-Menu Incentive to allow a 3:1 Floor Area Ratio for a Housing Development Project located within 1,560 feet of a Transit Stop, in lieu of the 1,500 foot distance specified in LAMC Section 12.22-A,25(f)(4)(ii);
4. Pursuant to Section 16.05 of the LAMC, **Site Plan Review** for a project which creates or results in an increase of 50 or more dwelling units and 50,000 gross square feet of nonresidential floor area.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The environmental document will be among the matters considered at the hearing. The Deputy Advisory Agency and the Hearing Officer will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. The Advisory Agency may act on the Vesting Tract Map during the meeting, or may take the tract map under advisement and render a decision at a time thereafter. Following the hearing, the Hearing Officer will prepare a report, including the recommendation of the Department of City Planning, which will be considered by the City Planning Commission at a later date.

**EXHAUSTION OF ADMINISTRATIVE REMEDIES:** If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in

written correspondence on these matters delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

**ADVICE TO PUBLIC:** The exact time this case will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Los Angeles Department of City Planning, Major Projects, 200 N. Spring Street, Room 750, Los Angeles, CA 90012 (attn.: William Lamborn); or [William.lamborn@lacity.org](mailto:William.lamborn@lacity.org).

**REVIEW OF FILE:** VTT-72370 and CPC-2013-2551-CUB-DB-SPR, including the application and environmental assessment, are available for public inspection at this location between the hours 8:00 a.m. to 4:00 p.m., Monday through Friday. Please call William Lamborn at (213) 978-1470 ([william.lamborn@lacity.org](mailto:william.lamborn@lacity.org)) several days in advance to assure that the files will be available. The files are not available for review the day of the hearing.

**ACCOMMODATIONS:** As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. *Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance.*

Other services, such as translation between English and other languages, may also be provided upon request. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling the staff person referenced in this notice. *Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.*



Luciralia Ibarra <Luciralia.Ibarra@lacity .org>

---

## 8150 Sunset Correspondence Upload

1 message

---

William Lamborn <william.lamborn@lacity.org>

Mon, May 23, 2016 at 5:36 PM

To: Heber Martinez <heber.martinez@lacity.org>, Planning WebPosting <Planning.Webposting@lacity.org>

Cc: Luciralia Ibarra <Luciralia.Ibarra@lacity.org>

Hello,

Could you please upload the attached to the 8150 Sunset "Correspondence" folder , under the title, "Correspondence - May 23, 2016"?

Thank you!



William Lamborn

Major Projects

Department of City Planning

200 N. Spring Street, Rm 750

Ph: [213.978.1470](tel:213.978.1470)

Please note that I am out of the of fice every other Friday.



**Correspondence 2016.05.23.pdf**

5190K



Luciralia Ibarra &lt;Luciralia.ibarra@lacity .org&gt;

---

**8150 Sunset Blvd Upload**

1 message

**William Lamborn** <william.lamborn@lacity.org>

Tue, May 24, 2016 at 4:25 PM

To: Heber Martinez &lt;heber.martinez@lacity.org&gt;, Planning WebPosting &lt;Planning.Webposting@lacity.org&gt;

Cc: Luciralia Ibarra &lt;Luciralia.ibarra@lacity.org&gt;

Hello,

Can you please upload the attached to the 8150 Sunset "Correspondence" folder under the title, "Materials submitted at public hearing - May 24, 2016"?

Thank you!



William Lamborn

Major Projects

Department of City Planning

200 N. Spring Street, Rm 750

Ph: [213.978.1470](tel:213.978.1470)

Please note that I am out of the office every other Friday.

**Hearing Notice Materials 2016.05.24.pdf**

3252K



Luciralia Ibarra &lt;Luciralia.Ibarra@lacity.org&gt;

## 8150 Sunset Upload

3 messages

**William Lamborn** <william.lamborn@lacity.org>

Thu, May 26, 2016 at 2:56 PM

To: Heber Martinez <heber.martinez@lacity.org>, Planning WebPosting <Planning.Webposting@lacity.org>

Cc: Luciralia Ibarra <Luciralia.Ibarra@lacity.org>

Hello,

Can you please upload the attached to the 8150 Sunset "Correspondence" folder under the title, "Correspondence - May 26, 2016"?

Thank you!



William Lamborn  
Major Projects  
Department of City Planning  
200 N. Spring Street, Rm 750  
Ph: [213.978.1470](tel:213.978.1470)

Please note that I am out of the office every other Friday.



**Correspondence 2016.05.26.pdf**

598K

**Planning WebPosting** <planning.webposting@lacity.org>

Thu, May 26, 2016 at 3:20 PM

To: William Lamborn <william.lamborn@lacity.org>

Cc: Heber Martinez <heber.martinez@lacity.org>, Luciralia Ibarra <Luciralia.Ibarra@lacity.org>

Done. Please take a look.

[Quoted text hidden]

**William Lamborn** <william.lamborn@lacity.org>

Thu, May 26, 2016 at 3:21 PM

To: Planning WebPosting <planning.webposting@lacity.org>

Cc: Heber Martinez <heber.martinez@lacity.org>, Luciralia Ibarra <Luciralia.Ibarra@lacity.org>

Thank you!

[Quoted text hidden]



William Lamborn <william.lamborn@lacity.org>

## 8150 Sunset..Townscape Partners..Case #VTT-72370-CN CPC-2013-2551-CUB-DB-SPR

1 message

**Bill Miller** <nyc.bill@aol.com>  
 To: william.lamborn@lacity.org  
 Cc: councilmember.ryu@lacity.org

Wed, May 25, 2016 at 2:42 PM

**Subject:**

8150 Sunset..Townscape Partners  
 Case # VTT-72370-CN CPC-2013-2551-CUB-DB-SPR  
 CEQA # ENV-2013-2552-EIR

The definition of the saying to 'put lipstick on a pig':  
 'a rhetorical expression used to convey the message that making superficial or cosmetic changes is a futile attempt to disguise the true nature of a product'

Nothing better describes the true nature of the ridiculous, crazy, CARTOON-like, Gehry 8150 Sunset display at LACMA of the proposed horrific, oversized, traffic inducing, community killing obscene Townscape Partners 8150 Sunset Blvd. project at Sunset & Crescent Heights.

This design is laughable, but no one is laughing.

If this display was exhibited to garner popularity and favor for this heatedly opposed, and rightly so, controversial project, it failed.

Are developers funding city politicians campaigns, taking over our city and destroying our communities, quality of life, and last remaining remnants of anything remotely having to do with Character, Integrity, History, Charm, and Liveability of Los Angeles neighborhoods, going to all display their OPPOSED projects in museums, in order to somehow have them accepted as some form of wonderful art and wonderful architectural statement, when in reality they are nothing but grotesque blights on our communities, and as far as this 'Gehry project' nothing could be further from ART..but it's like putting lipstick on a pig, of a project that is horrible on every level and nothing will improve it, except to trash it.

I say leave the Gehry model on the LACMA floor and let these communities have their lives back. Stop this insanity.

There are huge CEQA problems with this project.

Traffic is already always in gridlock, but ofcourse the city does not give a damn about that. No matter how many projects, their cumulative effects on the areas of L A. that are proposed/opposed, on already 'F' graded streets (i.e. The Palladium) the city chooses to ignore this.

Laurel Canyon will be in constant gridlock and difficult to get to.

The impacts of a project this size will be felt all the way to the Valley.

EMS ..good luck..they won't be able to get to any emergency calls in the area, including fires....

Laurel Canyon IS A CANYON.

This is NOT a 'TOD' !

Go ahead and place a bus stop there to justify a project of this size and wait for the law suits!

This is yet another Poster Child for 'The Neighborhood Integrity Initiative' and WHY it will PASS.

It is also another Nail in the Political Coffin of Eric Garcetti who is destroying every L.A. neighborhood, every area of Los Angeles.

He is a CEQA killer and has been called out by The Sierra Club:

<http://www.citywatchla.com/index.php/the-la-beat/10936-dear-mr-garcetti-sometimes-friends-can-be-so-disappointing> ;

SHAME SHAME!

This Planning Report interview with Ray Chan, whom the Mayor promoted, when he should have been fired due to Ethics

Violations, but was instead promoted, and Garcetti's recently hired Planning Director Vince Bertoni, tell it all.

This is how they feel about the people of L.A ...

They DONT.

<http://www.planningreport.com/2016/05/23/uli-la-forum-la-city-leaders-collaborate-improve-planning-and-development-process>

Comments by Building and Safety General Manager Ray Chan and LA Planning Director Vince Bertoni: "We serve developers." "We hand-hold developers." "It's all discretionary."

They are paid by us to follow rules that ensure a livable city. Their arrogance over luring developers from other countries to build community killing projects in LA, then making these "customers" happy at the expense of Angelenos is disgusting.

Neither Bertoni nor Chan suggest serving LA residents or LA communities. They choose to serve developers.

And this is why the current leadership must go, The Neighborhood Integrity Initiative will PASS, and 8150 Sunset will be sued.

Another good saying to describe this project:

'You can't make a silk purse from a sow's ear...'

And the definition of 'Townscape'...

'the area where a town is and the way it looks...a picture that shows part or all of a town'

8150 Sunset Gehry project is not just an oversized obnoxious cartoon-like building project.. it's a WHOLE TOWN...a WHOLE TOWN at the corner of Sunset Blvd. and Crescent Heights...

Just how greedy can developers get..on the backs of Angelenos.

And these are The Planning Dept.'s and the Mayor's best friends.

SHAME.P

As if any of this matters to the powers that be, with decisions already made on these things long ago..

As if any 'hearings' are really actually 'hearings'..nobody's really 'listening'..

**DO NOT Allow The Historic Moderne 'Lytton Chase Bank Building' To Be Destroyed!**

Wm. A. Miller



William Lamborn <william.lamborn@lacity.org>

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## 8150 Sunset VTT-72370-CN CPC-2013-2551-CUB-DB-SPR

1 message

---

Steven Luftman <sluftman@yahoo.com>

Wed, May 25, 2016 at 11:37 AM

To: councilmember.ryu@lacity.org, cd4.issues@lacity.org

Cc: Julia.Duncan@lacity.org, william.lamborn@lacity.org, Adrian Scott Fine <afine@laconservancy.org>

Dear Councilperson Ryu,

Thank you so much for your May 3rd letter on the 8150 Sunset project, I fully support your position.

**I also urge you to support the preservation of the Chase Bank/Lytton Savings building.**

The Lytton Savings building had a profound affect on my life.

Sometime in the mid 1960s I opened my first savings account there, but more importantly, it introduced me to the power of architecture.

In its basement theater, my mom would drop us off to watch films like King Kong. We toured the great gallery shows of the Time Machine, Dr Seuss, and the History of Hollywood. The exhibition "25 California Women of Art" was groundbreaking in 1968.

This building represents, to me, the civic promise of architecture.

Kurt Meyer, the architect, and its builder Bart Lytton had larger values than the promise of a greater return on the dollar, and you could see that with their efforts to save Irving Gill's masterpiece, the Dodge house.

The project at 8150 Sunset, as it is now presented, is irresponsible in its destruction of a treasured asset of Los Angeles. I understand two earlier plans preserved the Lytton building.

No evidence has been provided to demonstrate why an adapted reuse of the Lytton Building would be infeasible. I find it deeply upsetting that Frank Gehry would even consider destroying this iconic building—he should take a page from Kurt Meyer and Bart Lytton's work to build a project to complement this building as the gem that it is.

Thank you,

Steven Luftman  
Mid City West Community Council—Non Profit Representative  
310-503-9958



Planning Environmental Review <planning.envreview@lacity.org>

---

## In support of 8150 Sunset Frank Gehry Project

2 messages

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**Eddie Scannell** <eddiescannell@yahoo.com>

Wed, May 25, 2016 at 2:40 PM

Reply-To: Eddie Scannell <eddiescannell@yahoo.com>

To: "Planning.envreview@lacity.org" <Planning.envreview@lacity.org>, "Cd4.issues@lacity.org"

<Cd4.issues@lacity.org>, "David.ryu@lacity.org" <David.ryu@lacity.org>, "Sarah.Dusseault@lacity.org"

<Sarah.Dusseault@lacity.org>, "julia.duncan@lacity.org" <julia.duncan@lacity.org>,

"Estevan.montemayor@lacity.org" <Estevan.montemayor@lacity.org>, "Yena.ji@lacity.org" <Yena.ji@lacity.org>

To whom it may concern:

I'm writing to you after being notified by a friend about the open questions regarding the 8150 Sunset Frank Gehry Project.

I confess - I go to that McDonald's - I stopped there this morning for coffee on my way into work.

But the site is far from beautiful or inspirational - I mostly point it out to out-of-town friends as the area Joni Mitchell sang about: how it's literally a grotesque parking lot.

I also know that projects often look amazing in the design phase...then can wind up something quite different. My sense here, after reviewing some of the information on the project (and knowing a bit of the history of some of Mr. Gehry's other projects) that the proposed development seems like a reasonable and believable plan.

I can find somewhere else to get coffee in the morning, and I'm certain McDonald's can find another location nearby. The area would be better served by something beautiful. I ask that you consider moving forward with the 8150 Sunset Frank Gehry Project as proposed.

Thanks,

Eddie Scannell  
918 Havenhurst Drive Apt 310  
West Hollywood, CA 90046

---

Planning Environmental Review <planning.envreview@lacity.org>

Wed, May 25, 2016 at 2:40 PM

To: eddiescannell@yahoo.com

*This reply is automatically generated. If you have specific questions or would like an immediate response, please contact the project planner identified on the notice directly.*



William Lamborn <william.lamborn@lacity.org>

---

## 8150 Sunset - VTT-72370-CN CPC-2013-2551-CUB-DB-SPR

3 messages

---

Jeffrey Hersh <jhersh01@ca.rr.com>

Mon, May 23, 2016 at 5:26 PM

To: william.lamborn@lacity.org, councilmember.ryu@lacity.org, david.ryu@lacity.org, catherine.landiers@lacity.org, Julia Duncan <julia.duncan@lacity.org>, Bruce Remick <Bruce@bruceremick.com>, lesleyotoole@gmail.com, Valorie Keegan <rolav1@aol.com>

With regard to the above referenced project:

Traffic in Los Angeles is already so heavy...Anyone who travels through the area already complains that it is far beyond the level that would allow reasonable transit time or density.

The quality of life issue will forever be negatively impacted. There will be no turning back.

Approval of this project is just another injury to our ability to have any peaceful existence.

The developers live elsewhere. We live here and need your protection.

Will we be remembered for overbuilding or for protecting the environment and our quality of life?

Sincerely,

Jeffrey Hersh and Rick Ayres  
25 year residents of Spaulding Square

---

Julia Duncan <julia.duncan@lacity.org>

Tue, May 24, 2016 at 3:21 PM

To: Jeffrey Hersh <jhersh01@ca.rr.com>

Cc: william.lamborn@lacity.org, David Ryu <councilmember.ryu@lacity.org>, David Ryu <david.ryu@lacity.org>, Catherine Landiers <catherine.landiers@lacity.org>, Bruce Remick <Bruce@bruceremick.com>, lesleyotoole@gmail.com, Valorie Keegan <rolav1@aol.com>

Hello Jeffrey,

Thank you so much for reaching out to our office in regards to the project at 8150 Sunset Blvd. Community input has been overwhelming and our Planning Staff has attended several community forums including those hosted by the Hollywood Hills West Neighborhood Council. Please know we received and have read your email and take your considerations and input seriously. I spoke at the hearing today and have also attached Councilman Ryu's letter regarding the project.

Thank you again,

Council District 4

[Quoted text hidden]

**Julia Duncan**

Planning Deputy

Los Angeles City Councilmember David Ryu

Direct: 213.473.7004

<http://www.davideryu.com/>**CM Ryu 8150 Sunset.pdf**

58K

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**Jeffrey Hersh** <jhersh01@ca.rr.com>

Tue, May 24, 2016 at 6:26 PM

To: Julia Duncan &lt;julia.duncan@lacity.org&gt;

Cc: william.lamborn@lacity.org, David Ryu &lt;councilmember.ryu@lacity.org&gt;, David Ryu &lt;david.ryu@lacity.org&gt;, Catherine Landers &lt;catherine.landars@lacity.org&gt;, Bruce Remick &lt;Bruce@bruceremick.com&gt;, lesleyotoole@gmail.com, Valorie Keegan &lt;rolav1@aol.com&gt;

Councilman Ryu,

I understand that there may not be any height limits and perhaps this is too far gone to do anything about this horrendous project. It is the fault of the electorate to trust our representatives to have put reasonable height limits in place in the first instance.

We don't want creative suggestions and input. We want a rollback on these destructive projects. If not this one.....any of them scheduled for the future.

If it takes a ballot initiative, I'm all for it since negotiating with the builders is one big STALL.

The March initiative is not strong enough to stop this avarice. It's time to get council people who will go to the wall for us and in the absence of that, we need strong ballot initiatives.

Relying on the good will of developers is naive.

It's time to recall our representatives and get signatures on an even stronger measure than what has been scheduled for next March.

Jeffrey Hersh

[Quoted text hidden]

**CM Ryu 8150 Sunset.pdf**

58K



DAVID E. RYU  
COUNCILMEMBER, 4TH DISTRICT

May 3, 2016

Mr. Vince Bertoni  
Director of Planning  
Los Angeles City Planning Dept.  
Room 525  
Los Angeles, CA 90012

Re: VTT72370-CN, CPC-2013-2551-CUB-DB-SPR, ENV 2013-2552-EIR, 8148-8182 West  
Sunset Blvd., 1438-1486 No. Havenhurst Drive

Dear Mr. Bertoni:

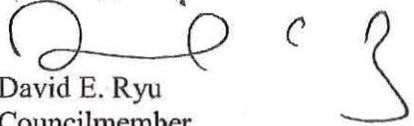
The proposed mixed-use development called 8150 Sunset is scheduled for a public hearing on  
May 24, 2016 before the Advisory Agency/Hearing Officer.

My staff and I met with the developers and their representatives on January 20, 2016. They have  
hired iconic architect Frank Gehry to design a remarkable structure. At this meeting, we  
discussed the proposed project and community impacts. I asked the developers to look at scaling  
the project back by reducing the height and the bulk of the building. I understand that there is no  
height limit on Sunset Boulevard, however, these elevations are out of scale with the adjacent  
buildings as well as the residential properties on Havenhurst Drive.

Moreover, traffic impacts and congestion are also significant and the requested change of the  
right turn lane from Sunset going to Crescent Heights is one example of a potential traffic snarl.  
Incorporating the city property as part of the plaza and setback for the project needs to be  
scrutinized as to whether this will create more gridlock along with the impacts of heavy trucks on  
a residential street.

I am open to creative suggestions from the developers, Planning, DOT, and the community to  
address these serious concerns.

Sincerely,

  
David E. Ryu  
Councilmember



William Lamborn <william.lamborn@lacity.org>

---

## 8150 Sunset - VTT-72370-CN CPC-2013-2551-CUB-DB-SPR

---

Julia Duncan <julia.duncan@lacity.org>

Wed, May 25, 2016 at 11:12 AM

To: Jeffrey Hersh <jhersh01@ca.rr.com>

Cc: William Lamborn <william.lamborn@lacity.org>, David Ryu <councilmember.ryu@lacity.org>, David Ryu <david.ryu@lacity.org>, Catherine Landers <catherine.landern@lacity.org>, Bruce Remick <Bruce@bruceremick.com>, Lesley O'Toole <lesleyotoole@gmail.com>, Valorie Keegan <rolav1@aol.com>

Jeffrey,

I attended and spoke at the hearing yesterday on behalf of the Councilman. Were you able to attend and voice your concerns? There are several options our office is pursuing in achieving our goals and I expressed that at the hearing. I would be happy to keep you updated as we work for and on behalf of the community in regards to this project.

Sincerely,

Julia

[Quoted text hidden]



William Lamborn <william.lamborn@lacity.org>

---

## Proudly Preserve Los Angeles History, please

1 message

---

Wendy Nordström <wooweeee@earthlink.net>

Tue, May 24, 2016 at 6:45 PM

To: councilmember.ryu@lacity.org, cd4.issues@lacity.org, william.lamborn@lacity.org

Cc: afine@laconservancy.org

Please preserve the former Lytton Savings building (currently Chase Bank), a 1960's Modern bank building distinguished by its zigzag folded plate roof. We need to utilize this post-war, historic, Modernist building, especially when it could be retained and incorporated as part of the proposed project. That way everybody is happy. Tearing down a part of 'irreplaceable Los Angeles history' is needless and unacceptable.

Please make this building part of the solution! Thank you for your time.

Wendy



William Lamborn <william.lamborn@lacity.org>

---

## Preserving Former Lytton Savings Bank Building

2 messages

---

**Robert Vogt** <robertvogt@hotmail.com>  
To: william.lamborn@lacity.org

Tue, May 24, 2016 at 7:33 AM

William,

Please work with the developers of the land plot containing the former Lytton Savings Building (current Chase Bank) to preserve the structure and roof line which is agree at example of Modernist architecture from that period. It would be a tragedy if that historic structure was demolished.

We really need your help to arrive at a preservation-based solution.

Thanks very much for your assistance in resolving this matter,

Bob Vogt

Sent from my iPad

---

**William Lamborn** <william.lamborn@lacity.org>  
To: Robert Vogt <robertvogt@hotmail.com>

Tue, May 24, 2016 at 2:44 PM

Thank you for your comments. They have been received and will be added to the public record for the subject project.

Regards,  
William Lamborn  
[Quoted text hidden]



William Lamborn  
Major Projects  
Department of City Planning  
200 N. Spring Street, Rm 750  
Ph: [213.978.1470](tel:213.978.1470)

Please note that I am out of the office every other Friday.



William Lamborn <william.lamborn@lacity.org>

---

## Preserving Former Lytton Savings Bank Building

---

Robert Vogt <robertvogt@hotmail.com>  
To: William Lamborn <william.lamborn@lacity.org>

Tue, May 24, 2016 at 3:26 PM

William,

Thanks much!!

Bob

Sent from my iPad

On May 24, 2016, at 2:44 PM, William Lamborn <william.lamborn@lacity.org> wrote:

Thank you for your comments. They have been received and will be added to the public record for the subject project.

Regards,  
William Lamborn

On Tue, May 24, 2016 at 7:33 AM, Robert Vogt <robertvogt@hotmail.com> wrote:

William,

Please work with the developers of the land plot containing the former Lytton Savings Building (current Chase Bank) to preserve the structure and roof line which is agree at example of Modernist architecture from that period. It would be a tragedy if that historic structure was demolished.

We really need your help to arrive at a preservation-based solution.

Thanks very much for your assistance in resolving this matter,

Bob Vogt

Sent from my iPad

--  
<image.png>

William Lamborn

Major Projects

Department of City Planning

200 N. Spring Street, Rm 750

Ph: [213.978.1470](tel:213.978.1470)

Please note that I am out of the office every other Friday.



**image.png**  
16K



Luciralia Ibarra <Luciralia.ibarra@lacity .org>

**Fwd: 8150 Sunset - Frank Gehry project**

1 message

**William Lamborn** <william.lamborn@lacity.org>  
To: Luciralia Ibarra <Luciralia.ibarra@lacity.org>

Tue, May 31, 2016 at 1:59 PM

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

From: **wayne marmorstein** <waymarr@earthlink.net>  
Date: Tue, May 31, 2016 at 1:18 PM  
Subject: 8150 Sunset - Frank Gehry project  
To: [william.lamborn@lacity.org](mailto:william.lamborn@lacity.org)



William Lamborn  
Major Projects  
Department of City Planning  
200 N. Spring Street, Rm 750  
Ph: [213.978.1470](tel:213.978.1470)

Please note that I am out of the of fice every other Friday.

**2 attachments**



**IMG\_3255.JPG**  
106K

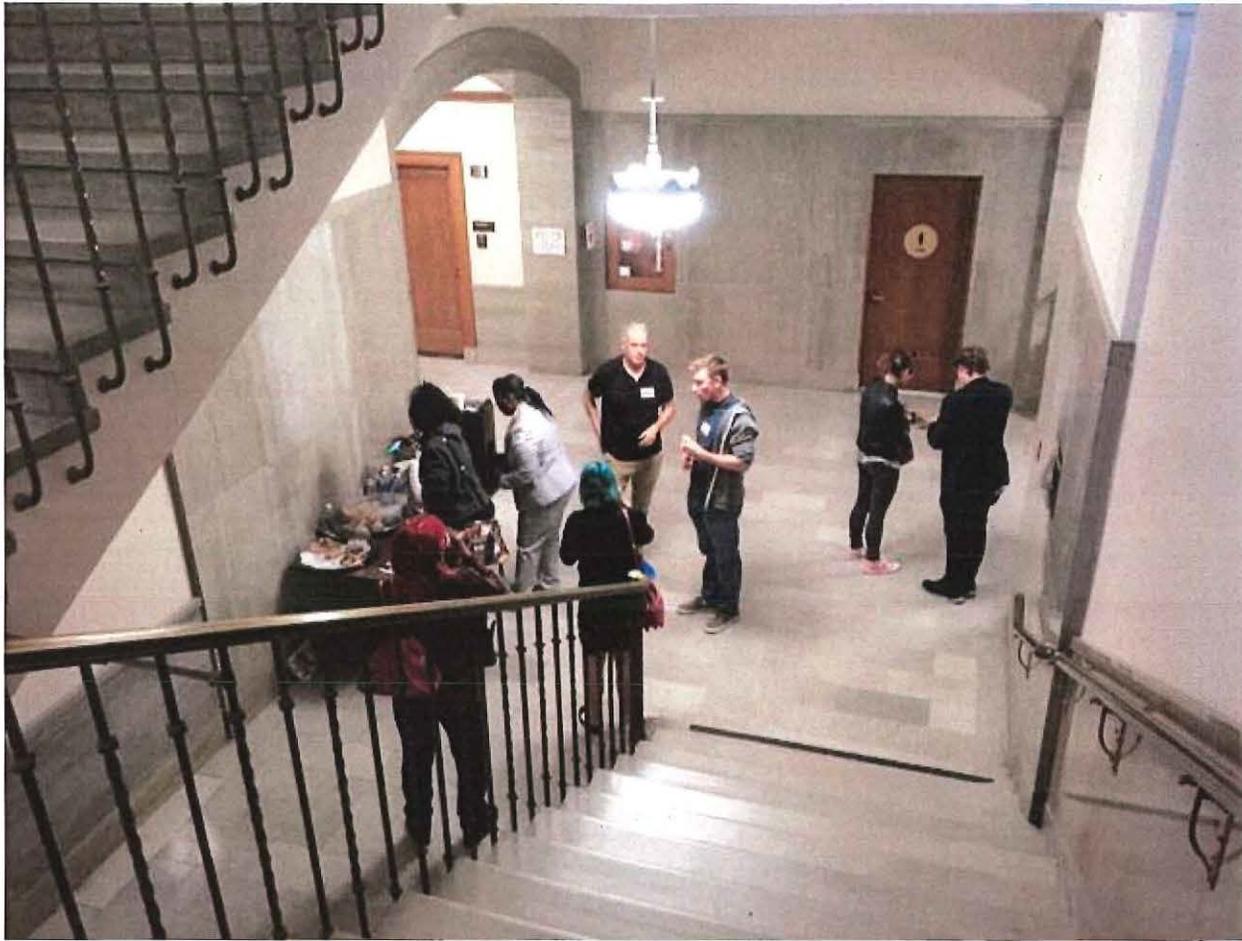
11/6/2016

City of Los Angeles Mail - Fwd: 8150 Sunset - Frank Gehry project



Untitled.pdf

1295K



Wayne Marmorstein  
1861 North Crescent Heights Blvd.  
Los Angeles, CA. 90069

RE: Case #VTT-72370-CN  
CPC-2013-2551-CUB-DB-SPR  
CEQA #ENV-2013-2552-EIR  
SCH #2013091044

Dear Mr. Lamborn,

I was at the Public Hearing on Tuesday, May 24<sup>th</sup> in opposition to the size and scale of the Frank Gehry designed 8150 Sunset Blvd project. I was shocked, than I was just plain angry, at the appalling dirty tactics pulled by the developer. Busing in compensated people from out of the area to speak in favor of the project shows the desperation and to what lengths they will go to get what they want. These people probably never heard of Frank Gehry until a week ago. Some of them admitted they were not from the area when they mentioned the street they lived on, and the others just plain lied by saying they lived in the neighborhood. After each of them testified, they were welcomed by an assortment of refreshments down the stairs, on the floor below, outside your hearing room (see accompanying photo). If I had known that this hearing was only about a body count, I would have hired movie extras, and bused them in to speak against the project.

It is wrong to acknowledge testimony from this parade of compensated people that could care less about the project, when you had so many passionate neighbors speaking from their heart that will truly be affected. You too should be outraged that the developer made a mockery of your hearing! The testimony by these outsiders is tainted and should not be considered in your final decision.

Sincerely,

A handwritten signature in black ink that reads "Wayne Marmorstein". The signature is written in a cursive style with a long horizontal line extending from the end of the name.

Wayne Marmorstein



Luciralia Ibarra &lt;Luciralia.Ibarra@lacity .org&gt;

---

**Comment Letter on VTT -72370-CN (8150 Sunset)**

2 messages

**Laura Lake** <laura.lake@gmail.com>

Fri, Jun 3, 2016 at 12:54 PM

To: Luciralia.Ibarra@lacity.org

Cc: William.Lamborn@lacity.org, James O'Sullivan &lt;jamesos@aol.com&gt;, Mike Eveloff &lt;mevelof@gmail.com&gt;

Dear Luci,

Attached is a comment letter for 8150 Sunset VTT. Please confirm receipt of this letter and its inclusion in your record. I am available to discuss any questions you may have as a result of my letter .

Laura

--

**Laura Lake, Ph.D.**  
Cell 310-497-5550

**VTT Comment Letter .pdf**

642K

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**William Lamborn** <william.lamborn@lacity.org>

Mon, Jun 6, 2016 at 8:37 AM

To: Laura Lake &lt;laura.lake@gmail.com&gt;

Cc: Luciralia Ibarra &lt;Luciralia.Ibarra@lacity.org&gt;, James O'Sullivan &lt;jamesos@aol.com&gt;, Mike Eveloff &lt;mevelof@gmail.com&gt;

Hi Laura,

The comment letter has been received and will be included in the record.

Regards,

Will Lamborn

[Quoted text hidden]

--



William Lamborn

Major Projects

Department of City Planning

200 N. Spring Street, Rm 750

Ph: [213.978.1470](tel:213.978.1470)

Please note that I am out of the office every other Friday.

# FIX THE CITY

[Laura@FixTheCity.org](mailto:Laura@FixTheCity.org)

1557 Westwood Blvd. #235, LA, CA 90024

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May 31, 2016

William Lamborn  
City of Los Angeles  
Major Projects Section  
Department of City Planning  
200 N. Spring Street, Room 750  
Los Angeles, CA 90012

VIA EMAIL: [William.lamborn@lacity.org](mailto:William.lamborn@lacity.org); [Luci.ibarra@lacity.org](mailto:Luci.ibarra@lacity.org)

**RE: 8150 Sunset Boulevard Mixed-Use Project Case Numbers: VTT-72370-CN, CPC-2013-2551-CUB-DB-SPR, CEQA Number: ENV-2013-2552-EIR**

Dear Ms. Ibarra:

Fix the City is a nonprofit corporation dedicated to preserving the quality of life in Los Angeles. We hereby submit the following comments on the proposed project cited above.

There are significant procedural and substantive errors in this proceeding that must be corrected prior to any determination by the City. We incorporate by reference all other testimony and documents in the record. Please confirm receipt of this testimony. Since a tract map approval is final unless appealed, it is vital that all of the procedural and substantive concerns flagged in this letter be addressed prior to any approval. Bear in mind that the project is not entitled to fast-tracking under CEQA because it is NOT within 1500 feet of a major transit stop. Thus there is ample time to revise the proposal and city response to what has amounted to a moving target.

The two key questions never addressed in the EIR or VTT Staff Report are: is it safe and is it legal. The answer to both is no.

1. HOLLYWOOD FAULT RUNS THROUGH SITE. It is located on the active Hollywood Fault according to the most recent Alquist-Priolo earthquake map. Revise the EIR to address the fact that the most recent Earthquake Map, as opposed to the 2014 map used for the Seismic Analysis, the project is located within the active Hollywood Fault. is not safe. Please revise the seismic analysis using the most recent maps provided by the State.
2. DUE PROCESS VIOLATIONS regarding the taking of city property for private purpose (such as including for lot area calculations) without Fair Market Value being paid to the taxpayers, and a condemnation of private easements for vehicular access (California Streets and Highways Code Section 8353(b)) over the turn lane that would be paved-over and included in the private project. This privatization through a merger represents a vacation of vehicular rights to the street. There is also no analysis of how the closure

and paving of the public right-of-way impacts subsurface easements. All of this is required to be disclosed and analyzed, and then noticed to the public, private easement owners, and all utilities.

3. CONVERSION OF A STREET TO A PUBLIC OPEN SPACE IS A SURFACE VACATION THAT REQUIRES THE CITY ENGINEER TO MAKE A REPORT on whether or not this street or the portion of the street is needed now or in the future. We cannot find any such report from the City Engineer in the record.
4. CLOSURE OF THE STREET ALSO REQUIRES PUBLICATION OF NOTICE IN THE NEWSPAPER, POSTING THE SITE, AND SENDING HEARING NOTICES TO THE PUBLIC. There is no evidence in the record that the site was posted for a street closure, or that the notice of public hearing for a street closure through a tract map was published. Closure and vacation are never mentioned in any city notices, the NOP, or project description.
5. THE PROJECT DESCRIPTION IS NOT STABLE AS REQUIRED BY CEQA It would also help if the staff report provided a comparison of what the project is entitled to, and what it is requesting, and whether those requests are lawful. For example, does the 111,339 SF lot area include the street and the island? Is that area 9K SF? If so, the project is only entitled to 204 dwelling units rather than 249. This is vital to pin down prior to approval of the tract map.
6. TOO MANY INCENTIVES? The Applicant has requested (1) parking reduction; (2) 22% extra units above the 204 permitted by right; (3) 3:1 FAR for the entire project that is more than 1500 feet from a major transit stop; and (4) inclusion of public property as lot area for FAR calculation. The first two incentives are permitted under SB 1818. The third and fourth incentives ("off menu") are not permitted under SB 1818.
7. SITE HAS AN FAR OF 1:1 (111,339 SF). To reach 333,903 SF (3:1 FAR) requires a Height District Change which is not an "off-menu" incentive. Without a Height District change, there is no ability to add a commercial component.
8. THE PROJECT IS ENTITLED TO BUILD 204 DWELLING UNITS BY RIGHT under the High Residential Density category of the Hollywood Community Plan (80 dwelling units per gross acre). A 22% density bonus would bring it to 249 dwelling units. **To squeeze 249 units on 111,339 SF is problematic.**
9. TO PERMIT ENTERTAINMENT USES IN THE C-4 ZONE REQUIRES A ZONE CHANGE OR VARIANCE. Neither is requested here, and it is not clear that such use would be compatible with the adjacent community under the Wilshire Community Plan. Clearly, the rest of the community is limited to 1:1 FAR. This project would be massive in comparison with adjacent properties and is emblematic of spot zoning at its worst.
10. THE PROJECT IS NOT ENTITLED TO FAST-TRACKING due to a false claim that the project is entitled to an "off menu" incentive due to proximity to a major transit stop. The bus stop adjacent on the island is a local bus stop, not an express stop. Furthermore, there is no off-menu option to exceed an ordinance that specifies proximity to a major transit stop of 1500, not 1560 linear feet. It is not major and it is not 1500 feet away.

11. DUE PROCESS VIOLATIONS. The process followed for this Tract Map violates the due process rights of both the general public and **private easement holders within the Crescent Heights Tract, under the California Streets and Highways Code Section 8353(b)**. The public hearing notice for the Tract Map was silent regarding the proposal to close the turn lane to traffic and connect the private property with the city's property.
12. UNLAWFUL GIFT OF PUBLIC PROPERTY. The tract map would permit the use of city property (the island) and the public right of way as well as subsurface easements to be gifted to the applicant without the City receiving Fair Market Value. It is not clear if this city "public space" is being counted as open space for the project. If so, it can't be public and count as project open space.
13. THE NOP AND EIR FAIL TO DISCLOSE SEVERAL DISCRETIONARY APPROVALS REQUIRED FOR THIS PROJECT. These include
  - a. Condemnation of private street easements (California Streets and Highways Code Section 8353(b).
  - b. Partial street vacation required in conjunction with tract map merger and City Engineer's Report.
  - c. a Height District change from 1:1 to 3:1 (note: project does not qualify for 3:1 because it is not within 1500 feet of a major transit stop).
  - d. a General Plan Amendment to amend MP 2035 map show the island and the turn lane closed (the project is inconsistent with MP 2035).
  - e. inclusion of property beyond the midline of Crescent Heights in calculating FAR requires density transfer from owner on opposite site of Crescent Heights; no such consent or request is in the record.
  - f. An off-menu incentive cannot include violating the LAMC. A variance would have to be requested, and there needs to be substantial evidence in the record that the bus service on the streets in question actually qualify for the FAR increase (for the housing only – not the commercial portion) requested.
14. LACK OF PUBLIC NOTICE ON CLOSURE OF TURN LANE ON CRESCENT HEIGHTS – A PARTIAL VACATION OF CRESCENT HEIGHTS CURRENTLY USED FOR VEHICULAR ACCESS. State law requires any street vacation or partial vacation to be noticed, published and posted (California Streets and Highways Code Section 8320-8325). Closing vehicular traffic on Crescent Heights has not been reviewed by the City Engineer, as required There is no substantial evidence in the record that this has occurred.
15. THERE WAS NO PUBLIC NOTICE, NO PUBLISHED NOTICE, NO PUBLIC HEARING, AND NO POSTING OF THE PUBLIC RIGHT OF WAY TO BE VACATED/MERGED, IN VIOLATION OF STATE LAW (California Streets and Highways Code Section 8323).
16. THE NOTICE OF THE MAY 24, 2016 PUBLIC HEARING OMITTED THE FACT THAT VEHICULAR ACCESS WOULD BE TERMINATED ON THE TURN LANE. Rather, it only addressed calculating FAR to include the area to be used for street purposes (p. 2, 3.a.). ***This is misleading and incorrect.*** The property right of a property owner goes only to the midline of the street, and does not include the entire area to be vacated and merged with the private property as proposed in the hearing notice. In other words, this is a "taking" by a private party of a public easement, property, without the knowledge or consent of the public.

17. It is one thing to use the street to calculate lot area. It is another to close it to vehicular access and exceed the midline of the street. This must be corrected.
18. THERE IS NO ANALYSIS OF THE IMPACT OF THE MERGER ON SUBSURFACE UTILITIES THAT ARE LOCATED IN THE PUBLIC RIGHT OF WAY.
19. WHEN A PUBLIC RIGHT OF WAY IS CLOSED, PARTIALLY VACATED, OR MERGED, THE CITY ENGINEER MUST ISSUE A REPORT STATING THAT IT "IS UNNECESSARY FOR PRESENT OR PROSPECTIVE PUBLIC USE" (Ibid., Section 8324(b)). No such finding has been made.
20. The NOP did not disclose several discretionary approvals sought, including but not limited to, closing the turn lane adjacent to the site. In fact, the Notice of Public Hearing failed to disclose that vehicular access would be eliminated (see p. 2, CPC Hearing Officer).
21. THIS SITE IS IN AN ACTIVE EARTHQUAKE FAULT ZONE according to the most current state map. The seismic study relied upon an outdated 2014 map. This must be corrected.
22. INCONSISTENT WITH MAP IN MP 2035. The map for the intersection of Crescent Heights and Sunset in MP 2035 would conflict with the proposed changes to this intersection. Therefore, there is an inconsistency between this project and the General Plan/Community Plan/Mobility Element.
23. DISCRETIONARY APPROVALS NOT INCLUDED IN NOP. The NOP did not disclose the discretionary approvals required for increased FAR, increased density, surface and subsurface vacation of a public right-of-way, and a gift of public land to a private developer. Since this project would alter the intersection shown on the map in MP 2035, a General Plan Amendment is also required. No such amendment has been requested. This clearly violates the CEQA requirement to state up-front all discretionary approvals required for the project.
24. IMPACT ON EMERGENCY ACCESS. Has a determination been made by LAFD regarding the impact on emergency ingress/egress as a result of the vacation of the current turn lane? Can large emergency vehicles safely turn onto Crescent Heights? This determination must be based on substantial evidence in the record.
25. HOW MUCH SLOWER WILL EMT RESPONSE TIME BE AS A RESULT OF THIS PROJECT?
26. WHAT MITIGATIONS ARE PROPOSED FOR THIS PROJECT WHICH IS LOCATED ON THE HOLLYWOOD FAULT? Was the most current and accurate map used for the seismic analysis (2014 was used, there is a newer map). Please update the analysis using the most current map.
27. A GIFT OF PUBLIC PROPERTY. The City is not permitted to make a gift to the applicant of public property (the median and the right-of-way turn lane). The median is clearly city property and may not be merged with the private property without fair market value and a vacation process. The Charter requires fair market value in exchange for

such property. Otherwise this is an unlawful gift of public property. Certainly, the merger would create a gift in terms of buildable which has a value.

28. VALUE OF VACATED PUBLIC PROPERTY AND EASEMENT. What is the Fair Market Value of the island and the street to be vacated? Please provide an appraisal for the right of way and for the median/island.
29. PRIVATE DEVELOPER DOES NOT HAVE RIGHT TO CONDEMN CITY PROPERTY. This is a private taking of public property. The City may not lawfully delegate this authority to a private developer for a private purpose.
30. STREET VACATION PROCEDURE REQUIRED. The turn lane may not be lawfully transferred to the Applicant without a street vacation via the tract map but with the City Engineer's report. The same is true of the median/island in the public right-of-way.
31. STREET VACATION NOT LISTED AS A DISCRETIONARY APPROVAL. The vacation is not listed as a discretionary approval sought for this project. This is mandated by the City Charter and the street vacation procedures in the Municipal Code.
32. NOTICE TO ALL PRIVATE EASEMENT OWNERS REQUIRED. The City must give notice to all private easement owners within the Crescent Heights Tract which shows the turn lane and island on the tract map since 1905. The maps are already in the record.
33. COMPENSATION TO ALL PRIVATE EASEMENT OWNERS DUE. The Applicant must compensate ALL the private easement owners the Fair Market Value of the vacated portion of Crescent Heights and the island in the public right-of-way, per California Streets and Highways Code 8353(b):

***“(b) A private easement claimed by reason of the purchase of a lot by reference to a map or plat upon which the street or highway is shown is not extinguished pursuant to subdivision (a) if, within two years after the date the vacation is complete, the claimant records a verified notice that particularly describes the private easement that is claimed in the office of the recorder of the county in which the vacated street or highway is located.”***

In other words, all property owners within the tract have a private easement, a property right, that the city cannot give away for free. They must be compensated for this taking. The exposure of the Applicant is long and perilous: two years AFTER the vacation is completed. Given the law, it is prudent for the City to require all condemnation issues be addressed prior to approval.

34. THE FINDINGS REQUIRED FOR A STREET VACATION HAVE NOT BEEN MADE.
35. FOR PURPOSES OF CALCULATING LOT AREA, IS THE MEDIAN OWNED BY THE CITY INCLUDED AS PART OF THE SITE?
36. HOW HAS THE "MERGER" OR VACATION OF A PORTION OF CRESCENT HEIGHTS IMPACTED THE SUBSURFACE EASEMENT OF THE CITY FOR UTILITIES, ETC.?

37. WHAT IS THE DISTANCE FROM THE STREET/FIRE LANE TO THE BUILDING STRUCTION FROM THE MERGED MEDIAN? IS IT GREATER THAN 150 FEET? LAFD requires: "No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane." Does the merger/vacation result in the building being further than 150 feet.?
38. WHILE THE LAFD FIRE MARSHALL STATES THERE ARE NO PLANS TO EXPAND FIRE FACILITIES, THIS IS NON-RESPONSIVE TO THE CEQA QUESTION OF WHETHER CURRENT FACILITIES CAN PROVIDE ADEQUATE SERVICE.
39. THE FIRE MARSHALL'S LETTER OF MAY 10, 2016 DID NOT ADDRESS THE IMPACT OF RECONFIGURING CRESCENT HEIGHTS ON THE TURNING RADIUS REQUIREMENTS OF FIRE EQUIPMENT.
40. THE NOV. 17, 2014 LETTER FROM EDMUND YEW, REQUIRES DEDICATIONS AND DOES NOT ADDRESS STREET VACATION/MERGER. PLEASE EXPLAIN.
41. The 1-D is a permanent condition imposed by AB 283 in 1989. They are limited to a 1 to 1 FAR. There was an earlier Ordinance 163513 (cannot find it) with T and Q conditions. AB 283 made them permanent.
42. The map (AB 283) shows 8118 (island) and flow around it. The Island is C4-1
43. The bus stop is 1,560 feet away from the project, not 1500 feet. They lose one of the requirements of the fast track.
44. There is no off menu incentive to make up for the lack of the 1500 or to get a 3:1 FAR. STAFF REPORT STATES (page 1) "Off-Menu Incentive to allow a 3:1 Floor Area Ratio for a Housing Development Project located within 1,560 feet of a Transit Stop, in lieu of the 1,500-foot distance specified in LAMC Section 12.22-A,25(f)(4)(ii);"
45. The gift of a street and a City owned (8118 Sunset) property which is to be merged with the private property under the VTT.

Sincerely,

*Laura Lake*

Laura Lake, Ph.D.  
FIX THE CITY



Luciralia Ibarra &lt;Luciralia.ibarra@lacity .org&gt;

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**map showing two easements for 8150 Sunset roadway**

2 messages

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**Laura Lake** <laura.lake@gmail.com>

Tue, Jun 7, 2016 at 8:20 AM

To: luciralia.ibarra@lacity.org, William.Lamborn@lacity.org

Cc: James O'Sullivan &lt;jamesos@aol.com&gt;, Mike Eveloff &lt;mevelof@gmail.com&gt;, Laura Lake &lt;laura.lake@gmail.com&gt;

Hi Luci,

I forgot to attach the map (attached) to my Addendum of last night. The map shows the City's easement for the current turn lane, and a proposed second lane that would match the other side of 8118 Sunset.

Laura

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**Laura Lake, Ph.D.**  
Cell 310-497-5550

**Current dedications.pdf**

35K

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**Luciralia Ibarra** <Luciralia.ibarra@lacity.org>

Tue, Jun 7, 2016 at 9:06 AM

To: Laura Lake &lt;laura.lake@gmail.com&gt;

Cc: William Lamborn &lt;William.Lamborn@lacity.org&gt;, James O'Sullivan &lt;jamesos@aol.com&gt;, Mike Eveloff &lt;mevelof@gmail.com&gt;

Received.

Thank you,

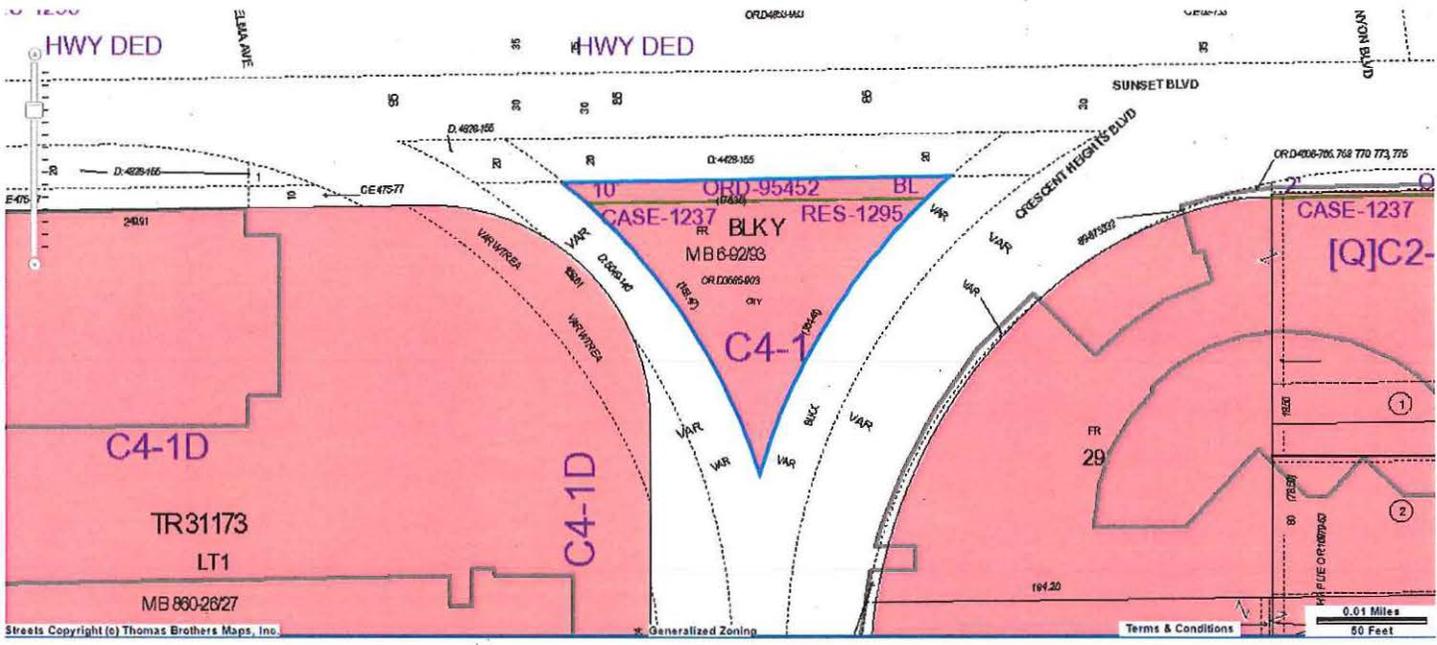
Luci

[Quoted text hidden]

**Luciralia Ibarra** | Senior City Planner

Major Projects | Department of City Planning | City of Los Angeles

[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org) | 213.978.1378





Luciralia Ibarra &lt;Luciralia.Ibarra@lacity .org&gt;

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**Addendum to comments on 8150 Sunset VTT**

2 messages

**Laura Lake** <laura.lake@gmail.com>

Mon, Jun 6, 2016 at 10:24 PM

To: Luciralia.Ibarra@lacity.org, William.Lamborn@lacity.org

Cc: James O'Sullivan &lt;jamesos@aol.com&gt;, Mike Eveloff &lt;mevelof@gmail.com&gt;, Laura Lake &lt;laura.lake@gmail.com&gt;

Dear Luci,  
Please confirm receipt. I am happy to discuss the points raised.  
Laura

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**Laura Lake, Ph.D.**  
Cell 310-497-5550

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 **Addendum VTT Comment Letter 6-6-16.docx**  
23K**Luciralia Ibarra** <Luciralia.Ibarra@lacity.org>

Tue, Jun 7, 2016 at 9:06 AM

To: Laura Lake &lt;laura.lake@gmail.com&gt;

Cc: William Lamborn &lt;William.Lamborn@lacity.org&gt;, James O'Sullivan &lt;jamesos@aol.com&gt;, Mike Eveloff &lt;mevelof@gmail.com&gt;

Hi Laura,  
Confirming receipt.  
Thank you,  
Luci  
[Quoted text hidden]

**Luciralia Ibarra** | Senior City Planner

Major Projects | Department of City Planning | City of Los Angeles

[Luciralia.Ibarra@lacity.org](mailto:Luciralia.Ibarra@lacity.org) | 213.978.1378

## FIX THE CITY

June 6, 2016

Luci Ibarra, Hearing Officer

**RE: ADDENDUM TO COMMENT LETTER OF JUNE 3, 2016 ON 8150 SUNSET BLVD. PROJECT  
VTT-72370-CN, CPC-2013-2551-CUB-DB-SPR, ENV-2013-2552 EIR**

Dear Ms. Ibarra:

Fix the City hereby submits additional comments and questions prior to your determination on the Tract Map.

1. **FAR INCREASE IS NOT MINISTERIAL.** Two of the incentives requested for this project cannot be granted because under city law
  - a. This site is in **Height District 1D**. LAMC 12.22-A.25(g)(3) only applies to HD 1, 1-VL, 1-L, or 1-XL, all of which have an FAR of 1.5:1. Current FAR is 1:1 and not 1.5:1. Thus the request is not authorized by this section as an off-menu incentive. The request would **triple**, rather than double FAR.
  - b. Ordinance, Section 25(g)((3)(i) does not permit this request because off-menu incentives may not be granted “that are subject to other discretionary applications.” To change from HD 1D to HD 1 requires amending the HD, a discretionary application.
  - c. Section 25(f)(4)(ii)(b) requires that the site is within 1500 feet of a transit stop/major employment center. It is not and therefore does not qualify. The plain language of the ordinance does not permit this increase in height district if the site is more than 1500 feet.
  - d. The request appears to include the entire roadway (“including any land to be set aside for street purposes to be included in calculating the maximum allowable floor area, in lieu of as otherwise required by LAMC Section 17.05”). There are two (2) 20-foot roadway easements shown on the ZIMAS map; one for the current roadway, and one proposed to widen the current roadway. Please note that the property owner is not permitted to include the entire roadway because he owns to the mid-line of the roadway, not the entire area set aside for street purposes.
  
2. **STREET VACATION/MERGER VIOLATES STATE LAW.**
  - a. The Hearing Notice of May 24, 2016 did not explain that the land set aside for street purposes was going to be closed to vehicular traffic and incorporated as open space into the project. There is no way that a member of the public would know from any document that this tract map includes a discretionary street closure. It therefore violates California Streets and Highway Code Section 8323.
  - b. In 2002 the City Attorney of Los Angeles made it clear that Los Angeles can vacate streets through a tract map, “as long as the Notice of Hearing contains

## FIX THE CITY

the elements specified by state law and is published and posted in the manner prescribed by state law, that the propose change is permissible” (Rockard Delgado, Letter to LA City Council, February 28, 2002, p. 2). The change referred to is the vacate a street through a tract map rather than an ordinance of vacation.

- c. None of the basic state requirements that protect due process were met in this current proceeding. Closing this public street has been a stealth maneuver without posting, notice of street closure, or publication, as required under state law.
- d. There has not been a hearing or a report from the City Engineer on whether the street is necessary for present or future use. Such a report would have to state that the street is not required presently, and not in the future, as stated in the California Streets and Highways Code Section 8324(b). The intersection in fact is heavily traveled according to the EIR. Traffic is not projected to diminish, therefore there is a need to maintain the street for future use. There is substantial evidence in the record that the street is needed now and in the foreseeable future.
- e. There is a safety concern that the roadway to be vacated/merged is required to provide emergency access for fire equipment. On and off-menu incentives can be denied on the basis of public safety.
- f. There is no notice or petition stating the roadway is “unnecessary for present or prospective public use,” per Section 8324(b).
- g. The project’s neighbor is the City of Los Angeles, which owns 8118 Sunset Boulevard. The city owns to the mid-line of the turn lane of the 20-foot turn lane. Thus it is not permissible for the applicant to count the entire roadway toward his buildable.
- h. There is a City Engineer 20-foot road easement to widen the turn lane beyond the existing 20 feet. It is not in the public interest, welfare or convenience to eliminate the turn lane, or to eliminate the easement to make the intersection symmetrical on both sides of city property. No such finding.
- i. It is not clear whether this request applies to the southbound roadway, the additional 20-foot easement to enlarge the roadway (see map attached), or to both these easements and the entire land area of 8118 Sunset.
- j. While the applicant might be permitted to include to the midline of the turn lane, it is not permitted to use city-owned property rights. The City’s Zimas Map shows not only a public roadway of 20 feet (southbound turn lane onto Crescent Heights), it also indicates a second easement by the city to enlarge the turn lane another 20 feet.

### 3. PUBLIC PROPERTY MAY NOT BE USED AS OPEN SPACE FOR A PRIVATE PROJECT.

## FIX THE CITY

- a. 8118 Sunset, the triangular island at Sunset and Crescent Heights, is city property of 9,526.3 SF and zoned C4-1. Unlike the applicant's property, it has an FAR of 1.5:1. The applicant cannot include any city property as part of a private project.
- b. The Notice of Completion falsely states: "The project would also provide a central public plaza, public space at the northeast corner of the site...." In fact, it is the city, not the project, that would provide this open space. This project seeks to privatize public property without just compensation. It is a taking of city property for a private purpose. It is already public space. Space that belongs to the people of Los Angeles and not a private developer.
- c. The drawings of the project do not clearly indicate that it is city property. Instead it is shown in some drawings, with a comment "not a part." That is true. But if it is not a part, it is not a part that contributes any open space to the project. The applicant is attempting to annex city property in an unconstitutional manner, and the city, in permitting the public right of way and 8118 Sunset to be connected with the project through the "merger" (vacation), is violating the Charter by conferring a gift of public property to a private entity.

Sincerely,

Laura Lake, Ph.D.

FIX THE CITY



Luciralia Ibarra <Luciralia.Ibarra@lacity.org>

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## Message from Lily

2 messages

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**c554e@lacity.org** <c554e@lacity.org>  
Reply-To: c554e@lacity.org  
To: Luciralia.Ibarra@lacity.org

Tue, Jun 7, 2016 at 10:35 AM

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204K

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**Luciralia Ibarra** <Luciralia.Ibarra@lacity.org>  
To: William Lamborn <william.lamborn@lacity.org>

Tue, Jun 7, 2016 at 9:34 AM

for upload

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

From: <c554e@lacity.org>

Date: 2016-06-07 10:35 GMT-07:00

Subject: Message from Lily

To: [Luciralia.Ibarra@lacity.org](mailto:Luciralia.Ibarra@lacity.org)



**Luciralia Ibarra** | Senior City Planner

Major Projects | Department of City Planning | City of Los Angeles

[Luciralia.Ibarra@lacity.org](mailto:Luciralia.Ibarra@lacity.org) | [213.978.1378](tel:213.978.1378)

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 **SLily16060709350.pdf**  
204K



Luciralia Ibarra <Luciralia.ibarra@lacity.org>

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## Addendum to comments on 8150 Sunset VTT

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Laura Lake <laura.lake@gmail.com>

Mon, Jun 6, 2016 at 10:24 PM

To: luciralia.ibarra@lacity.org, William.Lamborn@lacity.org

Cc: James O'Sullivan <jamesos@aol.com>, Mike Eveloff <meveloff@gmail.com>, Laura Lake <laura.lake@gmail.com>

Dear Luci,  
Please confirm receipt. I am happy to discuss the points raised.  
Laura

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Laura Lake, Ph.D.  
Cell 310-497-5550

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 Addendum VTT Comment Letter 6-6-16.docx  
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## FIX THE CITY

June 6, 2016

Luci Ibarra, Hearing Officer

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## FIX THE CITY

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Sincerely,

Laura Lake, Ph.D.

FIX THE CITY



Luciralia Ibarra <Luciralia.Ibarra@lacity.org>

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## map showing two easements for 8150 Sunset roadway

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Laura Lake <laura.lake@gmail.com>

Tue, Jun 7, 2016 at 8:20 AM

To: luciralia.ibarra@lacity.org, William.Lamborn@lacity.org

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Laura

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Laura Lake, Ph.D.

Cell 310-497-5550



Current dedications.pdf

35K





Luciralia Ibarra &lt;luciralia.ibarra@lacity .org&gt;

**8150 Sunset Boulevard Mixed Use Project; CPC-2013-2551-CUB-DB-SPR/ENV -2013-2552-EIR**

2 messages

Vera Sergeeva &lt;vsergeeva@lunaglushon.com&gt;

Tue, Jun 7, 2016 at 10:38 AM

To: Luciralia Ibarra &lt;luciralia.ibarra@lacity.org&gt;, "william.lamborn@lacity.org" &lt;william.lamborn@lacity.org&gt;

Cc: Rob Glushon &lt;rglushon@lunaglushon.com&gt;, Kristina Kropp &lt;kkropp@lunaglushon.com&gt;

At request of Rob Glushon please see attached correspondence.

Vera Sergeeva

Paralegal

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Luciralia Ibarra &lt;luciralia.ibarra@lacity.org&gt;

Tue, Jun 7, 2016 at 10:46 AM

To: Vera Sergeeva &lt;vsergeeva@lunaglushon.com&gt;

Cc: "william.lamborn@lacity.org" &lt;william.lamborn@lacity.org&gt;, Rob Glushon &lt;rglushon@lunaglushon.com&gt;, Kristina Kropp &lt;kkropp@lunaglushon.com&gt;

Received.

Thank you,

Luci

[Quoted text hidden]



**Luciralia Ibarra | Senior City Planner**

Major Projects | Department of City Planning | City of Los Angeles

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# LUNA & GLUSHON

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June 7, 2016

VIA EMAIL

Luciralia Ibarra  
Los Angeles Advisory Agency  
Los Angeles Department of City Planning  
200 North Spring Street, Room 750  
Los Angeles, CA 90012

William Lamborn  
Los Angeles City Planning Commission  
200 North Spring Street, Room 750  
Los Angeles, CA 90012

Re: **8150 Sunset Boulevard Mixed Use Project**  
**CPC-2013-2551-CUB-DB-SPR/ENV-2013-2552-EIR**

Dear Ms. Ibarra and Mr. Lamborn:

Our law firm represents JDR Crescent, LLC and IGI Crescent, LLC, the owners of the three story apartment building at 1425 N. Crescent Heights Boulevard, immediately to the south of the proposed 16-story, 333,903 sq. foot mixed-use development at 8150 Sunset Boulevard ("Project"). Our clients and tenants strongly oppose the Project because of the substantial adverse impacts that would result from the Project. We further believe that there are serious inadequacies in the Environmental Impact Report ("EIR") for the Project.

I. **The Severe, Unavoidable Impacts of the Project Outweigh the Project Benefits Rendering a Statement of Overriding Considerations Unwarranted**

Simply stated, it is clear that the "unavoidable" impacts of the Project are, in fact, avoidable, if the Applicant were to scale the Project down to an alternative that is consistent in density, height and compatibility with the surrounding neighborhood, and the zoning limitations on the site. Instead, the

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Applicant insists on a Project too massive and that towers over the existing neighborhood, without any sense of transition or scale, and which would result in **un-mitigatable traffic impacts** in one of the worst traffic plagued areas of the City, **a fact the EIR ignores.**

Remarkably, the Applicant has asked the City to grant, as an "**Off-Menu Density Bonus**" item, an allowance of a 3:1 Floor Area Ratio ("FAR") in lieu of the otherwise 1:1 FAR imposed by the "D" limitation on the Subject Property. In other words, the Applicant, without having to go through a variance process, is asking the City allow **a density that is three times what the zoning designation otherwise allows.** There is absolutely no legal authority for this request; an "Off-Menu" Density Bonus incentive cannot be used to violate the law, including the Los Angeles Municipal Code ("LAMC"). Notably, despite the neighborhood's concerns, the Applicant has failed to provide any justification whatsoever for why this zoning deviation is necessary or appropriate. Instead, the EIR takes the indifferent position that the imposition of the "D" limitation on the property is irrelevant.

In defense of the significant unavoidable impacts for use with a Statement of Overriding Considerations, the EIR provides that the Project is being proposed, notwithstanding such significant unavoidable impacts, because it would achieve a "considerable" number of community related Project objectives and two of the unavoidable impacts involve temporary, construction impacts. But this position is disingenuous for a number of reasons: (1) as set forth below, the findings of the EIR are misleadingly skewed to avoid finding significant unavoidable impacts, especially on traffic; (2) the EIR's proposition that it achieves a "considerable" number of community related Project objectives is illusory because the EIR fails to analyze the community objectives with which the Project is inconsistent; and (3) the loss of the Lytton Savings and Loan Association Bank Building is a great cultural loss for the community which must be provided due weight.

The fact of the matter is that provided all of the adverse impacts of the Project, including all of the severe impacts set forth hereinbelow which the EIR insincerely avoids, the Project's detrimental impacts far outweigh the community related Project objectives (especially since the detriments to community related Project objectives is mysteriously not discussed). Although 28 very low income units would be a benefit to the community, such benefit is, again, largely

outweighed by the *tripling* of FAR on the Subject Site and destroying its compatibility with the adjacent low-density residential community.

The City must weigh the benefits of the Project against the very real and unavoidable impacts to the surrounding community, giving due consideration to the interests of its existing residents. The City should deny the Project, **as proposed**, and require the Applicant to revise the Project in a manner that respects the zoning designation on-site, the surrounding neighborhood and the environment.

## **II. The Environmental Impact Report Fails to Abide by CEQA**

The purpose of an EIR is "to identify the significant effects on the environment of a project, to identify alternatives to the project, and to indicate the manner in which those significant effects can be mitigated or avoided," before a project is built. *Cal. Pub. Res. Code* § 21002.1(a). An EIR must provide the decision-makers, and the public, with all relevant information regarding the environmental impacts of a project. If a final EIR does not adequately apprise all interested parties of the true scope of the project for intelligent weighing of the environmental consequences of the project, informed decisionmaking cannot occur under CEQA and a final EIR is inadequate as a matter of law. An EIR may not ignore or assume solutions to problems identified in that EIR. *Preserve Wild Santee v. City of Santee* (2012) 210 Cal.App.4th 260, 286; *Communities for a Better Environment v. City of Richmond* (2010) 184 Cal.App.4th 70, 82-83.

### **1. Land Use and Planning**

#### **Consistency:**

CEQA requires **strict compliance** with the procedures and mandates of the statute. *Save Our Peninsula Committee v. Monterey County Bd. of Supervisors* (2001) 87 Cal.App.4th 99, 118. In the context of "land use and planning," in order to be legally adequate, the EIR must identify and discuss, as part of its substantive disclosure requirements, any inconsistencies between the Project and applicable general plans and regional plans, including relevant environmental

policies in other applicable plans. See *CEQA Guidelines Section 15125(d); L.A. CEQA Thresholds Guide*.<sup>1</sup>

Here, in order to get around the requirements set forth in the CEQA Guidelines, the EIR: (1) assumes land use consistency based upon the projected approval of the Project; and (2) concludes that it could not “identify any plan elements or policies with which the Project is inconsistent.”

On their face, both of these approaches are not only incorrect, they obscure the language and intent of the CEQA statute. It is inherently against the CEQA mandates to simply state that once the density bonus is granted, the Project will be consistent with the zoning on-site, and therefore with all applicable land use regulations and policies. If such were the standard, any and all zone changes, general plan amendments, and variances would be inherently “consistent” with applicable land use plans. If such argument were accepted, the entirety of the “conformance with applicable land use plans” findings, both under the CEQA and the LAMC, would be eviscerated.

In reality, under CEQA, the threshold question that must always be answered is what environmental effects the project will have on the existing environment. Projected, future, conditions may only be used as the baseline for impact analysis if their use in place of measured existing conditions, a departure from the norm, is justified by some unusual aspects of the project or the surrounding conditions. However, even in such unusual circumstances, an agency still does not have the discretion to completely omit an analysis of impacts on existing conditions, unless inclusion of such an analysis would detract from an EIR’s effectiveness as an informational document, either because an analysis based on existing conditions would be uninformative or because it would be misleading to decision makers and the public. *Neighbors for Smart Rail v. Exposition Metro Line Const. Authority* (2013) 57 Cal.4th 439, 508-09.

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<sup>1</sup> The L.A. CEQA Threshold Guide with respect to “land use consistency” states: The determination of significance shall be made on a case-by-case basis, considering:

- Whether the proposal is **inconsistent** with the adopted land use/density designation in the Community Plan, redevelopment plan or specific plan for the site; and
- Whether the proposal is **inconsistent** with the General Plan or adopted environmental goals or policies contained in other applicable plans.

Here, there are simply no “unusual” circumstances which would in any way render the “existing” conditions baseline required inapplicable. And, again, even if there were, there is still a burden on the City to include the impacts on the existing land use policies, including the existing “D” limitation, and, if appropriate, present the facts warranting the use of the projected future conditions as the baseline.

For all of these reasons, the EIR’s conclusion that it need not provide the history/explanation of the existence of the “D” limitation on the property is inconsistent with CEQA. Again, an EIR must provide the decision-makers, and the public, with all relevant information regarding the environmental impacts of a project and may not ignore or assume solutions to problems identified in that EIR. Clearly, at an earlier point in time, the City felt it appropriate and necessary to impose the “D” limitation as part of the zoning for the Subject Site. A decision to deviate from this zoning limitation cannot be legally accomplished by ignoring its existence, and it must be analyzed, in sufficient detail, in the EIR.

Additionally, for the EIR to conclude that it could not “identify any plan elements or policies with which the Project is inconsistent” is nothing if not willfully ignorant. Not only are the comments to the EIR full of factual testimony about the land use policies within which the Project is inconsistent, the Project flatly asks for a *deviation* from its zoning FAR limitation. By definition, that is an *inconsistency* with the applicable General Plan designation for the property.

In most pertinent part, the Project is further inconsistent with the following Hollywood Community Plan purposes and objectives:

i. The Plan is intended to promote an arrangement of land use, circulation, and services which will *encourage* and *contribute* to the economic, social and physical health, safety, welfare, and convenience of the Community (*not* further exacerbate the existing problems).

The EIR, while admitting to this stated purpose, fails to provide an analysis of consistency therewith.

ii. The Plan is intended to *balance* growth and stability (*not* introduce a large over-massed high-rise next to multi-residential housing).

Again, the EIR, while admitting to this stated purpose, fails to provide an analysis of consistency therewith.

iii. The Plan states, as Objective 3.b, that it is meant to encourage the *preservation* and *enhancement* of the varied and distinctive *residential* character of the Community.

In its analysis of consistency, all that the EIR provides is that the "Project would preserve and enhance the residential community by limiting development to the Project site and providing residential uses on a commercially zoned property." But that, in no way, shows consistency with Objective 3.a, which requires *preservation* of the residential character of the Community.

iv. The Plan states, as Objective 4.a, that it is meant to *promote* economic well-being and *public convenience* through allocating and distributing commercial lands for retail, service, and office facilities in quantities and patterns *based on accepted planning principles and standards*.

In its analysis of consistency on this point, the EIR completely fails to analyze how the Project promotes public convenience and how it is in any way based on accepted planning principles and standards. Presumably, this is because the Project fails to promote public convenience and, with regard to massing, scale, and height is inconsistent with accepted planning principles and standards. But, the EIR cannot ignore such inconsistencies, it must analyze them.

v. The Plan states, as Objective 7, that it is meant to encourage the preservation of open space consistent with property rights when privately owned and to *promote the preservation of views*.

In its analysis of consistency, all the EIR provides is that it "would no result in significant adverse effects to existing views of scenic resources." But, again, that is not what Objective 7 says. Objective 7 requires an analysis as to how the Project promotes *preservation* of views. Whether or not the Project meets the threshold for "significant effect to existing view" under the CEQA Thresholds has absolutely nothing to do with this finding.

As stated above, selective statements of "consistency" are not enough. The EIR must analyze *inconsistencies* with Objectives 3.b, 4.a and 7 to be legally adequate.

Finally, the EIR fails to analyze (or even acknowledge) the Project's consistency with the City's Mobility Plan 2035 ("MB 2035"). This is a fatal error in the EIR as the Project, by eliminating a portion of a public right of way, is inconsistent with MB 2035. This information must be disclosed and analyzed to provide for informed decisionmaking.

### **Compatibility:**

In finding that the Project would have a less than significant impact on land use compatibility, the EIR completely fails to analyze compatibility with respect to the entire multi-residential community immediately to the south of the Subject Site. Focusing on the development along Sunset Boulevard, the EIR intentionally distorts the land use patterns in the area in order to conclude that there is a less than significant impact.

However, it is not enough to provide the conclusory statement that the characteristic land use pattern in the area is the "juxtaposition" of higher intensity commercial uses with lower density residential uses. Specificity and use of detail in EIR's must be used since conclusory statements that are unsupported by empirical or experimental data, scientific authorities, or explanatory information afford no basis for comparison of the problems involved with a proposed project and the difficulties involved in the alternatives. *Whitman v. Board of Supervisors* (1979) 88 Cal.App.3d 397, 411.

Here, the Project seeks to replace an 80,000 square foot, three-level structure with a 333,903 sq. foot, 16-story megaplex which will be built directly adjacent to 2-3 story residential dwellings. Its compatibility to such lower density residential uses is therefore completely different from the existing use, and must be analyzed, in tangible, factual detail.

## **2. Traffic**

With regard to traffic impacts, it must preliminary be noted that per the very traffic study relied upon in the EIR, *almost all* of the intersections in the

vicinity of the Project are at an existing LOS of D or lower, including 10 which are *already* at an LOS of E or F. LOS E represents a traffic volume that is at capacity, which results in stoppages and unstable traffic flow, while LOS F represents volumes which are overloaded and characterized by stop-and-go traffic with stoppages of long duration (otherwise commonly referred to as “bursting at the seams”).

Where traffic is already at LOS of D or lower, it is unacceptable to add any extra traffic impacts. Failing infrastructure cannot accommodate development that will only aggravate its already failing condition. Nevertheless, hiding behind significance thresholds, the EIR disingenuously concludes that, except with regard to construction related traffic, the Project will cause a less than significant impact on traffic/transportation. This is incomprehensible and not in accordance with law.

The fact that a particular environmental effect meets a particular threshold cannot be used as an automatic determinant that the effect is or is not significant, and the use of the Guidelines’ thresholds does not necessarily equate to compliance with CEQA. *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th 1099, 1108-09. Therefore, in order to provide the requisite detail/information necessary for informed decisionmaking, the EIR must address why and how the thresholds being used for this particular Project, where traffic at all nearby intersections is already at LOS of D or lower, is an appropriate measure of its transportation impacts. If it cannot, *it must disclose that the impacts on traffic are significant and unavoidable.*

Moreover, it is clear that the EIR, in order to make findings of “less than significant,” skews the plain words of the thresholds. For instance, the EIR acknowledges that “Threshold TR-6,” provides that a significant access impact would occur “if the intersection(s) nearest to the primary site access are projected to operate at LOS E or F during the a.m. or p.m. peak hour, under cumulative plus conditions.” Completely ignoring the language of the threshold, however, the EIR instead concludes that the “operational characteristics, expected minimum driveway capacities, and the projected peak hour driveway traffic volumes of the Project would provide adequate capacity to accommodate the anticipated maximum vehicular demands for both entering and existing traffic at each of the driveways. In addition, the driveways would provide sufficient

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queuing. Therefore, the Project would result in less than significant impact with regard to access."

But this "explanation" does not in any way address the actual threshold question about whether the intersection(s) nearest to the primary site access are projected to operate at LOS E or F during the a.m. or p.m. peak hour, under cumulative plus conditions. Again, this is because, in fact, if the threshold were applied correctly, this question would have to be answered in the affirmative and traffic impacts would be rendered significant and unavoidable. The EIR must disclose this.

Similarly, the EIR acknowledges that "a significant impact related to consistency with plans would result if the project would conflict with the implementation of adopted transportation programs, plans, and policies," but flatly concludes, without analyzing the requisite *inconsistencies*, including MB 2035, that the Project would support the Community Plan in that the Project would not hinder the City's efforts to provide a circulation system coordinated with land uses and densities and adequate to accommodate traffic.

But that is not the threshold, the threshold requires a finding of whether or not the Project "conflicts," not whether or not it "hinders." Clearly, any project which increases density and/or number of residents in this already traffic-plagued area conflicts with the Community Plan to provide a circulation system coordinated with land uses and densities and *adequate* to accommodate traffic. At LOS of D or lower, the traffic surrounding the Project Site is already inadequate and therefore conflicts with the Community Plan. The EIR must disclose and analyze this impact.

Finally, as noted by the City of West Hollywood, the major impact (and therefore "problem") the EIR recognizes is that the Project will result in a significant traffic impact at the un-signalized intersection of Fountain Avenue and Havenhurst Drive, but the EIR concludes that Mitigation Measure TR-1 (installation of a traffic signal at Fountain Avenue/Havenhurst) will reduce this impact. The EIR lists the City's Department of Transportation and Building and Safety as the enforcement agencies responsible for Mitigation Measure TR-1. **But the entirety of the Fountain Avenue/Havenhurst Drive intersection is in the City of West Hollywood!** How can the City in any way enforce Mitigation Measure TR-1? It cannot and therefore the Mitigation Measure is illusory and

unenforceable. *CEQA Guidelines*, § 15126.4 (a)(2) (mitigation measures must be “fully enforceable”).

### 3. Public Services - Fire and Police Protection

Compounding the detrimental impacts caused by the existing and projected traffic for residents and anticipated visitors to the Project, the EIR admits that the traffic in the area could significantly affect emergency vehicle response times (both fire and police) by further increasing traffic, thus further delaying such emergency response times. However, the EIR concludes that these impacts will be rendered less than significant by the imposition of Mitigation Measures TR-1 through TR-4, the Project’s TDM Program, as well as improvements planned by the Los Angeles Fire Department (“LAFD”) to improve their systems, processes and practices with regard to Fire Protection.

First, there are no proposed Mitigation Measures TR-3 or TR-4, the only traffic related mitigation measures are TR-1 (a traffic signal at Fountain Avenue/Havenhurst) and TR-2 (restrict the drop-off, turnout lane on Crescent to a right-turn only).

Second, it is completely unclear how Mitigation Measures TR-1 and TR-2, the Project’s TDM Program, all of which have to do with traffic circulation on-site and along Havenhurst (including the fact that TR-1 is unenforceable) are in any way going to alleviate the significant impacts on emergency vehicle response times for LAFD vehicles which must travel *at least* 0.9 miles to get to the Project Site (the closest station, which only a “Single Engine Company” station, is 0.9 miles east of the Project, the other two, actual “Task Force Truck Company” stations are over 2 miles away) and police vehicles which must travel two miles from the 1358 North Wilcox Avenue police station. In other words, there is no nexus between the mitigation measures and the actual impact. *See CEQA Guidelines, §15126.4(a)(4)(A); Nollan v. California Coastal Commission, 483 U.S. 825 (1987)*(there must be an essential nexus (i.e. connection) between the mitigation measure and a legitimate governmental interest).

Similarly, it is uncontested that the Applicant has absolutely no control over LAFD, or any of its plans to improve systems, processes and practices. Accordingly, there is no way to assure or enforce such implementation and

reliance on this "mitigation measure" is plainly inappropriate. *CEQA Guidelines*, § 15126.4 (a)(2) (mitigation measures must be "fully enforceable").

The City should take note that the LAFD itself expressed these concerns about the Project, **noting both that the required fire-flow requirements cannot currently be met for the Subject Property and that emergency medical response from the Truck Company station would be inadequate.** LAFD recommended that definitive plans and specifications be submitted to guarantee that all safety standards are met. But the EIR does not include any such mitigation efforts.

In order to be legally adequate, the EIR must analyze the specific impacts on fire and police protection the entirety of the way from their respective station(s), in detail, and provide, if possible, mitigation measures accordingly. It cannot simply state that Mitigation Measures which have nothing to do with the actual impact render the impacts "less than significant."

#### 4. Geology and Soils

The January 8, 2014 Preliminary Alquist-Priolo Earthquake Fault Zone Map on which the EIR relies to evaluate geology and soils, particularly with regard to the Hollywood Fault, and which it concludes is located about 100 feet northwest of the Project site and not within it, is outdated. The Revised Official Maps of Alquist-Priolo Earthquake Fault Zones, released on December 4, 2015, show that the Project site is located on the active Hollywood Fault. This is a substantial change from the circumstances under which the original EIR was evaluated, and constitutes a danger to the community. To allow for complete, informed decisionmaking, the EIR must be updated to analyze this impact.

Further, in order to mitigate the impacts on geology and soils, the EIR imposes Mitigation Measure GS-1 requiring that a qualified geotechnical engineer prepare a report that provides recommendations, and that those recommendations be included into the Project. But it is well settled law that under CEQA requiring adoption of mitigation measures from a *future* study is impermissible. *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296, 306-07 (requiring applicant to submit a future hydrology study and soils study subject to review by County found deficient for improperly deferring environmental assessment to a later date); *Defend the Bay v. City of Irvine* (2004) 119 Cal.App.4th 1261, 1275 (deferral is impermissible when agency "simply

requires a project applicant to obtain a biological report and then comply with recommendations that may be made in the report”).

Therefore, any review and recommendation by a geotechnical engineer must be completed **before** the Project is approved.

### 5. Noise

Similar to traffic, in order to avoid a detailed analysis of noise impacts, the EIR simply concludes that because Project-related noise would not exceed established thresholds, impacts are less than significant. But, as discussed above, the use of the Guideline's thresholds does not necessarily equate to compliance with CEQA. In order to provide the requisite detail/information necessary for informed decisionmaking, the EIR must address why and how the thresholds being used for this particular Project, where the Project seeks to introduce an FAR that is triple what is otherwise allowed by the zoning limitations on the site and 249 residential units where no residential units currently exist, is an appropriate measure of its operational noise impacts.

### **III. The Project, and EIR, Fail to Discuss the Need for a Street Vacation**

In connection with the Project, the Applicant proposes removal of the existing independent right turn lane off of Sunset Boulevard and to connect the existing triangular island at the southwest corner of the intersection to the Project site to create a plaza area adjacent to the northeast corner of the site. The EIR takes the incomprehensible position that such “connection” will not require any easements/dedications, but would, somehow, be “improved and maintained as public by the project applicant.” There is no process under the law for such a result.

There are two legal options available to the Applicant. If the Applicant chooses to build a part of the Project on the existing, currently-public independent right turn lane, Street Vacation proceedings must be initiated on that portion of Crescent Heights Boulevard on which the Project will be situated, a process<sup>2</sup> (which includes Street Vacation findings which cannot be made here)

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<sup>2</sup> The hearing notice for the Tract Map, Conditional Use, Density Bonus and Spite Plan Review failed to include a street vacation proceeding or the need for a street vacation.

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that must be disclosed within the scope of the Project in the EIR and analyzed (including a requisite report from the City Engineer). A private applicant cannot just decide to build upon an otherwise-public right of way by promising to "maintain" it.

Alternatively, if the Applicant does not want to go through a Street Vacation process, he must keep the Project within the boundaries of the private property which it owns. In that case, he must re-do the Project plans and update the traffic study, and floor area ratio calculations to analyze this change.

In any case, as it currently stands, **the Applicant is misrepresenting that a B-permit is all that is required for the construction of the Project onto Crescent Heights Blvd., a public right of way.** A street vacation is required and the impacts of a street vacation, including the process involved, must be disclosed and analyzed as part of the Project.

#### **IV. The Findings for Site Plan Review Cannot be Made**

Affirmative Findings pursuant to LAMC § 16.05.F cannot be made. First, as noted above, the Project is not in substantial conformance with the Hollywood Community Plan.

Second, the Project does not consists 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. It is up to 13 stories higher than the immediately adjacent, existing multi-family residential community and exceeds the otherwise planned density on the site three times.

Notably, in an attempt to appear compatible, the Applicant has provided a "spin" that the location of the Project is one that is "highly urbanized" and built out; in the more "active" regional center of Hollywood with a mixed-use blend of commercial, restaurant, bars, studio/production, office, and entertainment. The Applicant only off-handedly mentions that there are also residential uses in the vicinity of the Project.

But the reality is that the entirety of the properties to the south of the proposed Project are **low-height multi-family residential**. When taken in context with these low-height residential buildings, the Project fails with regard to consistency. Its visibility, a direct consequence of its completely out-of-scale request for triple density allowance, will forever scar the compatibility between it and the existing multi-family residential community; while its traffic impacts will make the already difficult process of ingress and egress from residents' homes an almost impossibility. And, again, its height and density are completely out of character with such multi-family residential housing.

**V. Alternative 9 is NOT an Adequate Solution**

Alternative 9, the alternative which is supposed to alleviate view and parking concerns fails on both accounts. The projected Alternative 9 simulations clearly show that the alternative in no way improves the view concerns of the surrounding neighborhood.

In fact, Alternative 9 is nothing more than a superficially "scaled down" version which does not alleviate the one impact of the Project which is causing all other problems: its density. **Alternative 9 retains the same triple FAR as the Original Project**. No amount of creative findings drafting can take this inherently overwhelming and inappropriate impact away. The only way to reduce the impacts of the Project and to make the Project compatible with the surrounding neighborhood would be to scale the Project down to the FAR otherwise allowed on the Site.

Notably, the recirculated EIR for Alternative 9, which eliminates access to the Project from Sunset Blvd. in no way explains how this adjustment will alleviate congestion along Sunset Boulevard, which the EIR conclusively states will occur. Again, in order to be adequate under CEQA, the EIR cannot simply assume a solution to an identified environmental impact, it must, with detail and specificity explain its impacts and the proposed mitigation measures/solutions.

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For all of these reasons, the City should deny the Project, as proposed and further require further analysis of the issues set forth above in an amended EIR.

Very truly yours,

LUNA & GLUSHON

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

ROBERT L. GLUSHON



Luciralia Ibarra &lt;luciralia.ibarra@lacity.org&gt;

**Invitation: Meeting with CD4 regarding 8150 Sunset @ Wed Jun 8, 2016 4:30pm - 5pm (luciralia.ibarra@lacity.org)**

1 message

**Lisa Webber** <lisa.webber@lacity.org>  
Reply-To: Lisa Webber <lisa.webber@lacity.org>  
To: luciralia.ibarra@lacity.org, julia.duncan@lacity.org

Tue, Jun 7, 2016 at 4:47 PM

**Meeting with CD4 regarding 8150 Sunset**[more details »](#)

When Wed Jun 8, 2016 4:30pm – 5pm Pacific Time

Calendar [luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org)Who

- [lisa.webber@lacity.org](mailto:lisa.webber@lacity.org) - organizer
- [luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org)
- [julia.duncan@lacity.org](mailto:julia.duncan@lacity.org)

Going? **Yes** - **Maybe** - **No** [more options »](#)Invitation from [Google Calendar](#)

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Luciralia Ibarra <Luciralia.Ibarra@lacity .org>

**8150 Sunset: CPC-2013-2551 / VTT -72370**

1 message

**Nytzen, Michael** <michaelnytzen@paulhastings.com>

Tue, Jun 7, 2016 at 4:57 PM

To: Luci Ibarra <Luciralia.Ibarra@lacity.org>, William Lamborn <william.lamborn@lacity .org>

Cc: "Haber, Jeffrey S." <jeffreyhaber@paulhastings.com>

Luci and Will:

Attached is a letter from the applicant for the 8150 Sunset boulevard project responding to issues raised at the May 24, 2016 hearing.

Please let us know if you have any questions or would like to discuss.

Regards,

Michael



**E. Michael Nytzen | Senior Land Use Project Manager**

Paul Hastings LLP | 515 South Flower Street, Twenty-Sixth Floor, Los Angeles, CA 90071 | Direct: +1.213.683.5713 | Main: +1.213.683.6000 | Fax: +1.213.996.3003 | michaelnytzen@paulhastings.com | www.paulhastings.com

\*\*\*\*\*

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For additional information, please visit our website at [www.paulhastings.com](http://www.paulhastings.com)



**8150 Sunset - Letter to DCP.pdf**

291K



Luciralia Ibarra &lt;Luciralia.Ibarra@lacity .org&gt;

---

**Fwd: Beverly Press: 8150 Sunset**

1 message

---

**William Lamborn** <william.lamborn@lacity.org>

Wed, Jun 8, 2016 at 8:20 AM

To: Luciralia Ibarra &lt;Luciralia.Ibarra@lacity.org&gt;

FYI

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

From: **Gregory Cornfield** <gregory@beverlypress.com>

Date: Tue, Jun 7, 2016 at 6:12 PM

Subject: Beverly Press: 8150 Sunset

To: [william.lamborn@lacity.org](mailto:william.lamborn@lacity.org)

Hey Mr. Lamborn,

My name is Greg and I'm with Beverly Press newspaper. I was wondering if there was a meeting held today on the 8150 Sunset project? Are you available for a phone call either this evening or tomorrow morning? Let me know what you think.

Thanks,  
Greg

---

**Gregory Cornfield**

Park Labrea News &amp; Beverly Press

Phone: (323)933-5518

Cell: (630)743-3189

[gregory@beverlypress.com](mailto:gregory@beverlypress.com)[www.beverlypress.com](http://www.beverlypress.com)

William Lamborn

Major Projects

Department of City Planning

200 N. Spring Street, Rm 750

Ph: 213.978.1470

Please note that I am out of the office every other Friday.



Luciralia Ibarra &lt;luciralia.ibarra@lacity.org&gt;

---

**Fw: 8150 Sunset, Townscape, John Duran and Vince Bertoni**

1 message

---

**jsmitford@yahoo.com** <jsmitford@yahoo.com>

Wed, Jun 8, 2016 at 5:02 PM

Reply-To: jsmitford@yahoo.com

To: "david.ryu@lacity.org" &lt;david.ryu@lacity.org&gt;

Cc: "lmeister@weho.org" &lt;lmeister@weho.org&gt;, "hailey.branson@latimes.com" &lt;hailey.branson@latimes.com&gt;, "Henry@wehoville.com" &lt;Henry@wehoville.com&gt;, "davidambroz@gmail.com" &lt;davidambroz@gmail.com&gt;

Very disappointed that you failed to answer my email. I must assume that you took campaign contributions from Townscape?

Sent from Yahoo Mail. Get the app

---

On Sunday, June 5, 2016 4:15 PM, "jsmitford@yahoo.com" <jsmitford@yahoo.com> wrote:

Hi David,

I received the attached this morning regarding John Duran and 8150 Sunset. I had no idea this was going on! It is very disturbing and makes me wonder if it might be time for a citizen's committee to approach the FBI like they did with Bell? Did you take campaign contributions from Townscape like Mr. Duran and other West Hollywood City Council members?

Regards and thanks,  
Mitford

Sent from Yahoo Mail. Get the app

---

**WEHO MEETING 12.pdf**  
9058K

## 6-6-2016 – West Hollywood City Council

- West Hollywood City Council members (known as the Townscape 3) faced a backlash from citizens objecting to the 8150 Sunset Blvd Townscape development project which would bring New York values and crowded living conditions to West Hollywood. Comments ranged from traffic, pollution, Townscape being anti-gay, lies in the developer's EIR and WEHO politicians being racists.



### The Townscape 3 – Duran, Horvath and Heilman

- The "Townscape 3" accepted campaign contributions from the Townscape 8150 Sunset Blvd development project backed by New York money with N.Y. values.
- Duran, who is a big buddy of Townscape lawyers and lobbyists, joined Horvath and Heilman as they groveled to answer anti-8150 Sunset comments and backlashes by West Hollywood residents.
- Duran awkwardly tried to distance himself from the Townscape developers Tyler Siegel and John Irwin. Duran tried to give the impression he's no longer "their boy"!
- The Townscape 3 blamed Los Angeles politicians and employees for the 8150 Sunset proposed development. They named L.A. Councilman David Ryu, Mayor Eric Garcetti and L.A. City Planning head Vince Bertoni.



Left to Right: David Ryu, Mayor Eric Garcetti, Vince Bertoni, Tyler Siegel, John Irwin.

- The "Townscape 3" also faced African-American citizens complaining that the all white West Hollywood City Council is anti-black. No surprise. New York developers destroyed gay, and minority businesses at the 8150 Sunset development. Prompting the question: Are the L.A. politicians and Townscape developers racists?



- The West Hollywood City Council Meeting faced tax-paying citizens (above) questioning the "Townscape 3" for accepting thousands of dollars of campaign contributions from the 8150 Sunset/New York developers along with other issues including the City Council's racism, pro New York style development and not protecting senior citizens from growing rapist attacks in WEHO.

- **Los Angeles Department of City Planning (LADCP) claims there is no traffic problem at the corner of Sunset Blvd and Crescent Heights/Laurel Canyon. The location of the proposed 8150 Sunset apartment complex development.**



- Michael LoGrande, former head of Los Angeles City Planning, looks across Sunset Blvd at the Townscape New York developers proposed 8150 apartment project location. According to the LA Times: Los Angeles is the second most corrupt city in the USA. "Mob City" is advertised in the background.



- Recently at the 8150 Sunset LADCP hearing, the L.A. planning spokeswoman said their studies showed no traffic problems at the Sunset Blvd and Crescent Heights/Laurel Canyon intersections. She rudely dismissed comments about this. She was representing Vince Bertoni.



Bertoni is the current head of the Los Angeles Department of City Planning (LADCP). **Stop8150Sunset**



Luciralia Ibarra &lt;luciralia.ibarra@lacity.org&gt;

**Invitation: 8150 Sunset Project Briefing with Director @ Tue Jun 14, 2016 11:30am - 12pm (luciralia.ibarra@lacity.org)**

1 message

Lavonne Ramirez &lt;lavonne.ramirez@lacity.org&gt;

Thu, Jun 9, 2016 at 11:09 AM

Reply-To: Lavonne Ramirez &lt;lavonne.ramirez@lacity.org&gt;

To: luciralia.ibarra@lacity.org, vince.bertoni@lacity.org, christina.toy-lee@lacity.org, lisa.webber@lacity.org, william.lamborn@lacity.org, charlie.rausch@lacity.org

**8150 Sunset Project Briefing with Director**[more details »](#)

When Tue Jun 14, 2016 11:30am – 12pm Pacific Time

Where Planning-CH525\_ECR([map](#))Calendar [luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org)

Who

- [lavonne.ramirez@lacity.org](mailto:lavonne.ramirez@lacity.org) - organizer
- [luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org)
- [vince.bertoni@lacity.org](mailto:vince.bertoni@lacity.org)
- [christina.toy-lee@lacity.org](mailto:christina.toy-lee@lacity.org)
- [lisa.webber@lacity.org](mailto:lisa.webber@lacity.org)
- [william.lamborn@lacity.org](mailto:william.lamborn@lacity.org)
- [charlie.rausch@lacity.org](mailto:charlie.rausch@lacity.org)

Going? **Yes** - **Maybe** - **No** [more options »](#)Invitation from [Google Calendar](#)

You are receiving this email at the account [luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org) because you are subscribed for invitations on calendar [luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org).

To stop receiving these emails, please log in to <https://www.google.com/calendar/> and change your notification settings for this calendar.

Forwarding this invitation could allow any recipient to modify your RSVP response. [Learn More](#).

**invite.ics**  
2K



Luciralia Ibarra &lt;Luciralia.Ibarra@lacity .org&gt;

---

**Message from Lily**

2 messages

---

**c554e@lacity.org** <c554e@lacity.org>

Thu, Jun 9, 2016 at 3:43 PM

Reply-To: c554e@lacity.org

To: luciralia.ibarra@lacity.org

**SLily16060914430.pdf**

281K

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**Luciralia Ibarra** <Luciralia.Ibarra@lacity.org>

Thu, Jun 9, 2016 at 2:41 PM

To: William Lamborn &lt;william.lamborn@lacity.org&gt;

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

From: &lt;c554e@lacity.org&gt;

Date: 2016-06-09 15:43 GMT-07:00

Subject: Message from Lily

To: [luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org)**Luciralia Ibarra** | Senior City Planner

Major Projects | Department of City Planning | City of Los Angeles

[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org) | **213.978.1378****SLily16060914430.pdf**

281K



Luciralia Ibarra &lt;Luciralia.ibarra@lacity.org&gt;

---

**Fw: 8150 Sunset, Townscape, John Duran and Vince Bertoni**

1 message

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**jsmitford@yahoo.com** <jsmitford@yahoo.com>

Wed, Jun 8, 2016 at 5:02 PM

Reply-To: jsmitford@yahoo.com

To: "david.ryu@lacity.org" &lt;david.ryu@lacity.org&gt;

Cc: "lmeister@weho.org" &lt;lmeister@weho.org&gt;, "hailey.branson@latimes.com" &lt;hailey.branson@latimes.com&gt;, "Henry@weherville.com" &lt;Henry@weherville.com&gt;, "davidambroz@gmail.com" &lt;davidambroz@gmail.com&gt;

Very disappointed that you failed to answer my email. I must assume that you took campaign contributions from Townscape?

Sent from Yahoo Mail. Get the app

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Sent from Yahoo Mail. Get the app

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9058K

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**Stop8150Sunset**

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Luciralia Ibarra &lt;Luciralia.Ibarra@lacity .org&gt;

---

## 8150 Sunset Errata Upload

1 message

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**William Lamborn** <william.lamborn@lacity.org>

Thu, Jun 9, 2016 at 5:20 PM

To: Planning WebPosting &lt;Planning.Webposting@lacity.org&gt;

Cc: Luciralia Ibarra &lt;Luciralia.Ibarra@lacity.org&gt;

Hello,

Can you please upload the attached to the 8150 Sunset Final EIR page?

The attached document would be linked to the following text: "8150 Sunset Boulevard Final Environmental Impact Report - Errata"

Please place the link immediately below the "8150 Sunset Boulevard" title text in the "Final Environmental Impact Report" section of the Department's website under "Environmental Review"

Please move 8150 Sunset to the top of the list on the Final EIR page.

Thanks so much and let me know if you have any questions.



William Lamborn  
Major Projects  
Department of City Planning  
200 N. Spring Street, Rm 750  
Ph: [213.978.1470](tel:213.978.1470)

Please note that I am out of the office every other Friday.

**8150 Sunset EIR Errata (6-9-16) - Final rev.pdf**

193K

**ERRATA TO THE FINAL EIR  
8150 SUNSET BOULEVARD MIXED USE PROJECT**

**CASE NUMBER: ENV-2013-2552-EIR  
STATE CLEARINGHOUSE NUMBER: 2013091044**

Prepared by:

ESA PCR  
June 2016

On behalf of:

The City of Los Angeles  
Department of City Planning  
Environmental Analysis Section

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# Table of Contents

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Page

**ERRATA - 8150 SUNSET BOULEVARD MIXED USE PROJECT FINAL EIR**

A. Introduction.....	1
B. Errata.....	2

# ERRATA – 8150 SUNSET BOULEVARD MIXED USE PROJECT FINAL EIR

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## A. INTRODUCTION

This Errata has been prepared to clarify and supplement relevant information and analysis provided in the Final Environmental Impact Report,<sup>1</sup> (“Final EIR”) for the 8150 Sunset Boulevard Mixed Use Project (“Project”). The information provided herein does not represent significant new information that would affect the analysis or conclusions presented in the Draft EIR. CEQA requires recirculation of a Draft EIR only when “significant new information” is added to a Draft EIR after public notice of the availability of the Draft EIR has occurred (refer to California Public Resources Code Section 21092.1 and CEQA Guidelines Section 15088.5), but before the EIR is certified. Section 15088.5 of the CEQA Guidelines specifically states: “New information added to an EIR is not ‘significant’ unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project’s proponents have declined to implement. ‘Significant new information’ requiring recirculation includes, for example, a disclosure showing that:

- A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.
- A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted to reduce the impact to a level of insignificance.
- A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the significant environmental impacts of the project, but the project’s proponents decline to adopt it.
- The draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.”

CEQA Guidelines Section 15088.5 also provides that “[r]ecirculation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR . . . . A decision not to recirculate an EIR must be supported by substantial evidence in the administrative record.”

The information added to the Final EIR in this Errata does not contain significant new information that deprives the public of a meaningful opportunity to comment upon a substantial adverse effect environmental effects of the Project or a feasible way to mitigate or avoid such an effect that the Applicant has declined to adopt. Additionally, information provided in this Errata does not present a feasible Project alternative or mitigation measure considerably different from others previously analyzed in the Draft EIR. All of the information added to the Final EIR pursuant to this Errata merely clarifies, corrects, adds to, or makes insignificant modifications to information in the Draft EIR. The City has reviewed the information in this Errata and has determined that it does not change any of the basic findings or conclusions of the Final EIR,

---

<sup>1</sup> Case Number: ENV-2013-2552-EIR, State Clearinghouse Number: 2013091044.

does not constitute “significant new information” pursuant to CEQA Guidelines Section 15088.5, and does not require recirculation of the Draft EIR.

This Errata, combined with the Draft EIR and Final EIR, including technical appendices and reports thereof, comprise the Final EIR.

## B. ERRATA

The following modifications to the text contained in the Draft EIR and Final EIR comprise this Errata (no changes to RP-DEIR text are necessary), which includes clarifications and corrections to these documents based on information received since circulation of the Draft EIR and RP-DEIR and publication of the Final EIR, specifically with regard to implementation of mitigation measures to address operational Project-related impacts to local intersection capacity.

### 1. ERRATA TO THE DRAFT EIR

The Draft EIR indicated on pages 4.J-64 and 4.J-66 in Section 4.J, Transportation and Circulation, that with the incorporation of Mitigation Measure TR-1, which would require the installation of a traffic signal at the Fountain Avenue/Havenhurst Drive intersection, Project impacts to local intersections would be reduced to a less than significant level. As further discussed therein, while the signal would improve the operations of the intersection, implementation of the mitigation measure is under the jurisdiction of the City of West Hollywood, and therefore if the City of West Hollywood were to determine that it does not wish to install a new traffic signal at this location, the Project’s potential impact would remain significant and unavoidable and would also contribute to a significant cumulative impact at this intersection. There are other areas of the Draft EIR, however, where repeating this information would provide further clarification. In addition, the discussion of the signalized intersection mitigation in one instance mistakenly identified the Los Angeles Department of Transportation, instead of the City of West Hollywood, as the enforcement agency. The limited changes made by this Errata to address these issues are specifically described below.

## EXECUTIVE SUMMARY

### 1. Draft EIR Page ES-3. Modify text in the last paragraph under Subheading E, Significant and Unavoidable Environmental Impacts, as follows:

Significant unavoidable impacts could occur as a result of Project impacts, cumulative impacts, and as a secondary effect from the implementation of a mitigation measure. Based on the analysis contained in Chapter 4, *Environmental Impact Analysis*, and Chapter 6, *Other CEQA Considerations*, the Project would result in significant historical resources impacts, significant construction noise and vibration impacts, and significant construction-related traffic impacts. In addition, although implementation of proposed mitigation measures would reduce all operational traffic impacts to less than significant levels, the intersection of Fountain Avenue and Havenhurst Drive is within the City of West Hollywood, and in the event the City elects not to implement Mitigation Measure TR-1, impacts to this intersection would remain significant and unavoidable.

## 6.0 OTHER CEQA CONSIDERATIONS

### 1. Draft EIR Page 6-2. Modify text in the first full paragraph on the page as follows:

**Transportation and Circulation:** As analyzed in Section 4.J, *Transportation and Circulation*, of this Draft EIR, the results of the evaluation of potential construction-related traffic impacts of the Project, including demolition, excavation, and construction activities, indicate that significant construction-related traffic impacts are not generally anticipated, although temporary significant impacts could occur along Sunset Boulevard between the Project Site (Crescent Heights Boulevard) and the US-101 Freeway during off-peak periods (9:00 A.M. to 4:00 P.M.) during the four-month shoring and excavation phase. In general, however, the proposed haul route would aid in minimizing impacts to the surrounding surface street network by providing a direct route between the Project Site and the US-101 Freeway and avoiding more heavily congested arterials such as Hollywood Boulevard and Santa Monica Boulevard. Further, all construction-related vehicles would stage or park on the Project Site or at a remote location to be identified prior to the initiation of any construction activities, eliminating potential impacts to area traffic flow caused by large vehicles parked along roadways or numerous construction worker vehicles using available public parking. Finally, it should be noted that the Project would be required to prepare a detailed worksite construction traffic control plan for review and approval by the City. This plan would identify any potential lane closures or other items affecting roadway operations in the Project area, and would minimize disruption to normal traffic flows resulting from the construction activities. However, although construction-related traffic impacts would be temporary in nature, they could remain significant and unavoidable, during the midday (off-peak) hours only, for the duration of the shoring and excavation phase of Project construction. In addition, although implementation of proposed mitigation measures would reduce all operational traffic impacts to less than significant levels, the intersection of Fountain Avenue and Havenhurst Drive is within the City of West Hollywood, and in the event the City elects not to implement Mitigation Measure TR-1, impacts to this intersection would remain significant and unavoidable. Please refer to 4.J, *Transportation and Circulation*, of this Draft EIR for further discussion of this topic.

## 2. ERRATA TO THE FINAL EIR

### 4.0 MITIGATION MONITORING PROGRAM

#### 1. Final EIR Page 4-18. Modify text under the Mitigation Measures subheading as follows:

**Mitigation Measure TR-1:** The applicant shall install a new traffic signal at Fountain Avenue /Havenhurst Drive. The new signal shall be a simple, two-phase signal (one for Fountain Avenue traffic and one for Havenhurst Drive traffic). The signal shall be fully actuated so as to minimize disruption to Fountain Avenue through traffic flows, but provide a “green” indication for both northbound and southbound Havenhurst Drive when traffic on one or both of those approaches begins to exhibit unacceptable delays due to high volumes and/or limited gaps in Fountain Avenue traffic, particularly during the A.M. and P.M. peak traffic periods.

**Enforcement Agency:** Los Angeles Department of Transportation; Los Angeles Department of Building and Safety City of West Hollywood

**Monitoring Agency:** Los Angeles Department of Transportation; City of West Hollywood

**Monitoring Phase:** Prior to occupancy

**Monitoring Frequency:** Once prior to occupancy

**Action Indicating Compliance:** Field inspection sign-off and compliance certification report submitted by project contractor



Luciralia Ibarra <luciralia.ibarra@lacity .org>

## 8150 Sunset (Traffic triangle and Revocation Permit)

8 messages

Luciralia Ibarra <luciralia.ibarra@lacity.org>

Wed, Jun 8, 2016 at 6:43 PM

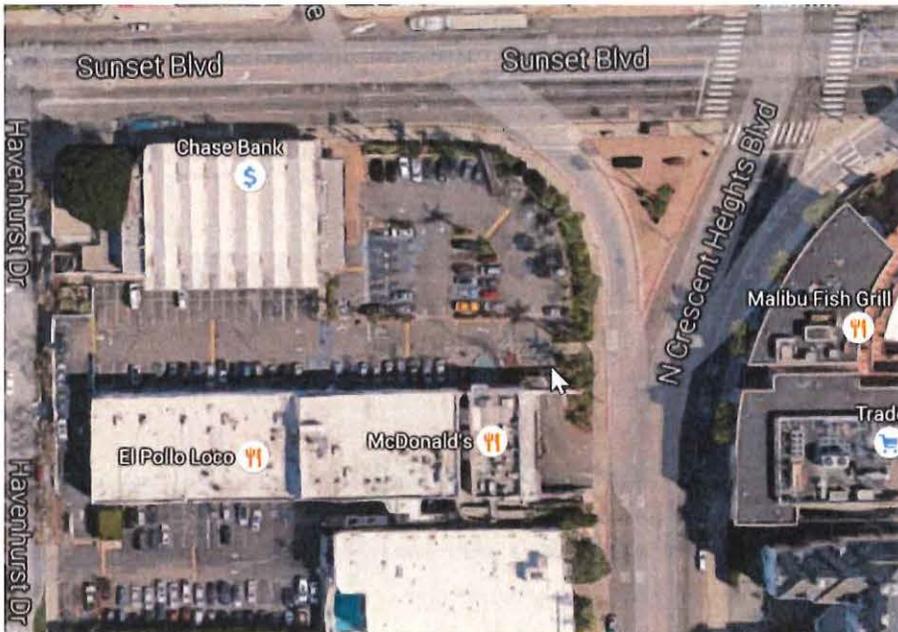
To: Tomas Carranza <tomas.carranza@lacity.org>, Carl Mills <carl.mills@lacity .org>

Cc: William Lamborn <william.lamborn@lacity .org>

Hi Tomas and Carl,

We are preparing to take the 8150 Sunset project to Commission on 7/28.

For reference, here is the project site (with the existing traffic island to be reconfigured):



And see Page 3 of this link for the project's tract map:

[http://planning.lacity.org/eir/8150Sunset/8150SunsetscannedCaseFiles/VTT72370\\_SIGNED\\_2016-0413Revised.pdf](http://planning.lacity.org/eir/8150Sunset/8150SunsetscannedCaseFiles/VTT72370_SIGNED_2016-0413Revised.pdf)

We have received numerous comments from the public who don't understand the revocation process and what it means for the City. Also, there is concern about the reconfiguration of the right turn lane at Sunset & Crescent Heights. We would like to better understand what the coordination is between BOE and DOT for the reconfiguration of City-owned property when it's done to improve pedestrian/traffic conditions.

I was hoping we could meet in the next week to get additional information from you both so that we can get the necessary detail so that we can present the information in a manner that the public and the commissioners can more clearly understand.

Can you let me know if any of the following dates/times work for you?

6/14 - 9-10am; 230-5

6/15 - 10-11, 130-230, 330-5

6/16 - 1030-5

6/17 - 10-2pm

If none of those dates/times work for you next week, all day Monday (6/20), Tuesday (6/21), and Friday (6/24).

Thank you!

-Luci



**Luciralia Ibarra** | Senior City Planner

Major Projects | Department of City Planning | City of Los Angeles

[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org) | 213.978.1378

---

**Tomas Carranza** <tomas.carranza@lacity.org>

Thu, Jun 9, 2016 at 10:56 AM

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

Cc: Carl Mills <carl.mills@lacity.org>, William Lamborn <william.lamborn@lacity.org>

Hi Luci,

Next Thursday at 2 PM and Fri at 10 AM work for me.

[Quoted text hidden]

---

**Tomas Carranza, PE**

Senior Transportation Engineer

Transportation Planning & Land Use Review

Los Angeles Department of Transportation

213.972.8476    

**LADOT**

Notice: The information contained in this message is proprietary information belonging to the City of Los Angeles and/or its Proprietary Departments and is intended only for the confidential use of the addressee. If you have received this message in error, you are not the addressee, an agent of the addressee, or otherwise authorized to receive this information, please delete/destroy and notify the sender immediately. Any review, dissemination, distribution or copying of the information contained in this message is strictly prohibited.

---

**Carl Mills** <carl.mills@lacity.org>

Thu, Jun 9, 2016 at 3:11 PM

To: Tomas Carranza <tomas.carranza@lacity.org>

Cc: Luciralia Ibarra <luciralia.ibarra@lacity.org>, William Lamborn <william.lamborn@lacity.org>

Unfortunately, neither time works for me.

[Quoted text hidden]

Carl Mills, P.E.

Central District | Civil Engineer | Case Manager

Bureau of Engineering | Department of Public Works

201 North Figueroa Street, Suite 1030

Los Angeles, CA 90012

O: (213) 482-6701 | F: (213) 482-7007



---

**Luciralia Ibarra** <luciralia.ibarra@lacity.org>

Thu, Jun 9, 2016 at 3:43 PM

To: Carl Mills &lt;carl.mills@lacity.org&gt;

Cc: Tomas Carranza &lt;tomas.carranza@lacity.org&gt;, William Lamborn &lt;william.lamborn@lacity.org&gt;

How about any of the days/times for the following week?:

6/16 - 1030-5

6/17 - 10-2pm

Thank you,

Luci

[Quoted text hidden]

---

**Luciralia Ibarra** <luciralia.ibarra@lacity.org>

Thu, Jun 9, 2016 at 3:45 PM

To: Carl Mills &lt;carl.mills@lacity.org&gt;

Cc: Tomas Carranza &lt;tomas.carranza@lacity.org&gt;, William Lamborn &lt;william.lamborn@lacity.org&gt;

Sorry, I meant the following week:

6/20 - 10-5

6/21 - 10-5

Thanks!

[Quoted text hidden]

---

**Carl Mills** <carl.mills@lacity.org>

Thu, Jun 9, 2016 at 4:07 PM

To: Luciralia Ibarra &lt;luciralia.ibarra@lacity.org&gt;

Cc: Tomas Carranza &lt;tomas.carranza@lacity.org&gt;, William Lamborn &lt;william.lamborn@lacity.org&gt;

Monday, 6/20 is wide open as long as I get to leave before 4pm.

[Quoted text hidden]

---

**Tomas Carranza** <tomas.carranza@lacity.org>

Thu, Jun 9, 2016 at 4:33 PM

To: Carl Mills &lt;carl.mills@lacity.org&gt;

Cc: Luciralia Ibarra &lt;luciralia.ibarra@lacity.org&gt;, William Lamborn &lt;william.lamborn@lacity.org&gt;

6/20 works for me too - preferably at 10 AM.

[Quoted text hidden]

---

**Luciralia Ibarra** <luciralia.ibarra@lacity.org>

Thu, Jun 9, 2016 at 5:49 PM

To: Tomas Carranza &lt;tomas.carranza@lacity.org&gt;

Cc: Carl Mills &lt;carl.mills@lacity.org&gt;, William Lamborn &lt;william.lamborn@lacity.org&gt;

Thanks everyone! I sent the invite.

-Luci

[Quoted text hidden]



Luciralia Ibarra &lt;Luciralia.ibarra@lacity .org&gt;

---

**8150 Sunset supplemental**

2 messages

---

Jim <jamesos@aol.com>  
To: luciralia.ibarra@lacity.org  
Cc: William.lamborn@lacity.org, laura.lake@gmail.com

Fri, Jun 10, 2016 at 2:29 PM

Luci

Please acknowledge this Fix The City supplemental to 8150 Sunset.

Thank You.

Jim

James O'Sullivan  
213-840-0246 - Cell

---

 **FTC\_SUPPLEMENTAL 8150 SUNSET WITH PICS.pdf**  
2357K

---

William Lamborn <william.lamborn@lacity.org>  
To: Jim <jamesos@aol.com>  
Cc: Luciralia Ibarra <Luciralia.ibarra@lacity.org>, Laura Lake <laura.lake@gmail.com>

Fri, Jun 10, 2016 at 3:57 PM

Hello James,  
Receipt confirmed.

Best,  
Will Lamborn  
[Quoted text hidden]



William Lamborn  
Major Projects  
Department of City Planning  
200 N. Spring Street, Rm 750  
Ph: 213.978.1470

Please note that I am out of the office every other Friday.

# FIX THE CITY

---

June 10, 2016

William Lamborn  
City of Los Angeles  
Major Projects Section  
Department of City Planning  
200 N. Spring Street, Room 750  
Los Angeles, CA 90012

VIA [EMAIL: William.lamborn@lacity.org](mailto:William.lamborn@lacity.org); [Luci.ibarra@lacity.org](mailto:Luci.ibarra@lacity.org)

**RE: 8150 Sunset Boulevard Mixed-Use Project Case Numbers: VTT-72370-CN, CPC-2013-2551-CUB-DB-SPR, CEQA Number: ENV-2013-2552-EIR**

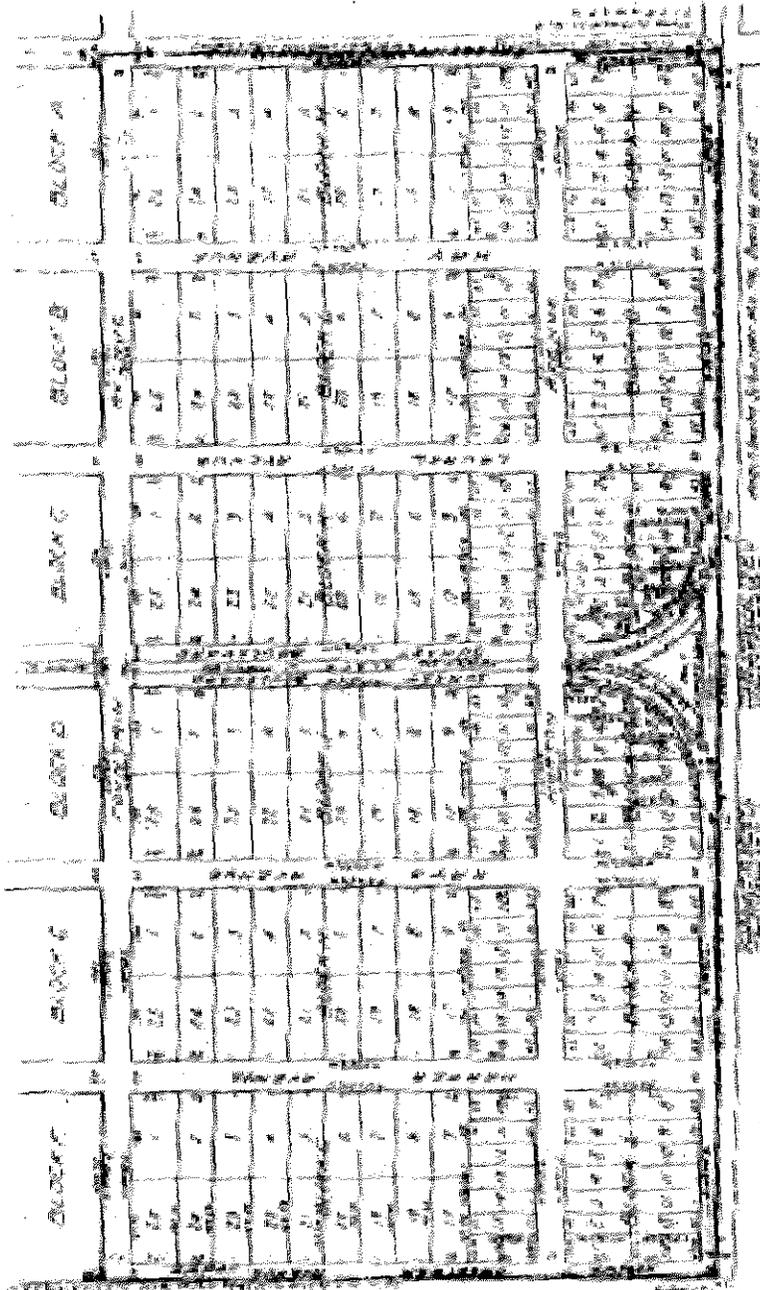
Dear Ms. Ibarra:

This supplements our previous submission on this project.

1. 1905. Sanborn map showing the Crescent Heights Tract.
2. 1941. Crescent Heights and Sunset and 8118 Sunset.
3. 1950's. Shows full area.
4. 1966. 8118 Sunset (Pandora's Box). Right hand turn lane in foreground.
5. 1967. Demo permit for 8116-8118 Sunset (Pandora's Box
6. 1967 Drawing of Pandora's box on parcel to be demolished.
7. 1968 Bank and in the distance the now traffic Island 8118 Sunset
8. 1973 Right hand turn lane and Island.
9. 2016 Right hand turn and Island
10. 2016 Current Traffic Flow Crescent Heights and Sunset.
11. 2016 Current traffic Island and projects projected public space

Sincerely:

James O'Sullivan  
Vice President, Fix The City  
[jamesos@aol.com](mailto:jamesos@aol.com)  
213-840-0246

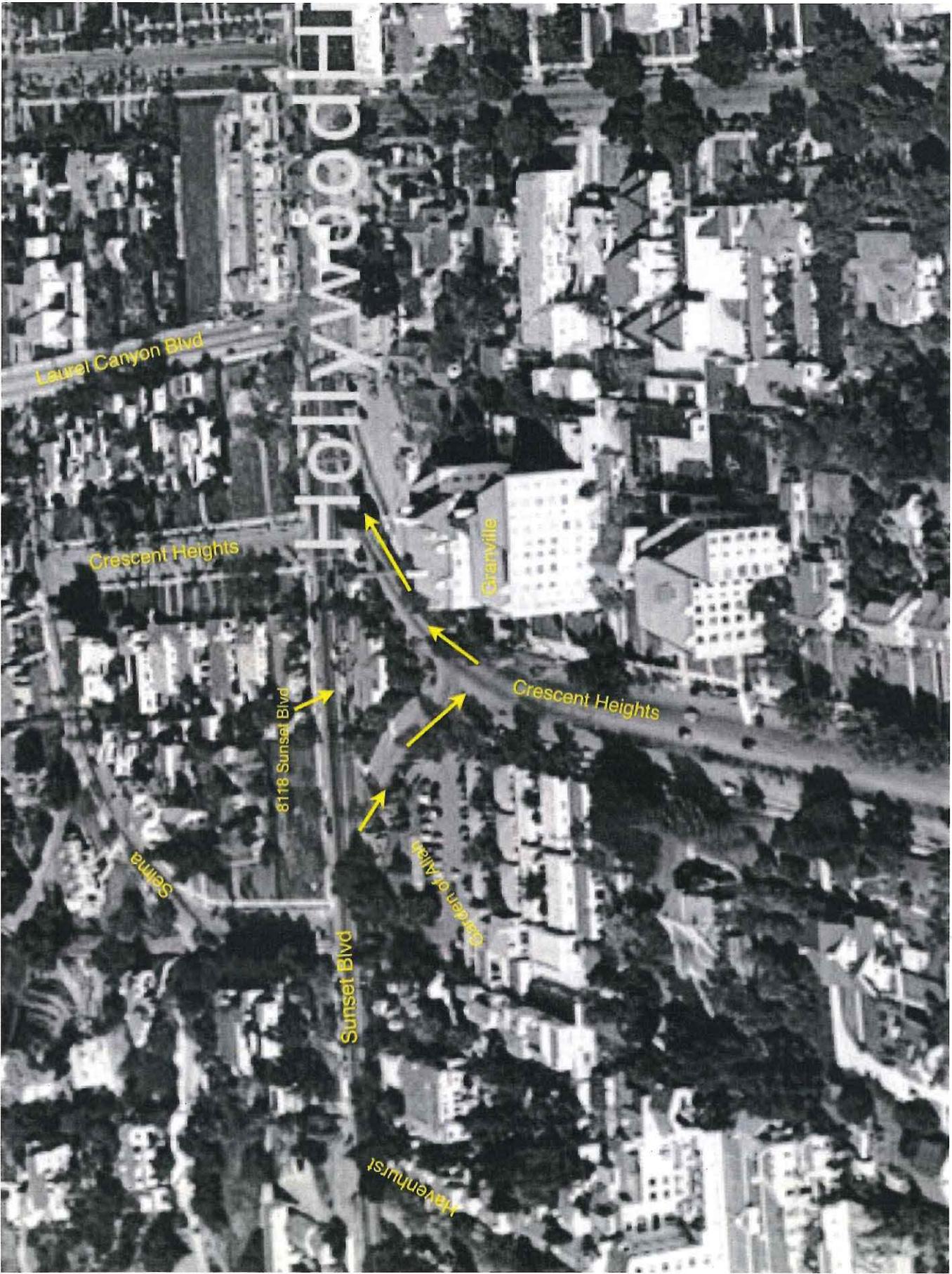


Street Map changes to ~~present~~ <sup>present</sup> ~~Map No. 113-80~~  
 Atlas City - ~~Map No. 113-80~~

City of Los Angeles & County of Los Angeles  
 by ~~City of Los Angeles~~ <sup>City of Los Angeles</sup> ~~City of Los Angeles~~

Registered Jan. 11<sup>th</sup> 1905  
 Serial number 113-300

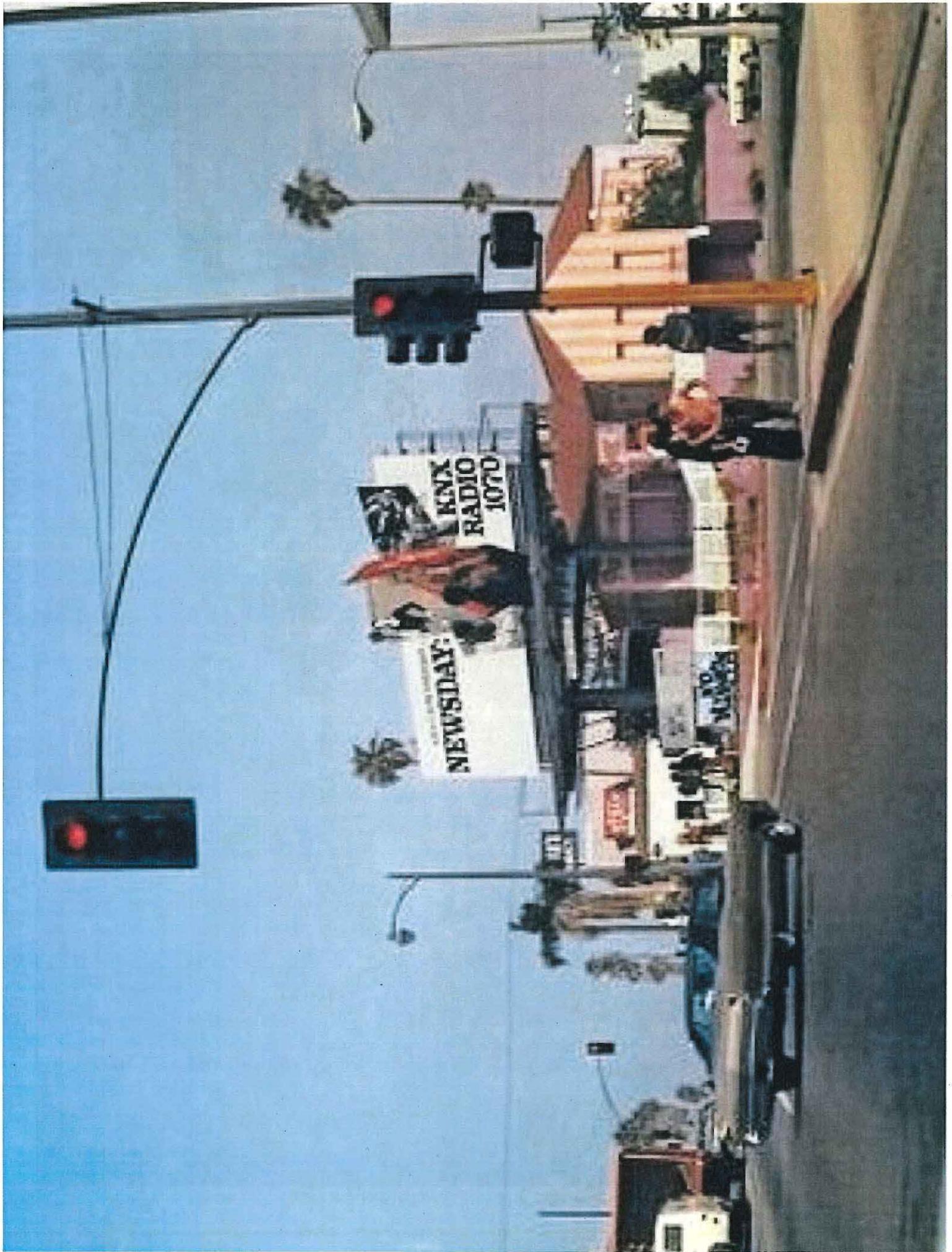
Figure 5 Crescent Heights Tract, Map Book 6, Page 93 (Los Angeles City, Department of Public Works, Bureau of



**Year 1941 Crescent Heights and Sunset Blvd, 8118 Sunset Blvd**



Late 1950 Aerial View Sunset Blvd, Crescent Heights & Havenhurst



KNX  
RADIO  
1070

NEWSDAY

**3 APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY** B&S Form B-3  
 CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

**INSTRUCTIONS:** 1. Applicant to Complete Numbered Items Only  
 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR.	LOT	BLK	TRACT	GENSUS TRACT
frac Blk	Y		Crescent Hgts	DIST. MAP 7016
2. PRESENT USE OF BUILDING (O) Dwelling & office	NEW USE OF BUILDING Demo			ZONE C-2-2
3. JOB ADDRESS 8116-18 Sunset Blvd				FIRE DIST. I
4. BETWEEN CROSS STREETS Crescent Hgts Blvd AND Crescent Hgts				INSIDE COR. LOT KEY thm REV. COR.
5. OWNER'S NAME City of Los Angeles				LOT SIZE irreg
6. OWNER'S ADDRESS Rm 540 City Hall				REAR ALLEY /
7. ARCHITECT OR DESIGNER				SIDE ALLEY BLDG. LINE 10 Sunset
8. ENGINEER				AFFIDAVITS /
9. CONTRACTOR Cleveland Wrecking Co C21 21064 269 0633				
10. SIZE OF EXISTING BLDG. 15x20	STORIES 1	HEIGHT 10	NO. OF EXISTING BUILDINGS ON LOT AND USE 2 offices	
11. MATERIAL OF CONSTRUCTION	EXT. WALLS wood	ROOF	FLOOR wd slab	
12. JOB ADDRESS 8116-18 Sunset Blvd				DISTRICT OFFICE LA
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 200 <sup>00</sup>				GRADING /
14. NEW WORK: DEMO Demo Demo to comply w/ bd resol				CRIT. SOIL /
6213 Public Wks 10145 X 48180				HIGHWAY DED. yes
NEW USE OF BUILDING DEMO				FLOOD /
TYPE II	GROUP G-1	SPRINKLERS REQ'D SPECIFIED	VALUATION APPROVED	CONS. yes
BLDG. AREA	MAX. OCC.	TOTAL	PLANS CHECKED	ZONED BY Bussard
DWELL. UNITS	GUEST ROOMS	SPACES REQ'D PROVIDED	PLANS APPROVED	FILE WITH
P.C. No.	CONT. INSP.	APPLICATION APPROVED	INSPECTOR LOVATT	
P.C.	S.P.C.	G.P.I.	B.P. 200	I.F. /
			O.S.	C/O
				TYPIST LJ

CASHIER USE ONLY  
 AUG-1-67 36927 E •50518 X-1 CS 2.00

**STATEMENT OF RESPONSIBILITY**

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 L.A.M.C.)

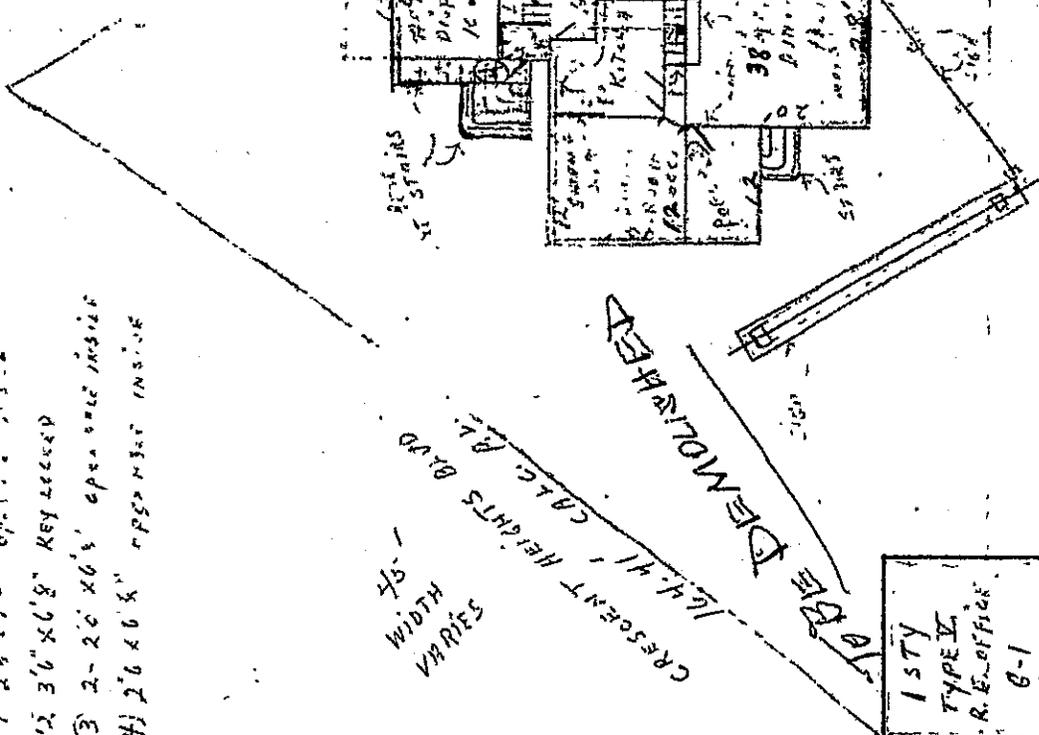
Signed Cleveland Wrecking Co  
 (Owner or Agent)

Bureau of Engineering	ADDRESS APPROVED	Name EAdams 7/31	Date
	SEWERS AVAILABLE	Hollywood Brockerick Mcrowell	
	NOT AVAILABLE		7/31
	DRIVEWAY APPROVED		
	HIGHWAY DEDICATION REQUIRED		
	COMPLETED		
Conservation	FLOOD CLEARANCE APPROVED		
<del>no ref</del>	APPROVED FOR ISSUE FILE # 48180	Marquardt	7/31/67
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED		
Planning	APPROVED UNDER CASE #		
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)		
Traffic	APPROVED FOR		

DOOR SCHEDULE

- 1) 2'8" x 6'8" opening inside
- 2) 3'0" x 6'8" KEY LOCKED
- 3) 2'-20" x 6'8" open and inside
- 4) 2'0" x 6'8" open and inside

CPD  
BLVD



163'47" CALC. RT.  
CRESCENT HEIGHTS BLVD  
WIDTH VARIES

2ND FLOOR PORTION

164'41" CALC. RT.  
CRESCENT HEIGHTS BLVD  
WIDTH VARIES

107'6" DEMONSTRATED  
176'36" CALC. RT.

1STY  
TYPE II  
R.E. OFFICE  
0-1

LOT - FR. OF BLOCK Y  
BLOCK - Y  
TRACT - CRESCENT  
HEIGHTS

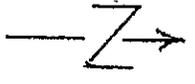
ZONE - C-2  
F.D. - 2

OWNER -  
MRS. L. DEMB. & SON  
800-4375' Broadway

CONTACT -  
MR. SCHACEL  
MR. GELBERG

J.G.A. PHOENIX  
5474 PHOENIX  
4006 So. Broadway  
L.R. 371

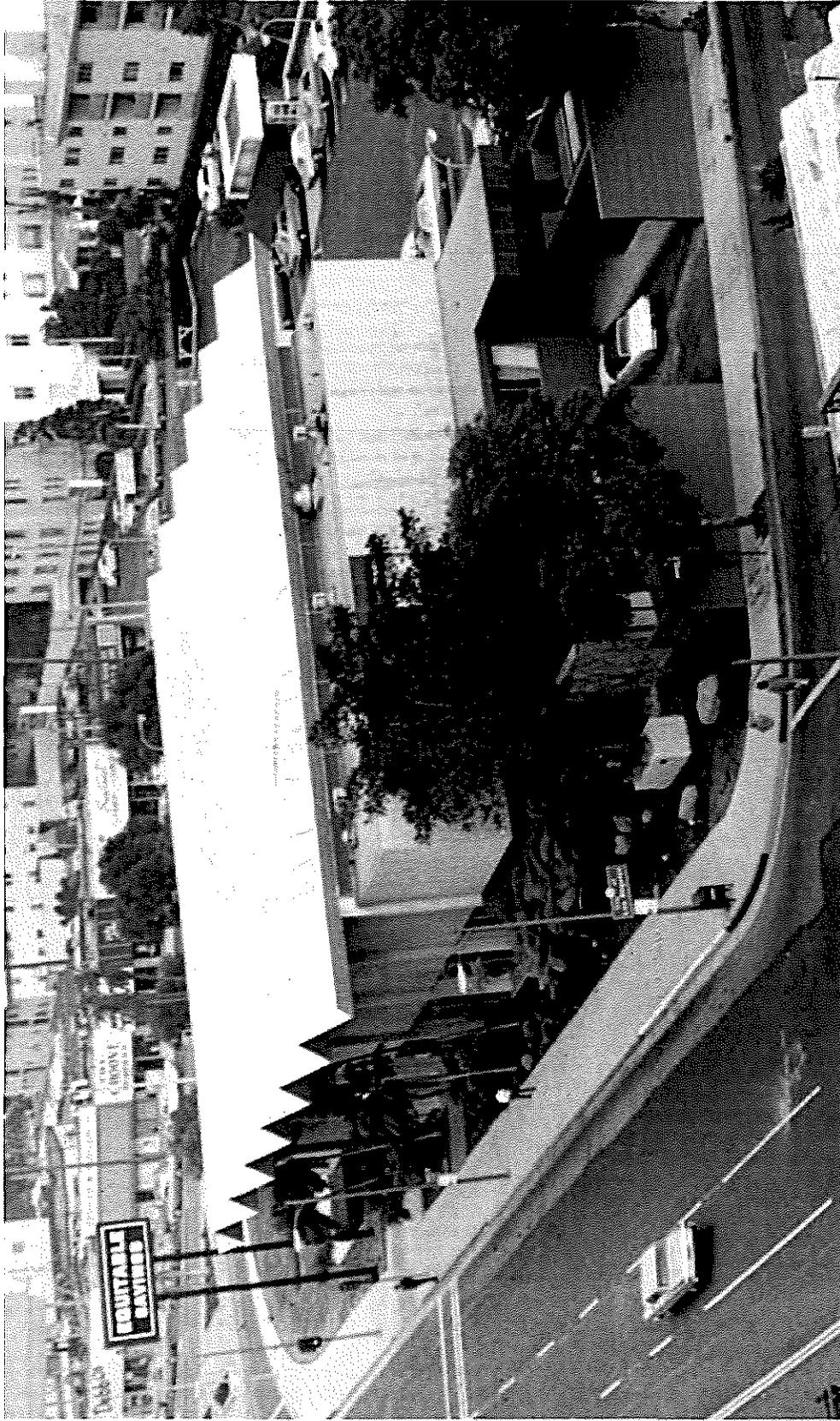
PHONE - OLDFIELD  
6-9192



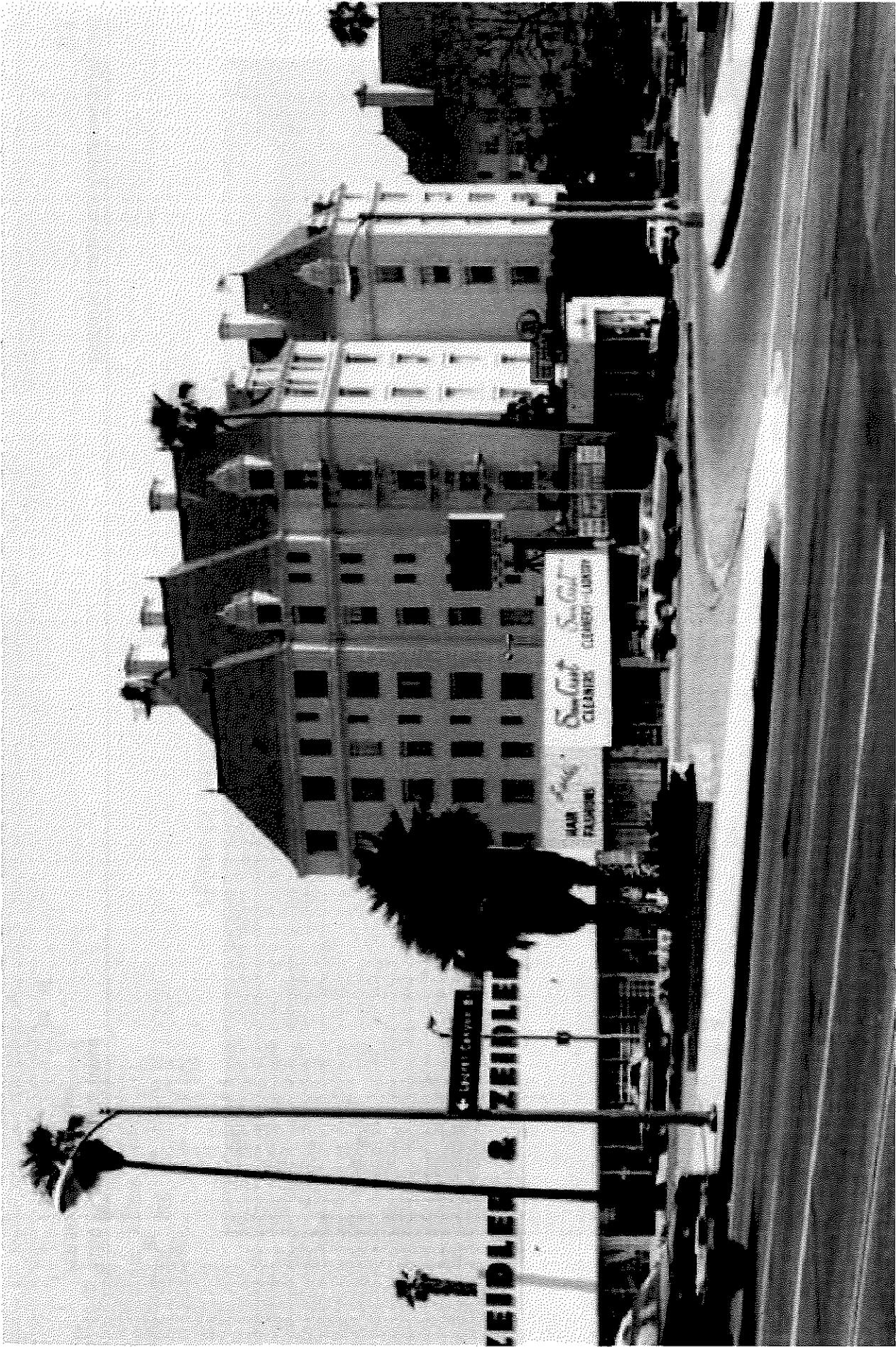
SCALE - 1/4" = 5' 0"  
J.B. GOOLEY  
JAN. 24-1958  
SHEET 1 OF 2 340073

176'36" CALC. RT.

SUNSET BLVD.  
CENSUS TRACT 51 BLOCK 37  
CHANGE OF OCCUPANCY SURVEY  
8116-18 SUNSET BLVD.



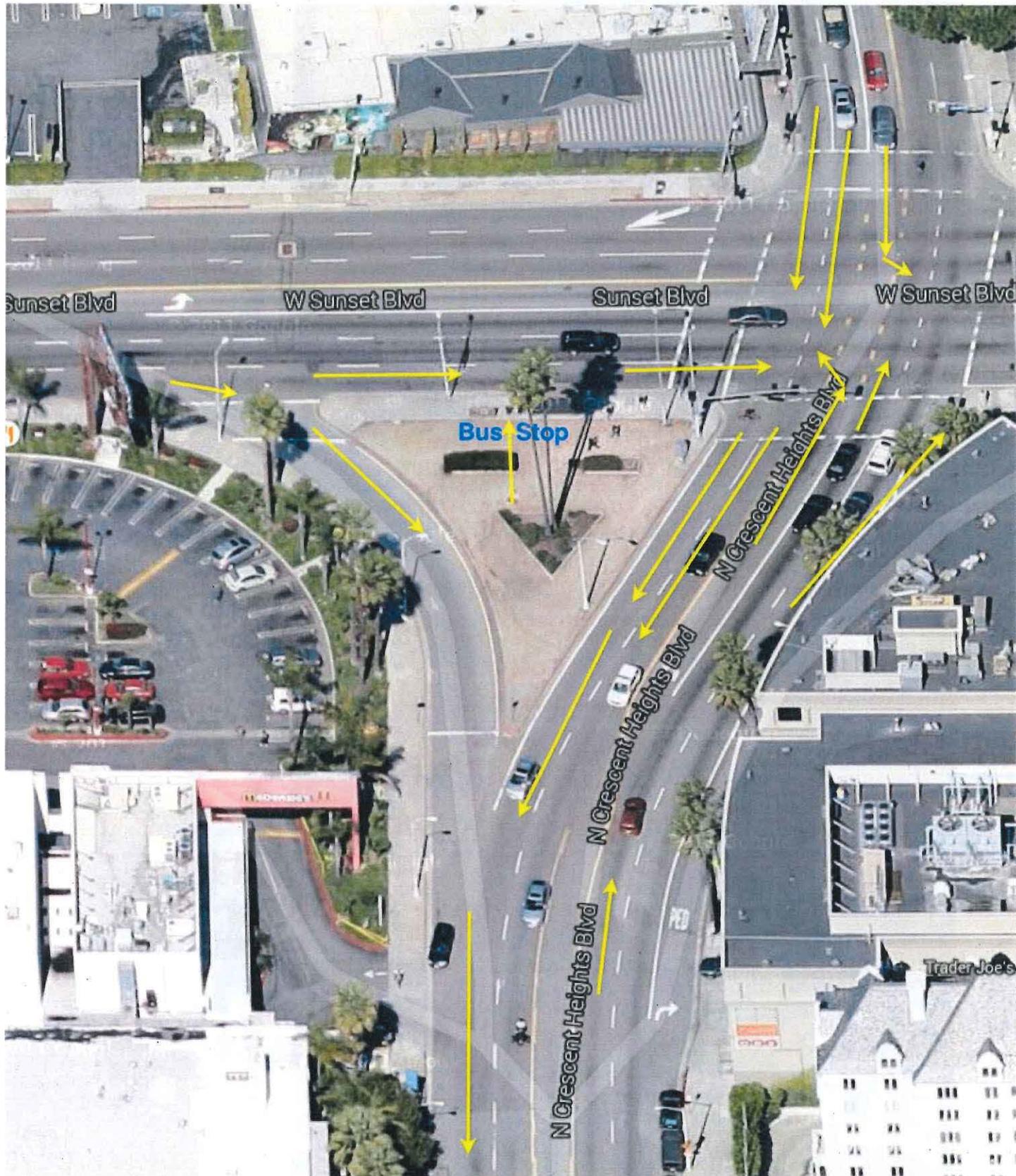
*Figure 65 Equitable Savings, 1968 (Bison Archives)*



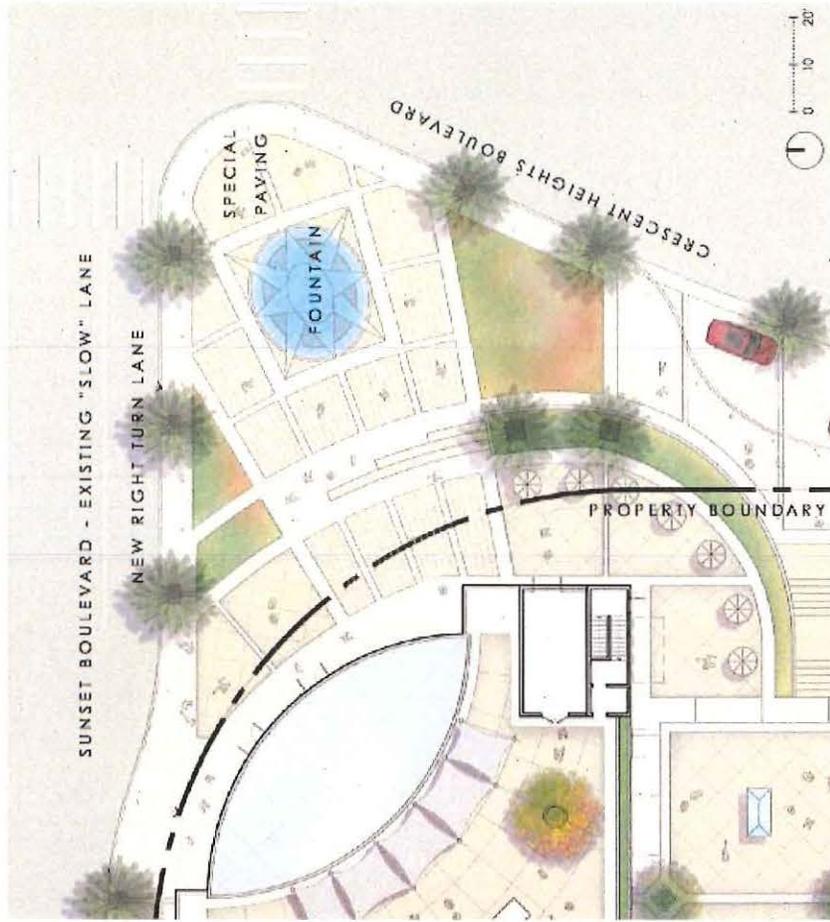
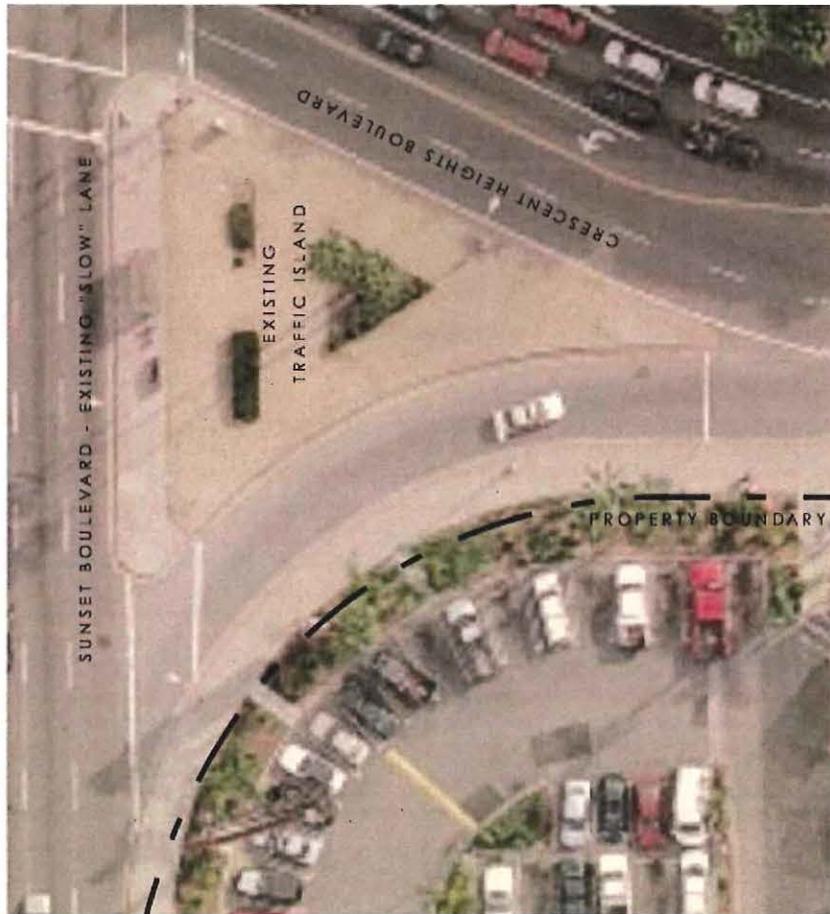
Sunset Blvd turn to south bound Crescent Heights about 1973



**Sunset Blvd east bound to Crescent Heights south bound**



Current Traffic Flow, Crescent Heights & Sunset Blvd



HART HOWERTON

**8150 SUNSET BOULEVARD**  
Los Angeles, California

FOUNTAIN PLAZA  
AUGUST 16, 2013

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Luciralia Ibarra &lt;luciralia.ibarra@lacity .org&gt;

## 8899 Beverly / 8150 Sunset - "Jim Crow" problems - Townscape - Angelo/Gordon

2 messages

jsmitford@yahoo.com &lt;jsmitford@yahoo.com&gt;

Tue, Jun 14, 2016 at 7:34 PM

Reply-To: jsmitford@yahoo.com

To: lhorvath@weho.org

Cc: "patt.morrison@latimes.com" <patt.morrison@latimes.com>, james.osullivan@miraclemilela.com, david.ryu@lacity .org, Robert Silverstein <robert@robertsilversteinlaw.com>, ken@citywatchla.com, liam.dillon@latimes.com, David Ambroz <davidambroz@gmail.com>, lmeister@weho.org, steve.lopez@latimes.com

Dear Lindsey:

Thanks for your email.

As for your questions of credibility, I would suggest you check the attached PDFs from the stop8159suset group and the following media sources for the facts you believe are fabricated:

<http://wehonews.com/8899-beverly-partners-ditch-most-of-their-segregationist-strategy/http://www.weho.org/home/showdocument?id=19966>

<http://beverlypress.com/2015/08/west-hollywood-council-approves-8899-beverly-project/>

<http://www.latimes.com/local/westside/la-me-poor-doors-20140811-story.html>

[http://laist.com/2014/08/04/weho\\_complex\\_doesnt\\_want\\_the\\_lower.php](http://laist.com/2014/08/04/weho_complex_doesnt_want_the_lower.php)

<http://www.wehoville.com/2013/04/17/sunset-stripmall-owner-sued-by-tenants-over-parkingfees/>

<http://www.wehoville.com/2015/08/18/divided-weho-city-council-votes-to-move-forward-with-8899-beverly-project/>

<http://www.citywatchla.com/index.php/the-la-beat/11198-the-8150-sunset-project-rotten-to-the-core>

<http://www.latimes.com/local/westside/la-me-poor-doors-20140811-story.html>

What is equally disturbing is these developers promoted their "Jim Crow" doors, a very hateful action, and West Hollywood still was willing to work with them. If WEHO hadn't overcome the Townscape/Angelo-Cordon pressure from John Duran and lobbyists objecting to the "Jim Crow" doors, LGBT folks along with all the applicants would be walking through 8899 Beverly Blvd's "poor door"!

Regards,

J. S.

Sent from Yahoo Mail. Get the app

-----  
On Sat, 6/11/16, Lindsey Horvath <LHorvath@weho.org> wrote:

Subject: Re: Lindsey Horvath - West Hollywood Political Contributions - Townscape (8155 Sunset & 8899 Beverly)

To: "jsmitford@yahoo.com" <jsmitford@yahoo.com>

Cc: "patt.morrison@latimes.com" <patt.morrison@latimes.com>

Date: Saturday, June 11, 2016, 7:43 PM

Dear J.S. Mitford

Thank you for your response.

Unfortunately, again, you've gotten your facts wrong.

I urge you to focus on the facts regarding this project, which are quite compelling in their own right, and to stop undermining your credibility with these false attacks.

Lindsey

---

**3 attachments**

 **Townscape-Poor Doors.pdf**  
3039K

 **Duran.pdf**  
1934K

 **WEHO MEETING.pdf**  
1929K

---

**Luciralia Ibarra** <luciralia.ibarra@lacity.org>  
To: William Lamborn <william.lamborn@lacity.org>

Wed, Jun 15, 2016 at 2:23 PM

Fyi

[Quoted text hidden]

---

**3 attachments**

 **Townscape-Poor Doors.pdf**  
3039K

 **Duran.pdf**  
1934K

 **WEHO MEETING.pdf**  
1929K



**'Poor doors' development proposal draws scorn in West Hollywood**



**8899 Beverly Developer Would Segregate Low-Income Tenants from Amenities for Condo Owners**

HOME NEWS & POLITICS ARTS & CULTURE GAYLIFE MAGAZINE

**Divided WeHo City Council Votes to Move Forward with 8899 Beverly Project**

**Who are the men behind the 8899 Beverly Blvd and 8150 Sunset projects?**



The Townscape/Angelo Gordon (Beverly Hills and New York money) projects team. Pictured: Developers, Architect, Attorneys and Lobbyists.

**Does their "Jim Crow" style of thinking represent the values and diversity that represents West Hollywood and Los Angeles in considering their 8899 Beverly Blvd and 8150 Sunset proposed developments?**

- Considering the recent Orlando hate-filled tragedy against the LGBT community, it is time for WEHO and Los Angeles to disengage themselves from this arrogant 1% cabal of Beverly Hills and New York developers promoting hateful "Jim Crow" tactics! What's next from Townscape/Angelo-Gordon? These people have no ethics and morals. Only greed!

**The New York Times The Opinion Pages**

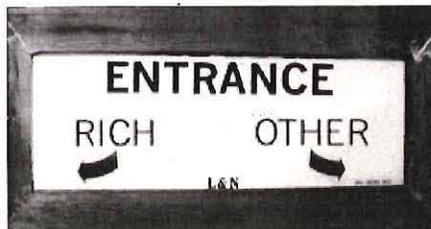
- "The so-called "Poor Door" or "Jim Crow Entrances used by massively wealthy developers with their new luxury building projects personify the seeds of hate, class distinctions and-greed.
- From Beverly Hills to New York, developers are using affordable housing to secure million dollar tax breaks gouging citizen taxpayers to build high-end buildings with separate entrances.
- Who are the developers and teams behind these projects pitching a "Poor Door" entrance for working class Americans?
- Who are the politicians eagerly seeking campaign contributions from these developers?
- The politicians, planning commissions and the businesses supporting these developers are complicit in this reincarnation of "Jim Crow" laws and "separate but equal" entrance in the 21st century. All the germs of blatant greed, economic xenophobia, exclusion and the seeds of hate.
- Is this what America has become?

Op-Ed - New York Times



**The Townscape 3 – Duran, Horvath and Heilman**

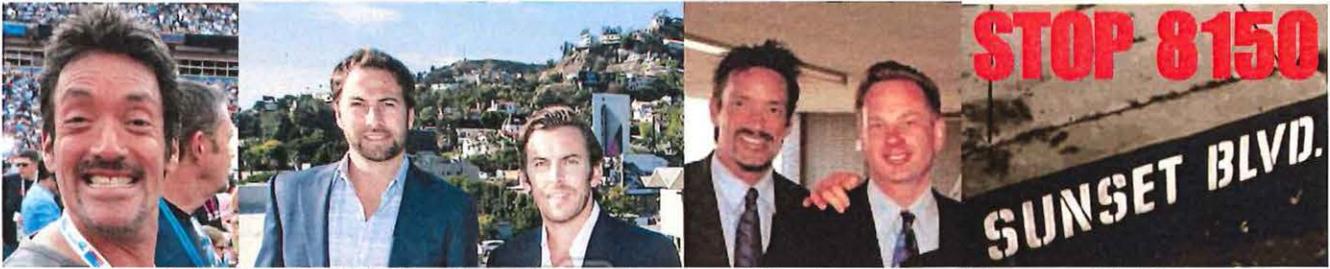
- Despite the Townscape/Angelo-Gordon actions regarding "Jim Crow" style policies, these three West Hollywood council members voted to approve the 8899 Beverly Blvd project after receiving campaign contributions from Townscape/Angelo-Gordon.



West Hollywood City Councilman John Duran is seen with Jeffrey Haber. Haber is a West Hollywood registered lobbyist and also an attorney with Paul Hastings, the Los Angeles law firm representing Townscape/Angelo Gordon. Duran and Haber have a lengthy association. Duran has accepted political donations from the developers and attempted to push through the separate "Jim Crow entrance for 8899 Beverly Blvd.

Follow the Money: What the 8899 Beverly Developer is Paying the WeHo Council





(Left to Right: WEHO City Councilman John Duran; Townscape NY Developers; Duran with Townscape lobbyist)

- **"Los Angeles is the second most corrupt area in the USA according to a University of Illinois study. Chicago is first and LA second."** Steve Lopez and Patricia Morrison - Los Angeles Times
- Is West Hollywood City Councilman John Duran part of the problem?
- **Can Duran be trusted to vote impartially when it comes to the 8150 Sunset development?**
- Townscape Partners (a New York backed development company) has paid thousands of dollars in political contributions to be sure John Duran continues to be on the West Hollywood City Council.

**Duran claims to have "rainbow coalition values" but he is backing 8150 Sunset. This is a NY development project totally run by white males – no women and no minorities.**

**As for Duran and his connection to this New York group with New Yorker values:**

- Townscape Partners, after buying the 8150 Sunset property, started charging customers \$3 per 15 minutes for parking. **Tenants sued Townscape** stating they didn't have the option of offering validation for parking and had lost 50 percent of their business as a result of the fees. Only McDonalds and Chase Bank were able to offer validation for 30 free minutes. **For an average meal at El Pollo, it cost \$12 to park.** Does Townscape hate Mexicans and their food?
- The New York developers' intention was to destroy the local businesses (many owned by minorities) driving them to financial ruin, and forcing them to surrender leases early. **Gay owned businesses went bankrupt.**
- Townscape installed the parking system without LA Building and Safety Permits. It was dangerous and struck pedestrians. It took nine months for the City of Los Angeles to do anything about the grave problem.
- **After LA had been threatened with a lawsuit,** the L.A. Planning Dept forced Townscape to shut it down.
- Los Angeles politicians have received big political contributions from NY developers like Townscape.
- Townscape plans to have the 8150 Sunset development's parking entrances and exits on Havenhurst Drive. Across from West Hollywood senior housing. **Many residents have AIDS and respiratory problems.**
- **Is Townscape anti-senior, minorities and gays? Can they be trusted after the NY style parking rip-off?**
- **Can WEHO trust the Los Angeles Planning Dept after doing nothing about the illegal parking?**



(Left to Right: Townscape NY Developers; Illegal Parking Signs; Duran with assistant that cost WEHO \$500,000; L.A. Planning Director: Vince Bertoni)

**Duran has been the focus of continued investigations and potential scandals,** yet certain political cohorts on the West Hollywood City Council continued to back him and paid **\$500,000 in settlements** to keep him in a voting position to back New York developers. Major campaign donations for three city council members came from Townscape.

- The City of West Hollywood paid out **\$500,000 to settle a lawsuit from Duran's former assistant** who claimed the city councilman was sexually harassing him. Duran met the assistant on a sex hookup website (Grinder), and the city employee salary was a \$150,000 a year.
- Los Angeles County prosecutors pursued **Duran on criminal charges** for misuse of a city credit card. WEHO spent thousands of dollars defending Duran.

**Can Duran be trusted when it comes to 8150 Sunset and his very close association with the NY developers?**

## 6-6-2016 – West Hollywood City Council

- West Hollywood City Council members (known as the Townscape 3) faced a backlash from citizens objecting to the 8150 Sunset Blvd Townscape development project which would bring New York values and crowded living conditions to West Hollywood. Comments ranged from traffic, pollution, Townscape being anti-gay, lies in the developer's EIR and WEHO politicians being racists.



### The Townscape 3 – Duran, Horvath and Heilman

- The “Townscape 3” accepted campaign contributions from the Townscape 8150 Sunset Blvd development project backed by New York money with N.Y. values.
- Duran, who is a big buddy of Townscape lawyers and lobbyists, joined Horvath and Heilman as they groveled to answer anti-8150 Sunset comments and backlashes by West Hollywood residents.
- Duran awkwardly tried to distance himself from the Townscape developers Tyler Siegel and John Irwin. Duran tried to give the impression he’s no longer “their boy.”
- The Townscape 3 blamed Los Angeles politicians and employees for the 8150 Sunset proposed development. They named L.A. Councilman David Ryu, Mayor Eric Garcetti and L.A. City Planning head Vince Bertoni.



Left to Right: David Ryu, Mayor Eric Garcetti, Vince Bertoni, Tyler Siegel, John Irwin.

- The “Townscape 3” also faced African-American citizens complaining that the all white West Hollywood City Council is anti-black. No surprise. New York developers destroyed gay, and minority businesses at the 8150 Sunset development. Prompting the question: Are the L.A. politicians and Townscape developers racists?



- The West Hollywood City Council Meeting faced tax-paying citizens (above) questioning the “Townscape 3” for accepting thousands of dollars of campaign contributions from the 8150 Sunset/New York developers along with other issues including the City Council’s racism, pro New York style development and not protecting senior citizens from growing rapist attacks in WEHO.

Stop8150Sunset



Luciralia Ibarra &lt;Luciralia.Ibarra@lacity .org&gt;

---

**2nd Addendum to 8150 Sunset VTT**

2 messages

**Laura Lake** <laura.lake@gmail.com>

Wed, Jun 15, 2016 at 2:49 PM

To: Luciralia.Ibarra@lacity.org, William.Lamborn@lacity.org

Cc: Don Parker &lt;dparker@sonultra.com&gt;, James O'Sullivan &lt;jamesos@aol.com&gt;, Mike Eveloff &lt;mevelof@gmail.com&gt;

Dear Luci,

Attached are our additional comments for your consideration, as well as two reference documents. Please confirm receipt.

Thank you,  
Laura

--

**Laura Lake, Ph.D.**

---

**3 attachments****2nd Addendum on VTT.docx.pdf**  
749K**Joint Legislative Budget Committee\_8150 Sunset ELDP Notice.pdf**  
3069K**LAMC 12.22 A. 25.docx**  
34K

---

**William Lamborn** <william.lamborn@lacity.org>

Wed, Jun 15, 2016 at 4:25 PM

To: Laura Lake &lt;laura.lake@gmail.com&gt;

Cc: Luciralia Ibarra &lt;Luciralia.Ibarra@lacity.org&gt;, Don Parker &lt;dparker@sonultra.com&gt;, James O'Sullivan &lt;jamesos@aol.com&gt;, Mike Eveloff &lt;mevelof@gmail.com&gt;

Receipt confirmed.

Thank you,  
Will

[Quoted text hidden]

--



William Lamborn  
Major Projects  
Department of City Planning  
200 N. Spring Street, Rm 750  
Ph: [213.978.1470](tel:213.978.1470)

Please note that I am out of the office every other Friday.

# Joint Legislative Budget Committee

CHAIR  
MARK LENO

VICE CHAIR  
NANCY SKINNER

## SENATE

KEVIN DE LEÓN  
JEAN FULLER  
ALEX PADILLA  
RICHARD ROTH  
MIMI WALTERS  
LOIS WOLK  
VACANT

GOVERNMENT CODE SECTIONS 9140-9143

## ASSEMBLY

ROCKY CHÁVEZ  
WESLEY CHESBRO  
MIKE GATTO  
JEFF GORELL  
DIANE L. HARKEY  
REGINALD B. JONES-SAWYER  
VACANT



May 8, 2014

Ken Alex, Director  
Governor's Office of Planning and Research  
State of California  
1400 Tenth Street  
Sacramento, CA 95814

925 L STREET, SUITE 1000  
SACRAMENTO, CALIFORNIA 95814  
(916) 445-4656

Dear Mr. Alex:

On April 8, 2014, you informed me that Governor Brown has determined that the 8150 Sunset Boulevard project in Los Angeles County is eligible for streamlined judicial review for CEQA compliance under the Jobs and Economic Improvement Act of 2011 (AB 900).

AB 900 (Buchanan), Chapter 354, Statutes of 2011, was intended to encourage California's economic recovery by providing a streamlined CEQA review process for construction projects that qualify as an environmental leadership development project. While projects that meet the criteria set forth in AB 900 are eligible for streamlined CEQA review, it does not alter the requirements a project must meet under CEQA; diminish the ability of project opponents to raise issues or file actions under CEQA; or change the standards a court must consider in reviewing CEQA plans. All the rights and remedies available to parties to challenge a project are expressly protected under AB 900.

The Legislative Analyst's Office (LAO) has reviewed the project on behalf of the Joint Legislative Budget Committee and advises me that the project "aligns with the intent of AB 900". I have attached their analysis for your review.

Based on the information you have provided, and the subsequent review by the LAO, I do not object to your determination that this project meets the criteria set forth in Public Resources Code § 21178 et seq. However, I have received a number of communications in opposition to this project and I am forwarding those to you for your review.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Leno', is written over the typed name.

Mark Leno  
Chair

cc: Members of the Joint Legislative Budget Committee

Attachments



May 1, 2014

Hon. Mark Leno, Chair  
Joint Legislative Budget Committee  
Room 5100, State Capitol  
Sacramento, California 95814

Dear Senator Leno:

On April 8, 2014, the Office of Planning and Research notified you of the Governor's determination that the 8150-Sunset-Project is eligible for the alternative California Environmental Quality Act (CEQA) review process authorized by Chapter 354, Statutes of 2011 (AB 900, Buchanan). Under AB 900, the Joint Legislative Budget Committee (JLBC) has 30 days to concur or not concur with the Governor's determination. As we discuss below, we think the 8150 Sunset Project aligns with the intent of AB 900, and we recommend that you concur with the Governor's determination.

### Background

**Summary of AB 900.** Assembly Bill 900 authorizes the Governor to review and certify submitted development projects for a streamlined judicial review process for CEQA compliance. This process is intended to allow projects to begin construction sooner by requiring that any legal challenge of a project's CEQA certification be referred to the state Court of Appeal and resolved within 175 days. In order to qualify for AB 900's alternative CEQA process, a project must meet a series of criteria outlined in the statute. For example, any project under AB 900 must result in a minimum investment of \$100 million, create high-wage jobs, and not result in net additional greenhouse gas (GHG) emissions, as determined by the California Air Resources Board (ARB). Additionally, a residential and/or commercial project—such as the proposed project—must meet additional requirements. Specifically, it must be located on an infill site, be designed to achieve Leadership in Energy & Environmental Design (LEED) silver certification, be consistent with the relevant regional sustainable communities strategy (SCS), and exceed by at least 10 percent the transportation efficiency for comparable projects.

**Description of Proposed Project.** The proposed 8150 Sunset Project is a mixed-use infill project. The project is proposed for a 2.56 acre site in the Hollywood area within the city of Los Angeles that is currently developed with roughly 80,000 square feet of commercial space. The proposed project would demolish this existing development and replace it with roughly 222,000 square feet of residential space (249 units) and 111,000 square feet of commercial space. The lead agency for the project is the city of Los Angeles and the estimated total project cost is \$200 million.

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### Analyst's Comments

The Governor certified that the 8150 Sunset Project meets AB 900's requirements and has provided supporting information to the JLBC. After reviewing these materials, we find that the project clearly meets many of the criteria set out in AB 900. Specifically, the supporting documents demonstrate that the project will result in greater than the minimum \$100 million investment, has received a determination from ARB that it will not result in any net additional GHG emissions, is on an infill site, and will be designed to achieve LEED silver certification.

We note, however, that some of the criteria in AB 900—job creation, SCS consistency, and transportation efficiency—are not clearly defined in the statute. As a result, while we believe the project is consistent with these requirements based on our interpretation of AB 900, it is possible that different reviewers could reach different conclusions. Thus, we discuss our understanding of these criteria and their application to this project below.

**Job Creation.** One condition of eligibility for the alternative CEQA process under AB 900 is that the “project creates high-wage, highly skilled jobs that pay prevailing wages and living wages and provide construction jobs and permanent jobs for Californians.” This provision contains some requirements that the proposed project clearly meets. For example, the project will create construction jobs and the applicant has committed to paying prevailing wages. There is uncertainty, however, regarding how to interpret the requirement that the project generate permanent jobs. The applicant indicates that it expects the project to create over 300 jobs. However, it is difficult to verify this projection or determine with any certainty how many of these jobs would have existed without the project—for instance, within the existing development at the site or at nearby businesses. For that reason, consistent with our office's past practice, we interpret the statute to mean that the project must provide space for new permanent jobs (rather than the jobs themselves). Under that interpretation, we find that the project meets AB 900's permanent job requirements by creating roughly 30,000 square feet of additional commercial space (above the 80,000 square feet of commercial space that currently exists on the site).

**SCS.** Another condition of eligibility for the alternative CEQA process is that the project be consistent with the SCS covering the relevant region. In this case, the applicable SCS is the Southern California Association of Government's Regional Transportation Plan/SCS (SCAG's RTP/SCS). Since AB 900 does not specify how to determine consistency with the policies identified in the SCS, we interpret the statute as requiring that the project provide a reasonable justification for its consistency. The SCAG's RTP/SCS emphasizes goals and policies that encourage energy efficiency and promote land use and growth patterns that facilitate transit and non-motorized transportation. This project proposes an energy efficient design, includes transportation demand (TDM) programs to reduce vehicle trips, concentrates growth in an urban setting, and is located in an area with relatively robust transit service—characteristics that we believe are in keeping with the goals and policies of SCAG's RTP/SCS.

**Transportation Efficiency.** An additional condition for CEQA streamlining under AB 900 is that the project meet a 10 percent greater standard for transportation efficiency, meaning that the average number of vehicle trips by employees and visitors must be 10 percent less than that of a comparable facility. Assembly Bill 900 does not specify what data to use in measuring whether a project meets this level of transportation efficiency improvement or define the type of projects

that should be the basis of comparison. Accordingly, consistent with our office's past practice, we interpret this requirement to mean that the project must present a reasonable plan for achieving greater transportation efficiency than similar developments. The applicant indicates that, due to the project's location within a high-density and heavily developed area, the project is expected to benefit from high levels of "pass through traffic," which would reduce the vehicle trips it generates. Also, the applicant proposes various TDM programs, which are aimed at further reducing vehicle trips. Together, the applicant anticipates that these aspects of the project would enable it to reduce vehicle trips by roughly one-third compared to a mixed-use project in a suburban location without TDM. While not conclusive, we believe this represents a reasonable plan to reduce vehicle trips relative to other similar projects and thus aligns with AB 900's intent for greater transportation efficiency.

### Conclusion

In view of the above, we think the 8150 Sunset Project aligns with the intent of AB 900 and therefore recommend you concur with the Governor's determination.

If you have any questions about this analysis, please contact Helen Kerstein of my staff at (916) 319-8364 or Helen.Kerstein@LAO.CA.GOV.

Sincerely,



Anthony Simbol  
Deputy Legislative Analyst

cc: Members of the Joint Legislative Budget Committee



EDMOND G. BROWN JR.  
GOVERNOR

STATE OF CALIFORNIA  
GOVERNOR'S OFFICE of PLANNING AND RESEARCH



KEN ALEX  
DIRECTOR

April 8, 2014

Honorable Mark Leno, Chair  
Honorable Nancy Skinner, Vice-Chair  
Joint Legislative Budget Committee  
[add full address]  
Sacramento, CA 94249-0019

Re: 8150 Sunset, AB 900 Certified Project

Dear Senator Leno and Assemblywoman Skinner:

Governor Brown has determined that the 8150 Sunset Project in the City of Los Angeles is eligible for streamlined judicial review under the Jobs and Economic Improvement Act (AB 900), Public Resources Code section 21184. Pursuant to that provision, I am forwarding the Governor's determination to the Joint Legislative Budget Committee.

If you have any questions or comments, please do not hesitate to contact me or my staff.

Sincerely,

Ken Alex  
Director

## Executive Department

State of California

### GOVERNOR'S CERTIFICATION GRANTING STREAMLINING FOR THE 8150 SUNSET BLVD. PROJECT IN THE CITY OF LOS ANGELES

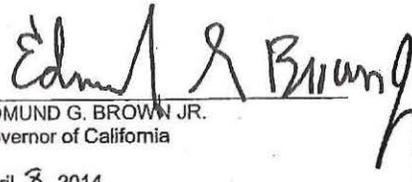
I, EDMUND G. BROWN JR., Governor of the State of California, in accordance with the authority vested in me by the Jobs and Economic Improvement Act of 2011, Public Resources Code Sections 21178 et seq., make the following determinations:

The 8150 Sunset Blvd. Project, a \$200 million dollar mixed use residential/commercial redevelopment on a 2.56 acre site in Hollywood, will create new jobs, reduce energy usage and use clean energy, and promote infill development. A copy of the Project's Application, which contains information supporting this certification, is attached as Exhibit 1. All materials associated with this application are available online at [http://opr.ca.gov/s\\_californiajobs.php](http://opr.ca.gov/s_californiajobs.php).

1. Project Applicant: AG-SCH 8150 Sunset Boulevard Owner, L.P.
2. Project Description: A mixed use commercial/residential project located at 8150 Sunset Blvd., in Los Angeles, consisting of 249 apartment units (28 affordable housing) and 111,339 square feet of commercial retail and restaurant space in two buildings of 16 stories. The project will redevelop a 2.56 acre site on the Sunset Strip in Hollywood, and include a 9134 square foot public space and a 34,050 square foot central public plaza. Parking will be on site.
3. Lead Agency: City of Los Angeles
4. The project meets the criteria set forth in Public Resources Code section 21180(b)(1). It is
  - a. A mixed use residential/commercial project;
  - b. Designed to be eligible for LEED Silver certification;
  - c. Designed to achieve a 10-percent greater standard for transportation efficiency than for comparable projects (see Ex. 2); and
  - d. Located on an in-fill site.
5. The project is consistent with the Sustainable Communities Strategy for the Southern California region. (See Ex. 3.)
6. The size and scope of the project clearly establish that the project entails a minimum investment of \$100 million in California through the time of completion of construction.
7. The project applicant has provided information establishing that the prevailing and living wage requirements of Public Resources Code section 21183(b) will be satisfied. (See Ex. 1, pages 11-12.)
8. The project applicant has provided information establishing that the project will not result in any net additional greenhouse gas emissions, and the Deputy Executive Officer of the Air Resources Board has made the determination that the project does not result in any net additional greenhouse gas emissions. (See Application, and CARB Determination, dated March 27, 2014, attached as Ex. 4.)

9. The project applicant has provided documentation reflecting a binding agreement establishing the requirements set forth in Public Resources Code sections 21183(d), (e), and (f). (See Exhibit 5.) For this project, the applicant must ensure that the proposed travel demand management strategy (as set forth in the Project Application) is incorporated into the project or identified as mitigation for the project, and that the management strategy will be monitored and adjusted to ensure a ten percent reduction in motor vehicle trips.

Therefore, I hereby certify that the 8150 Sunset Blvd. Project is an eligible project under the Jobs and Economic Improvement Act of 2011, Public Resources Code Sections 21178 et seq.

  
EDMUND G. BROWN JR.  
Governor of California

April 8, 2014

## SEC. 12.22. EXCEPTIONS.

### A. Use.

#### 25. Affordable Housing Incentives - Density Bonus. (Amended by Ord. No. 179,681, Eff. 4/15/08.)

(a) **Purpose.** The purpose of this subdivision is to establish procedures for implementing State Density Bonus requirements, as set forth in California Government Code Sections 65915-65918, and to increase the production of affordable housing, consistent with City policies.

(b) **Definitions.** Notwithstanding any provision of this Code to the contrary, the following definitions shall apply to this subdivision:

**Affordable Housing Incentives Guidelines** - the guidelines approved by the City Planning Commission under which Housing Development Projects for which a Density Bonus has been requested are evaluated for compliance with the requirements of this subdivision.

**Area Median Income (AMI)** - the median income in Los Angeles County as determined annually by the California Department of Housing and Community Development (HCD) or any successor agency, adjusted for household size.

**Density Bonus** - a density increase over the otherwise maximum allowable residential density under the applicable zoning ordinance and/or specific plan granted pursuant to this subdivision.

**Density Bonus Procedures** - procedures to implement the City's Density Bonus program developed by the Departments of Building and Safety, City Planning and Housing.

**Disabled Person** - a person who has a physical or mental impairment that limits one or more major life activities, anyone who is regarded as having that type of an impairment or, anyone who has a record of having that type of an impairment.

**Floor Area Ratio** - the multiplier applied to the total buildable area of the lot to determine the total floor area of all buildings on a lot.

**Housing Development Project** - the construction of five or more new residential dwelling units, the addition of five or more residential dwelling units to an existing building or buildings, the remodeling of a building or buildings containing five or more residential dwelling units, or a mixed use development in which the residential floor area occupies at least fifty percent of the total floor area of the building or buildings. For the purpose of establishing the minimum number of five dwelling units, Restricted Affordable Units shall be included and density bonus units shall be excluded.

**Incentive** - a modification to a City development standard or requirement of Chapter I of this Code (zoning).

**Income, Very Low, Low or Moderate** - annual income of a household that does not exceed the amounts designated for each income category as determined by HCD or any successor agency.

**Residential Hotel** - any building containing six or more Guest Rooms or Efficiency Dwelling Units, which are intended or designed to be used, or are used, rented, or hired out to be occupied, or are occupied for sleeping purposes by guests, so long as the Guest Rooms or Efficiency Dwelling Units are also the primary residence of those guests, but not including any building containing six or more Guest Rooms or Efficiency Dwelling Units, which is primarily used by transient guests who do not occupy that building as their primary residence.

**Residential Unit** - a dwelling unit or joint living and work quarters; a mobilehome, as defined in California Health and Safety Code Section 18008; a mobile home lot in a mobilehome park, as defined in California Health and Safety Code Section 18214; or a Guest Room or Efficiency Dwelling Unit in a Residential Hotel.

**Restricted Affordable Unit** - a residential unit for which rental or mortgage amounts are restricted so as to be affordable to and occupied by Very Low, Low or Moderate Income households, as determined by the Housing and Community Investment Department. **(Amended by Ord. No. 182,718, Eff. 10/30/13.)**

**Senior Citizens** - individuals who are at least 62 years of age, except that for projects of at least 35 units that are subject to this subdivision, a threshold of 55 years of age may be used, provided all applicable City, state and federal regulations are met.

**Senior Citizen Housing Development** - a Housing Development Project for senior citizens that has at least 35 units.

**Specific Adverse Impact** - a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

**Transit Stop/Major Employment Center** - any one of the following:

(1) A station stop for a fixed transit guideway or a fixed rail system that is currently in use or whose location is proposed and for which a full funding contract has been signed by all funding partners, or one for which a resolution to fund a preferred alignment has been adopted by the Los Angeles County Metropolitan Transportation Authority or its successor agency; or

(2) A Metro Rapid Bus stop located along a Metro Rapid Bus route; or, for a Housing Development Project consisting entirely of Restricted Affordable Units, any bus stop located along a Metro Rapid Bus route; or

(3) The boundaries of the following three major economic activity areas, identified in the General Plan Framework Element: Downtown, LAX and the Port of Los Angeles; or

(4) The boundaries of a college or university campus with an enrollment exceeding 10,000 students.

(c) **Density Bonus.** Notwithstanding any provision of this Code to the contrary, the following provisions shall apply to the grant of a Density Bonus for a Housing Development Project:

**(1) For Sale or Rental Housing with Low or Very Low Income Restricted Affordable Units.** A Housing Development Project that includes 10% of the total units of the project for Low Income households or 5% of the total units of the project for Very Low Income households, either in rental units or for sale units, shall be granted a minimum Density Bonus of 20%, which may be applied to any part of the Housing Development Project. The bonus may be increased according to the percentage of affordable housing units provided, as follows, but shall not exceed 35%:

Percentage Low Income Units	Percentage Density Bonus
10	20
11	21.5
12	23
13	24.5
14	26
15	27.5
16	29
17	30.5
18	32
19	33.5
20	35

Percentage Very Low Income Units	Percentage Density Bonus
5	20
6	22.5
7	25
8	27.5

9	30
10	32.5
11	35

(2) **For Sale or Rental Senior Citizen Housing (Market Rate).** A Senior Citizen Housing Development or a mobile-home park that limits residency based on age requirements for housing for older persons pursuant to California Civil Code Sections 798.76 or 799.5 shall be granted a minimum Density Bonus of 20%.

(3) **(Deleted by Ord. No. 181,142, Eff. 6/1/10.)**

(4) **A Common Interest Development That Includes Moderate Income Restricted Affordable Units. (Amended by Ord. No. 181,142, Eff. 6/1/10.)** A common interest development as defined in Section 1351 of the Civil Code that includes at least 10% of its units for Moderate Income households shall be granted a minimum Density Bonus of 5%. The bonus may be increased according to the percentage of affordable housing units provided, as follows, but shall not exceed 35%:

<b>Percentage Moderate Income Units</b>	<b>Percentage Density Bonus</b>
10	5
11	6
12	7
13	8
14	9
15	10
16	11
17	12
18	13
19	14
20	15
21	16
22	17
23	18

24	19
25	20
26	21
27	22
28	23
29	24
30	25
31	26
32	27
33	28
34	29
35	30
36	31
37	32
38	33
39	34
40	35

(5) **Land Donation.** An applicant for a subdivision, parcel map or other residential development approval that donates land for housing to the City of Los Angeles satisfying the criteria of California Government Code Section 65915(h)(2), as verified by the Department of City Planning, shall be granted a minimum Density Bonus of 15%.

(6) **Child Care.** A Housing Development Project that conforms to the requirements of Subparagraphs (1), (2), (3), (4) or (5) of this paragraph and includes a child care facility located on the premises of, as part of, or adjacent to, the project, shall be granted either of the following:

(i) an additional Density Bonus that is, for purposes of calculating residential density, an increase in the floor area of the project equal to the floor area of the child care facility included in the project.

(ii) An additional Incentive that contributes significantly to the economic feasibility of the construction of the child care facility.

(7) **Fractional Units.** In calculating Density Bonus and Restricted Affordable units, any number resulting in a fraction shall be rounded up to the next whole number.

(8) **Other Discretionary Approval.** Approval of Density Bonus units shall not, in and of itself, trigger other discretionary approvals required by the Code.

(9) **Other Affordable Housing Subsidies.** Approval of Density Bonus units does not, in and of itself, preclude projects from receipt of other government subsidies for affordable housing.

(10) **Additional Option for Restricted Affordable Units located near Transit Stop/Major Employment Center.** In lieu of providing the requisite number of Restricted Affordable Units in a Housing Development Project located in or within 1,500 feet of a Transit Stop/Major Employment Center that would otherwise be required under this subdivision, an applicant may opt to provide a greater number of smaller units, provided that:

(i) the total number of units in the Housing Development Project including Density Bonus units does not exceed the maximum permitted by this subdivision;

(ii) the square footage of the aggregate smaller Restricted Affordable units is equal to or greater than the square footage of the aggregate Restricted Affordable Units that would otherwise be required under this subdivision;

(iii) the smaller Restricted Affordable units are distributed throughout the building and have proportionally the same number of bedrooms as the market rate units; and

(iv) the smaller Restricted Affordable Units meet the minimum unit size requirements established by the Low Income Housing Tax Credit Program as administered by the California Tax Credit Allocation Committee (TCAC).

(11) **Common Interest Development with Low or Very Low Income restricted Affordable Units for Rent.** In a common interest development as defined in California Government Code Section 1351, such as a condominium, Restricted Affordable Units may be for sale or for rent.

(12) **Condominium Conversion.** A Housing Development Project that involves the conversion of apartments into condominiums and that includes 33 percent of its units restricted to households of Low or Moderate income or 15 percent of its units restricted to households of Very Low Income shall be granted a Density Bonus of 25 percent or up to three incentives as provided in Paragraph (e) of this subdivision.

(d) **Parking in a Housing Development Project.** Required parking spaces for a Housing Development Project that is for sale or for rent and qualifies for a Density Bonus and complies with this subdivision may be provided by complying with whichever of the following options requires the least amount of parking: applicable parking provisions of Section 12.21 A.4. of this Code, or Parking Option 1 or Parking Option 2, below. Required parking in a Housing Development Project that qualifies for a Density Bonus may be sold or rented separately from the dwelling units, so that buyers and tenants have the option of purchasing or renting a unit without a parking space. The separate sale or rental of a dwelling unit and a parking space shall

not cause the rent or purchase price of a Restricted Affordable Unit (or the parking space) to be greater than it would otherwise have been.

(1) **Parking Option 1.** Required parking for all residential units in the Housing Development Project (not just the restricted units), inclusive of handicapped and guest parking, shall be reduced to the following requirements:

- (i) For each Residential Unit of 0-1 bedroom: 1 on-site parking space.
- (ii) For each Residential Unit of 2-3 bedrooms: 2 on-site parking spaces.
- (iii) For each Residential Unit of 4 or more bedrooms: 2-1/2 on-site parking spaces.

(2) **Parking Option 2.** Required parking for the Restricted Affordable Units only shall be reduced as set forth in Subparagraphs (i) and (ii) below. Required parking for all other non-restricted units in the Housing Development Project shall comply with applicable provisions of Section 12.21 of this Code.

(i) One parking space per Restricted Affordable Unit, except:

a. 0.5 parking space for each dwelling unit restricted to Low or Very Low Income Senior Citizens or Disabled Persons; and/or

b. 0.25 parking space for each Restricted Affordable Unit in a Residential Hotel.

(ii) Up to 40% of the required parking for the Restricted Affordable Units may be provided by compact stalls.

 (e) **Incentives.**

(1) In addition to the Density Bonus and parking options identified in Paragraphs (c) and (d) of this subdivision, a Housing Development Project that qualifies for a Density Bonus shall be granted the number of Incentives set forth in the table below.

Number of Incentives	Required Percentage* of Units Restricted for Very Low Income Households	Required Percentage* of Units Restricted for Low Income Households	Required Percentage* of Units Restricted for Moderate Income Households (For Sale Only)
One Incentive	5% or	10% or	10%
Two Incentives	10% or	20% or	20%
Three	15% or	30% or	30%

Incentives			
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\* Excluding Density Bonus units.

(2) To be eligible for any on-menu incentives, a Housing Development Project (other than an Adaptive Reuse project) shall comply with the following:

(i) The facade of any portion of a building that abuts a street shall be articulated with a change of material or with a break in plane, so that the facade is not a flat surface.

(ii) All buildings must be oriented to the street by providing entrances, windows, architectural features and/or balconies on the front and along any street-facing elevations.

(iii) The Housing Development Project shall not be a contributing structure in a designated Historic Preservation Overlay Zone and shall not be on the City of Los Angeles list of Historical-Cultural Monuments.

(iv) The Housing Development Project shall not be located on a substandard street in a Hillside Area or in a Very High Fire Hazard Severity Zone as established in Section [57.4908](#) of this Code.

(f) **Menu of Incentives.** Housing Development Projects that meet the qualifications of Paragraph (e) of this subdivision may request one or more of the following Incentives, as applicable:

(1) **Yard/Setback.** Up to 20% decrease in the required width or depth of any individual yard or setback except along any property line that abuts an R1 or more restrictively zoned property provided that the landscaping for the Housing Development Project is sufficient to qualify for the number of landscape points equivalent to 10% more than otherwise required by Section 12.40 of this Code and Landscape Ordinance Guidelines "O."

(2) **Lot Coverage.** Up to 20% increase in lot coverage limits, provided that the landscaping for the Housing Development Project is sufficient to qualify for the number of landscape points equivalent to 10% more than otherwise required by Section 12.40 of this Code and Landscape Ordinance Guidelines "O".

(3) **Lot Width.** Up to 20% decrease from a lot width requirement, provided that the landscaping for the Housing Development Project is sufficient to qualify for the number of landscape points equivalent to 10% more than otherwise required by Section 12.40 of this Code and Landscape Ordinance Guidelines "O".

(4) **Floor Area Ratio.**

(i) A percentage increase in the allowable Floor Area Ratio equal to the percentage of Density Bonus for which the Housing Development Project is eligible, not to exceed 35%; or

(ii) In lieu of the otherwise applicable Floor Area Ratio, a Floor Area Ratio not to exceed 3:1, provided the parcel is in a commercial zone in Height District 1 (including 1VL, 1L and 1XL), and fronts on a Major Highway as identified in the City's General Plan, and

a. the Housing Development Project includes the number of Restricted Affordable Units sufficient to qualify for a 35% Density Bonus, and

b. 50% or more of the commercially zoned parcel is located in or within 1,500 feet of a Transit Stop/Major Employment Center.

A Housing Development Project in which at least 80% of the units in a rental project are Restricted Affordable Units or in which 45% of the units in a for-sale project are Restricted Affordable Units shall be exempt from the requirement to front on a Major Highway.

(5) **Height.** A percentage increase in the height requirement in feet equal to the percentage of Density Bonus for which the Housing Development Project is eligible. This percentage increase in height shall be applicable over the entire parcel regardless of the number of underlying height limits. For purposes of this subparagraph, Section 12.21.1 A.10. of this Code shall not apply.

(i) In any zone in which the height or number of stories is limited, this height increase shall permit a maximum of eleven additional feet or one additional story, whichever is lower, to provide the Restricted Affordable Units.

(a) No additional height shall be permitted for that portion of a building in a Housing Development Project that is located within fifteen feet of a lot classified in the R2 Zone.

(b) For each foot of additional height the building shall be set back one horizontal foot.

(ii) No additional height shall be permitted for that portion of a building in a Housing Development Project that is located within 50 feet of a lot classified in an R1 or more restrictive residential zone.

(iii) No additional height shall be permitted for any portion of a building in a Housing Development Project located on a lot sharing a common lot line with or across an alley from a lot classified in an R1 or more restrictive zone. This prohibition shall not apply if the lot on which the Housing Development Project is located is within 1,500 feet of a Transit Stop but no additional height shall be permitted for that portion of a building in the Housing Development Project that is located within 50 feet of a lot classified in an R1 or more restrictive residential zone.

(6) **Open Space.** Up to 20% decrease from an open space requirement, provided that the landscaping for the Housing Development Project is sufficient to qualify for the number of landscape points equivalent to 10% more than otherwise required by Section 12.40 of this Code and Landscape Ordinance Guidelines "O".

(7) **Density Calculation.** The area of any land required to be dedicated for street or alley purposes may be included as lot area for purposes of calculating the maximum density permitted by the underlying zone in which the project is located.

(8) **Averaging of Floor Area Ratio, Density, Parking or Open Space, and permitting Vehicular Access.** A Housing Development Project that is located on two or more contiguous parcels may average the floor area, density, open space and parking over the project site, and permit vehicular access from a less restrictive zone to a more restrictive zone, provided that:

(i) the Housing Development Project includes 11% or more of the units as Restricted Affordable Units for Very Low Income households, or 20% of the units for Low Income households, or 30% of the units for Moderate Income households; and

(ii) the proposed use is permitted by the underlying zone(s) of each parcel; and

(iii) no further lot line adjustment or any other action that may cause the Housing Development Project site to be subdivided subsequent to this grant shall be permitted.

(g) **Procedures.**

(1) **Density Bonus and Parking.** Housing Development Projects requesting a Density Bonus without any Incentives (which includes a Density Bonus with only parking requirements in accordance with Paragraphs (c) and (d) of this subdivision) shall be considered ministerial and follow the Affordable Housing Incentives Guidelines and the Density Bonus Procedures. No application for these projects need be filed with the City Planning Department.

(2) **Requests for Incentives on the Menu.**

(i) The applicant for Housing Development Projects that qualify for a Density Bonus and that request up to three Incentives on the Menu of Incentives in Paragraph (f) of this subdivision, and which require no other discretionary actions, the following procedures shall apply:

a. **Application.** The request shall be made on a form provided by the Department of City Planning, as set forth in Section [11.5.7](#) B.2.(a) of this Code, accompanied by applicable fees.

b. **Authority. (Amended by Ord. No. 182,106, Eff. 5/20/12.)** The Director shall be the initial decision maker for applications seeking on Menu incentives.

**EXCEPTION:** When the application is filed as part of a project requiring multiple approvals, the initial decision maker shall be as set forth in Section [12.36](#) of this Code; and when the application is filed in conjunction with a subdivision and no other approval, the Advisory Agency shall be the initial decision-maker.

c. **Action.** The Director shall approve a Density Bonus and requested Incentive(s) unless the Director finds that:

(i) The Incentive is not required in order to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5, or Section 50053 for rents for the affordable units; or

(ii) The Incentive will have a Specific Adverse Impact upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the Specific Adverse Impact without rendering the development unaffordable to Very Low, Low and Moderate Income households. Inconsistency with the zoning ordinance or general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.

**d. Transmittal of Written Decision.** Within three business days of making a decision, the Director shall transmit a copy by First Class Mail to the applicant and to all owners of properties abutting, across the street or alley from, or having a common corner with the subject property, and to the local Certified Neighborhood Council.

**e. Effective Date of Initial Decision.** The Director's decision shall become effective after an elapsed period of 15 calendar days from the date of the mailing of the written decision unless an appeal is filed to the City Planning Commission.

**f. Appeals. (Amended by Ord. No. 182,106, Eff. 5/20/12.)** An applicant or any owner or tenant of a property abutting, across the street or alley from, or having a common corner with the subject property aggrieved by the Director's decision may appeal the decision to the City Planning Commission pursuant to applicable procedures set forth in Section [11.5.7](#) C.6. of this Code that are not in conflict with the provisions of this paragraph (g)(2)(i). The appeal shall include a filing fee pursuant to Section [19.01](#) B. of this Code. Before acting on any appeal, the City Planning Commission shall set the matter for hearing, with written notice of the hearing sent by First Class Mail at least ten days prior to the meeting date to: the applicant; the owner(s) of the property involved; and the interested parties who have requested notice in writing. The appeal shall be placed on the agenda for the first available meeting date of the City Planning Commission and acted upon within 60 days from the last day of the appeal period. The City Planning Commission may reverse or modify, in whole or in part, a decision of the Director. The City Planning Commission shall make the same findings required to be made by the Director, supported by facts in the record, and indicate why the Director erred making the determination.

**EXCEPTION:** When the application is filed as part of a project requiring multiple approvals, the appeals procedures set forth in Section [12.36](#) of this Code shall govern. When the application is filed in conjunction with a Parcel Map and no other approval, the appeals procedures set forth in Section [17.54](#) of this Code shall govern. When the application is filed in conjunction with a tentative map and no other approval, the appeals procedures set forth in Section [17.06](#) A.3. of this Code shall govern, provided that such applications shall only be appealable to the Appeal Board, as defined in Section [17.02](#) of this Code, and shall not be subject to further appeal to the City's legislative body.

(ii) For Housing Development Projects that qualify for a Density Bonus and for which the applicant requests up to three Incentives listed in Paragraph (f), above, and that require other discretionary actions, the applicable procedures set forth in Section 12.36 of this Code shall apply.

a. The decision must include a separate section clearly labeled "Density Bonus/ Affordable Housing Incentives Program Determination".

b. The decision-maker shall approve a Density Bonus and requested Incentive(s) unless the decision-maker, based upon substantial evidence, makes either of the two findings set forth in Subparagraph (2)(i)(c), above.

**(3) Requests for Waiver or Modification of any Development Standard(s) Not on the Menu.**

(i) For Housing Development Projects that qualify for a Density Bonus and for which the applicant request a waiver or modification of any development standard(s) that is not included on the Menu of Incentives in Paragraph (f), above, and that are not subject to other discretionary applications, the following shall apply:

a. The request shall be made on a form provided by the Department of City Planning, accompanied by applicable fees, and shall include a pro forma or other documentation to show that the waiver or modification of any development standard(s) are needed in order to make the Restricted Affordable Units economically feasible.

b. **Notice and Hearing.** The application shall follow the procedures for conditional uses set forth in Section 12.24 D. of this Code. A public hearing shall be held by the City Planning Commission or its designee. The decision of the City Planning Commission shall be final.

c. The City Planning Commission shall approve a Density Bonus and requested waiver or modification of any development standard(s) unless the Commission, based upon substantial evidence, makes either of the two findings set forth in Subparagraph (g)(2)(i)c., above.

(ii) For Housing Development Projects requesting waiver or modification of any development standard(s) not included on the Menu of Incentives in Paragraph (f) above, and which include other discretionary applications, the following shall apply:

a. The applicable procedures set forth in Section 12.36 of this Code shall apply.

b. The decision must include a separate section clearly labeled "Density Bonus/ Affordable Housing Incentives Program Determination".

c. The decision-maker shall approve a Density Bonus and requested waiver or modification of any development standard(s) unless the decision-maker, based upon substantial evidence, makes either of the two findings set forth in Subparagraph (g)(2)(i)c., above.

(h) **Covenant.** Prior to issuance of a Building Permit, the following shall apply:

(1) For any Housing Development Project qualifying for a Density Bonus and that contains housing for Senior Citizens, a covenant acceptable to the Housing and Community Investment Department shall be recorded with the Los Angeles County Recorder, guaranteeing that the occupancy restriction to Senior Citizens shall be observed for at least 30 years from the issuance of the Certificate of Occupancy or a longer period of time if required by the construction or mortgage financing assistance program, mortgage assistance program, or rental subsidy program. **(Amended by Ord. No. 182,718, Eff. 10/30/13.)**

(2) For any Housing Development Project qualifying for a Density Bonus and that contains housing for Low or Very Low Income households, a covenant acceptable to the Housing and Community Investment Department shall be recorded with the Los Angeles County Recorder, guaranteeing that the affordability criteria will be observed for at least 30 years from the issuance of the Certificate of Occupancy or a longer period of time if required by the construction or mortgage financing assistance program, mortgage assistance program, or rental subsidy program. **(Amended by Ord. No. 182,718, Eff. 10/30/13.)**

(3) For any Housing Development Project qualifying for a Density Bonus and that contains housing for Moderate Income households for sale, a covenant acceptable to the Housing and Community Investment Department and consistent with the for sale requirements of California Government Code Section 65915(c)(2) shall be recorded with the Los Angeles County Recorder guaranteeing that the affordability criteria will be observed for at least ten years from the issuance of the Certificate of Occupancy. **(Amended by Ord. No. 182,718, Eff. 10/30/13.)**

(4) If the duration of affordability covenants provided for in this subdivision conflicts with the duration for any other government requirement, the longest duration shall control.

(5) Any covenant described in this paragraph must provide for a private right of enforcement by the City, any tenant, or owner of any building to which a covenant and agreement applies.

(i) **Fee Deferral.** At the option of the applicant, payment of fees may be deferred pursuant to Sections [19.01](#) O. and [19.05](#) A.1. of this Code.

(j) **Applicability.** To the extent permitted under applicable State law, if a conflict arises between the terms of this subdivision and the terms of the City's Mello Act Settlement Agreement, Interim Administrative Procedures for Complying with the Mello Act or any subsequent permanent Mello Ordinance, Procedures or Regulations (collectively "Mello Terms"), the Mello Terms preempt this subdivision.



Luciralia Ibarra <Luciralia.Ibarra@lacity.org>

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**FW: HHWNC Letter RE: 8150 Sunset Blvd.**

2 messages

**Mark Miller** <mark@corniche.com>

Fri, Jun 17, 2016 at 2:53 PM

To: "Luciralia.Ibarra@lacity.org" <Luciralia.Ibarra@lacity.org>

Thank you for your response, Luciralia, and my apologies.

Please see the attached letter from Hollywood Hills West Neighborhood Council President Anastasia Mann.

Kind regards,

**Mark Miller**

*Executive Assistant to HHWNC President - Anastasia Mann*



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

310.854.6000  
mark@corniche.com  
HHWNC.ORG

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 **HHWNC Letter RE - 8150 Sunset Blvd..docx**  
208K

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**Luciralia Ibarra** <Luciralia.Ibarra@lacity.org>

Fri, Jun 17, 2016 at 2:55 PM

To: Mark Miller <mark@corniche.com>

Received.

Thank you,

Luci

[Quoted text hidden]

--



**Luciralia Ibarra** | Senior City Planner

Major Projects | Department of City Planning | City of Los Angeles

[Luciralia.Ibarra@lacity.org](mailto:Luciralia.Ibarra@lacity.org) | 213.978.1378



Ms. Luci Ibarra  
City Planner - Major Projects

Mr. William Lamborn  
Planning Assistant - Major Projects  
200 North Spring Street, Room 750  
Los Angeles, CA 90012

Re: 8150 Sunset Boulevard  
Your case nos. VTT-72370-CN; CPC-2013-2551; and ENV-2013-2552-EIR)

Dear Ms. Ibarra and Mr. Lamborn:

The Hollywood Hills West Neighborhood Council ("HHWNC") is one of the certified neighborhood councils in the City of Los Angeles. 8150 Sunset is located immediately adjacent to HHWNC's area, and HHWNC has been the neighborhood council responsible for reviewing the proposed project at 8150 Sunset Boulevard. The site was never included in any neighborhood council's area.

At a meeting of HHWNC Board on June 15, 2016, HHWNC's Board voted (16-0) to:

support City Council Member David Ryu's position in his letter to Vince Bertoni, LA's Director of Planning, dated May 3, 2016, that the proposed heights of the buildings being proposed are out of scale with the site, the adjacent buildings and the surrounding commercial and residential areas;

recommend that the City Planning Commission should not approve and/or certify the proposed project's environmental impact report because the proposed project's buildings are out of scale with the site, the adjacent buildings and the surrounding commercial and residential areas. The proposed project would be higher and taller than anything ever built along Sunset Boulevard from downtown to the Pacific Ocean, and it's not appropriate to do so;

(iii) recommend that the city Planning Commission should not approve and/or certify the proposed project's environmental impact report for the additional following reasons:

(a) the traffic impacts are significant, and the proposed circulation plan and traffic impact mitigations are NOT feasible, especially since the City of West Hollywood told the hearing officer at the Planning Department's hearing on May 24, 2016, and via a letter, that West Hollywood will not permit the installation of lights which the proposed project and its EIR seem to depend upon having in order to provide required traffic impact mitigation(s);

(b) the density bonus for the site, which is based on the proposed project's site being within 1,500 feet of a transit stop in order to provide for a 3:1 density for this proposed project, rather than the 1:1 density which otherwise applies, erroneously treats the few busses running intermittently past the site and/or nearby as a mass transit hub when the site isn't that at all. It's questionable whether the site satisfies the actual rules for obtaining the density bonus. No adjustment or variance should be granted with regard to the proposed project under these circumstances. There also is an open question as to whether the Height District for the site supports the developer's request for a 3:1 floor to area ratio.

(c) the proposed plan for integrating the current "island" at Sunset/Crescent Heights southwestern side in to the proposed project's set is not justified nor properly mitigated for its traffic impact on both east bound and south bound traffic. East bound traffic on Sunset won't be able to turn easily to go south on Crescent Heights. And, the south bound traffic flow from Laurel Canyon to Crescent Heights, which is tens of thousands cars daily, will be impeded significantly. Gridlock can be expected. The entire Sunset/Crescent Heights intersection warrants being redesigned for traffic and public safety reasons, rather than just incorporating the island area and the turning lane there into becoming part of the proposed project's site. Treating that space as the proposed project's open space is a give away of a public asset, and it's unjustifiable for purposes of California CEQA analysis.

Additionally there are serious public concerns about whether the Lytton Bank Building, now a JP Morgan Bank branch, should be maintained on site or preserved. Those questions were not adequately explored and analyzed.

Very truly yours,

Anastasia Mann, President

cc: Hon. David Ryu [David.Ryu@lacity.org](mailto:David.Ryu@lacity.org)  
Ms. Sarah Dusseault [sarah.dusseault@lacity.org](mailto:sarah.dusseault@lacity.org)  
Ms. Julia Duncan [julia.Duncan@lacity.org](mailto:julia.Duncan@lacity.org)  
Ms. Catherine Landers [catherine.landiers@lacity.org](mailto:catherine.landiers@lacity.org)  
Mr. Orrin Feldman [vicepresident@hhwnc.org](mailto:vicepresident@hhwnc.org)



Luciralia Ibarra &lt;Luciralia.Ibarra@lacity.org&gt;

---

**Access**

1 message

**David Crook** <D.Crook@pcrnet.com>

Mon, Jun 20, 2016 at 11:38 AM

To: Luciralia Ibarra &lt;Luciralia.Ibarra@lacity.org&gt;

Cc: William Lamborn &lt;william.lamborn@lacity.org&gt;, Jay Ziff &lt;J.Ziff@pcrnet.com&gt;

Luci,

Please see attached response regarding emergency vehicle access absent mitigation implementation at Fountain/Havenhurst in West Hollywood. Feel free to contact me with any questions.

Thanks

Dave

David A. Crook, AICP, LEED AP

Principal Planner

**ESA PCR**

2121 Alton Parkway , Suite 100

Irvine, CA 92606

949.753.7001 main | 949.753.7002 fax

d.crook@pcrnet.com | www.pcrnet.com

Follow us on [Facebook](#) | [Twitter](#) | [LinkedIn](#)**Emergency Vehicle Access to 8150 Sunset Without New Signal\_6-20-16.docx**

16K



Luciralia Ibarra &lt;Luciralia.Ibarra@lacity .org&gt;

**Re: CPC ADVANCE CALENDAR REVIEW**

1 message

**William Lamborn** <william.lamborn@lacity.org>

Mon, Jun 20, 2016 at 4:18 PM

To: James Williams &lt;james.k.williams@lacity .org&gt;

Cc: Luciralia Ibarra &lt;Luciralia.Ibarra@lacity.org&gt;, Christina Toy &lt;christina.toy-lee@lacity .org&gt;

Hi James,

I have some updated language for the 8150 Sunset project description (scheduled for 7/28):

"CPC-2013-2551-MCUP-DB-SPR - 8150 Sunset Boulevard - New mixed-use project with 249 residential dwelling units and 65,000 SF of commercial space, within 3 buildings over subterranean parking."

Thanks,  
Will

On Tue, Jun 7, 2016 at 9:11 AM, James Williams &lt;james.k.williams@lacity .org&gt; wrote:

Good morning Planners,

Please THOROUGHLY review the attached and comment with necessary changes. If you find that your case has not been requested through PCTS, please put in your request immediately. We have a full calendar so it is most important that you confirm your dates, submit corrections and missing information asap.

Thanks,

James

--

**James K. Williams**Commission Executive Assistant II  
City Wide Planning CommissionDepartment of City Planning  
200 N. Spring St., Rm. 532  
Los Angeles, CA 90012  
Mail Stop 395  
213-978-1295[James.K.Williams@lacity.org](mailto:James.K.Williams@lacity.org)William Lamborn  
Major Projects  
Department of City Planning  
200 N. Spring Street, Rm 750  
Ph: 213.978.1470

11/6/2016

City of Los Angeles Mail - Re: CPC ADVANCE CALENDAR REVIEW

Please note that I am out of the office every other Friday.



Luciralia Ibarra &lt;Luciralia.Ibarra@lacity.org&gt;

## Re: Stop 8150 Sunset Blvd - "The Townscape 3" and EIR Corruption Problems

5 messages

T. S. DeLabat &lt;tsdelabat@gmail.com&gt;

Tue, Jun 14, 2016 at 9:49 PM

To: Alex Rose &lt;nemorose@sbcglobal.net&gt;

Cc: adamnag@nytimes.com, Robert Silverstein &lt;robert@robertsilversteinlaw.com&gt;, David Ambroz &lt;davidambroz@gmail.com&gt;, steve.lopez@latimes.com, patt.morrison@latimes.com

Bcc: luciralia.ibarra@lacity.org

Hi Alex,

I know how supportive you've been with the Save Sunset Blvd group and thanks for your support.

Activism continues, and it is time to point out what kind of "hateful" people are behind 8150 Sunset Blvd. I knew two businesses that were forced out of the shopping complex because of what Townscape/Angelo-Gordon did to them with their ruinous illegal parking scheme. One was a gay owned pet shop and the other an Armenian-American owned business. There were so many others who suffered under these New York developers.

But the Townscape/Angelo-Gordon and their totally insensitive principals harassed these poor people. Several went bankrupt. Councilman LaBronge took forever to have them remove illegal parking.

It is troubling the West Hollywood City Council would associate with this Townscape/Angelo-Gordon New York backed group after the tragedy in Orlando considering their hateful "Jim Crow" sentiments.

Several WEHO council members have defended the Townscape/Angelo-Gordon group and denied they took campaign contributions from these people when it is public record.

Will David Ryu fall in with this group and vote for 8150?

Or how the diversified Los Angeles Planning Commission feels about dealing with this group of elitist all "white businessmen."

Stop8150Sunset with its expanding base will prevail no matter what these New York types want to force down our throats!

West Hollywood Mayor Lauren Meister is the only City Council member who has not taken money from Townscape/Angelo-Gordon.

Take a look at the new PDF attachments from Stop8150Sunset.

Best,

Louis

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

From: Alex Rose &lt;nemorose@sbcglobal.net&gt;

Date: Tue, Jun 7, 2016 at 10:18 PM

Subject: Re: Stop 8150 Sunset Blvd - "The Townscape 3" and EIR Corruption Problems

To: "T. S. DeLabat" &lt;tsdelabat@gmail.com&gt;

GREAT WORK, Louis!!! Voices raised make a difference - especially now that many neighborhoods are riled up and ready for battle.

Onward and upward. The neighborhoods shall prevail - with a little help from all of us.

Fond regards and all good things...

Alex

**Alexandra Rose, Producer**  
**Alex Rose Productions**

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**3 attachments**

 **Townscape-Poor Doors.pdf**  
3039K

 **TownscapeHate.pdf**  
3760K

 **Duran.pdf**  
1934K

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**Luciralia Ibarra** <luciralia.ibarra@lacity.org>  
To: William Lamborn <william.lamborn@lacity.org>

Wed, Jun 15, 2016 at 2:23 PM

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

From: "T. S. DeLabat" <tsdelabat@gmail.com>

Date: Jun 14, 2016 9:49 PM

Subject: Re: Stop 8150 Sunset Blvd - "The Townscape 3" and EIR Corruption Problems

[Quoted text hidden]

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**3 attachments**

 **Townscape-Poor Doors.pdf**  
3039K

 **TownscapeHate.pdf**  
3760K

 **Duran.pdf**  
1934K

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**T. S. DeLabat** <tsdelabat@gmail.com>

Thu, Jun 16, 2016 at 3:59 PM

To: SIRKEN323@aol.com

Cc: david.ryu@lacity.org, David Ambroz <davidambroz@gmail.com>, lmeister@weho.org, Robert Silverstein <robert@robertsilversteinlaw.com>

Bcc: luciralia.ibarra@lacity.org

Amazing that the developers were able to get all these Sacramento politicians on board. But they did "buy" votes on the West Hollywood City Council according to critics including WEHO News. I wonder what Ryu's take on this is? He's never denied taking money from Townscape. The developers team certainly don't reflect the so-called diversity pitch of the politicians or the city. You'd think they would hire better media after being accused of "Jim Crow" entrances at their other project and destroying the gay and minority-owned tenant's businesses at 8150. Gehry giving the finger is great - he did that in Spain where citizens protested his design!

Thanks, Ken...

I will keep you are updated as I receive material on 8150 Sunset or this group.

Louis...

On Tue, Jun 7, 2016 at 11:24 PM, <SIRKEN323@aol.com> wrote:

Keep up the good work and keep me posted.

Thanks Louis.

k

Ken Draper, Editor  
CityWatch  
Editor@CityWatchLA.com  
CityWatchLA.com  
[323-527-5550](tel:323-527-5550)

In a message dated 6/7/2016 7:37:37 P.M. Pacific Daylight Time, [tsdelabat@gmail.com](mailto:tsdelabat@gmail.com) writes:

Hey Ken,

Amazing to see how corrupt these NY developers are and their cohorts at LA and WEHO city halls... lots of politicians and NY developers accused of racism against Hispanics and African-Americans, anti-gay, anti-seniors, anti-minority and ERI documents fixed by the L.A. Planning Department. Love the "Townscape 3"!

Ryu will be in the Townscape LA group with his vague letter about Townscape. Bought by what Bernie called the "One Percent"!

I wonder if the L.A. Planning Commission shares these New York Townscape corrupt values?

Time for the FBI to look into what Steve Lopez calls the 2nd most corrupt area in the USA - Los Angeles and 8150 Sunset! WEHO, LA are always pitching equality but notice that every person on the Townscape team is white males.

I'll send you any updates I receive from Stop 8150 Sunset. James O'Sullivan's piece on 8150 was great.

Best, Louis

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

From: **T. S. DeLabat** <[tsdelabat@gmail.com](mailto:tsdelabat@gmail.com)>  
Date: Tue, Jun 7, 2016 at 6:43 PM  
Subject: Stop 8150 Sunset Blvd - "The Townscape 3" and EIR Corruption Problems  
To: [steve.lopez@latimes.com](mailto:steve.lopez@latimes.com)  
Cc: [liam.dillon@latimes.com](mailto:liam.dillon@latimes.com), [davidambroz@gmail.com](mailto:davidambroz@gmail.com), [lmeister@weho.org](mailto:lmeister@weho.org)

Hi Steve,

I Just received the attached. Sent by a group called Stop 8150 Sunset Blvd.

Recall you writing that L.A. is now the second most corrupt city in the USA. One of the attached has Michael LoGrande, former city planner, looking across Sunset Blvd at the 8150 project.

I don't think he was aware that in the b.g. was a billboard advertising the film Mob City! Very appropriate considering it appears Townscape, the 8150 Sunset Blvd developer is buying off all the politicians including Brown, Ryu, et al. Sad to see that this involves homophobia, racism and illegal parking lots sanctioned by the City of LA. Brown was instrumental in getting this project going. Amazed to see his association with these negative.

I'll send you any more of these enlightening flyers when I receive them.

Liked your piece on Gov. Brown about to condo the coast. Perhaps you could look into Brown, Garcetti, Ryu, etc., and their relationships with Townscape the NY group behind 8150 Sunset?

Liam discussed the whole Gov. Brown close association with N.Y. type developers in today's paper.

Keep up the good work.

Cheers,

Louis DeLabat



Stop8150SunsetA1.pdf

1654K

T. S. DeLabat <tsdelabat@gmail.com>

Mon, Jun 20, 2016 at 6:33 PM

To: Lauren Meister <LMeister@weho.org>

Cc: david.ryu@lacity.org, David Ambroz <davidambroz@gmail.com>, Robert Silverstein <robert@robertsilversteinlaw.com>

Bcc: luciralia.ibarra@lacity.org

- **I know that Los Angeles will vote on the project.**
- **But 8150 is using Havenhurst Drive for truck loading in front of WEHO fair housing.**
- **I am pleased you didn't take political contributions from the Townscape/Angelo-Gordon New York developers like the other WEHO council members.**
- **I'm sure you know that the WEHO City Manger along with other management executives receives greater salaries than the President and Vice President of the USA.**
- **After the John Duran issues with Grinder and the Los Angeles District Attorney and developers like Townscape/Angelo-Gordon seeming to buy votes, I feel that West Hollywood residents and taxpayers should approach the FBI here in Los Angeles to complain about what could be malfeasance.**

**Just thoughts. I will be watching tonight.**

**Cheers...**

On Thu, Jun 16, 2016 at 5:13 PM, Lauren Meister <LMeister@weho.org> wrote:

This project is in the City of LA. The LA City Council votes on this project, not WeHo Council. However we are being updated by staf to see what actions LA City takes.

Thank you.

Best,

***Lauren Meister***

Mayor, City of West Hollywood

City Hall | City of West Hollywood  
8300 Santa Monica Boulevard | West Hollywood, CA 90069  
Tel: 323-848-6460 | F: 323-848-6562 | Mobile: 310-801-9839

*If you need an immediate response, please email [council@weho.org](mailto:council@weho.org)*

*Download the "[Power Tool](#)" that can help get things fixed quickly!*

**From:** T. S. DeLabat [[tsdelabat@gmail.com](mailto:tsdelabat@gmail.com)]  
**Sent:** Thursday, June 16, 2016 3:59 PM  
**To:** [SIRKEN323@aol.com](mailto:SIRKEN323@aol.com)  
**Cc:** [david.ryu@lacity.org](mailto:david.ryu@lacity.org); David Ambroz; Lauren Meister; Robert Silverstein  
**Subject:** Re: Stop 8150 Sunset Blvd - "The Townscape 3" and EIR Corruption Problems

[Quoted text hidden]

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**Luciralia Ibarra** <[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org)>  
To: William Lamborn <[william.lamborn@lacity.org](mailto:william.lamborn@lacity.org)>

Mon, Jun 20, 2016 at 7:09 PM

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

**From:** T. S. DeLabat <[tsdelabat@gmail.com](mailto:tsdelabat@gmail.com)>  
**Date:** Mon, Jun 20, 2016 at 6:33 PM  
**Subject:** Re: Stop 8150 Sunset Blvd - "The Townscape 3" and EIR Corruption Problems  
[Quoted text hidden]



**Luciralia Ibarra** | Senior City Planner  
Major Projects | Department of City Planning | City of Los Angeles  
[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org) | **213.978.1378**



**'Poor doors' development proposal draws scorn in West Hollywood**



**WEHO**  
ville

AMERICAN BALLET THEATRE  
JULY 8-10  
BUY TICKETS

**8899 Beverly Developer Would Segregate Low-Income Tenants from Amenities for Condo Owners**

HOME NEWS & POLITICS ARTS & CULTURE GAYLIFE MAGAZINE

**Divided WeHo City Council Votes to Move Forward with 8899 Beverly Project**

**Who are the men behind the 8899 Beverly Blvd and 8150 Sunset projects?**



The Townscape/Angelo Gordon (Beverly Hills and New York money) projects team. Pictured: Developers, Architect, Attorneys and Lobbyists.

**Does their "Jim Crow" style of thinking represent the values and diversity that represents West Hollywood and Los Angeles in considering their 8899 Beverly Blvd and 8150 Sunset proposed developments?**

- Considering the recent Orlando hate-filled tragedy against the LGBT community, it is time for WEHO and Los Angeles to disengage themselves from this arrogant 1% cabal of Beverly Hills and New York developers promoting hateful "Jim Crow" tactics! What's next from Townscape/Angelo-Gordon? These people have no ethics and morals. Only greed!

**The New York Times The Opinion Pages**

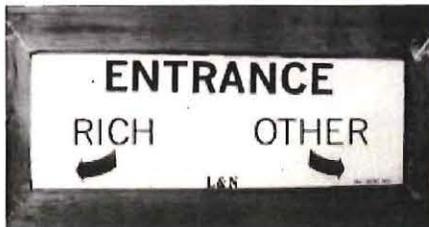
- "The so-called "Poor Door" or "Jim Crow Entrances used by massively wealthy developers with their new luxury building projects personify the seeds of hate, class distinctions and greed.
- From Beverly Hills to New York, developers are using affordable housing to secure million dollar tax breaks gouging citizen taxpayers to build high-end buildings with separate entrances.
- Who are the developers and teams behind these projects pitching a "Poor Door" entrance for working class Americans?
- Who are the politicians eagerly seeking campaign contributions from these developers?
- The politicians, planning commissions and the businesses supporting these developers are complicit in this reincarnation of "Jim Crow" laws and "separate but equal" entrance in the 21st century. All the germs of blatant greed, economic xenophobia, exclusion and the seeds of hate.
- Is this what America has become?

Op-Ed - New York Times



**The Townscape 3 – Duran, Horvath and Heilman**

- Despite the Townscape/Angelo-Gordon actions regarding "Jim Crow" style policies, these three West Hollywood council members voted to approve the 8899 Beverly Blvd project after receiving campaign contributions from Townscape/Angelo-Gordon.



West Hollywood City Councilman John Duran is seen with Jeffrey Haber. Haber is a West Hollywood registered lobbyist and also an attorney with Paul Hastings, the Los Angeles law firm representing Townscape/Angelo Gordon. Duran and Haber have a lengthy association. Duran has accepted political donations from the developers and attempted to push through the separate "Jim Crow entrance for 8899 Beverly Blvd.

Follow the Money: What the 8899 Beverly Developer is Paying the WeHo Council



## THE SOURCE OF HATE

Has Concept Of A 'Poor Door' Come To West Hollywood Development?

West Hollywood Developers Do Not Want Your Poor Wait's Ebola And Scabies In Their Luxury Swimming Pool

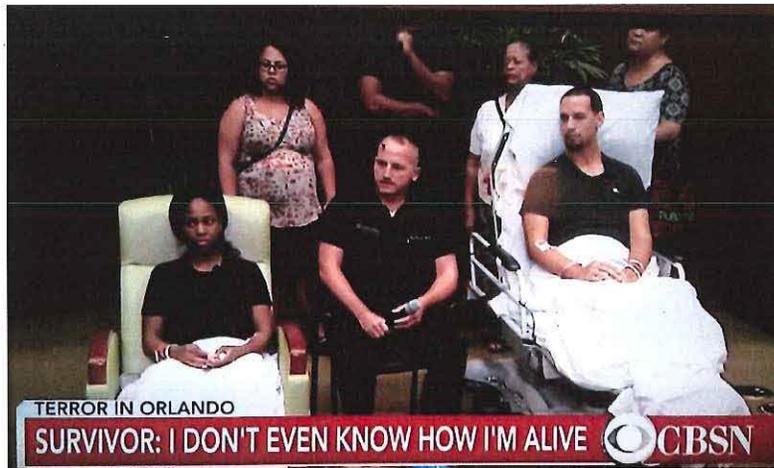
'Poor doors' development proposal draws scorn in West Hollywood

8899 Beverly Developer Would Segregate Low-Income Tenants from Amenities for Condo Owners

Divided WeHo City Council Votes to Move Forward with 8899 Beverly Project

HOME NEWS & POLITICS ARTS & CULTURE GAYLIFE MAGAZINE

## THE RESULTS OF HATE



## THE ORIGINS OF HATE

Who are the men behind the 8899 Beverly Blvd and 8150 Sunset projects?



The Townscape/Angelo Gordon (Beverly Hills and New York, money) projects team  
Pictures: Developers, Architect, Attorneys and Lobbyists

**Does their "Jim Crow" style of thinking represent the values and diversity that represents West Hollywood and Los Angeles in considering their 8899 Beverly Blvd and 8150 Sunset proposed developments?**

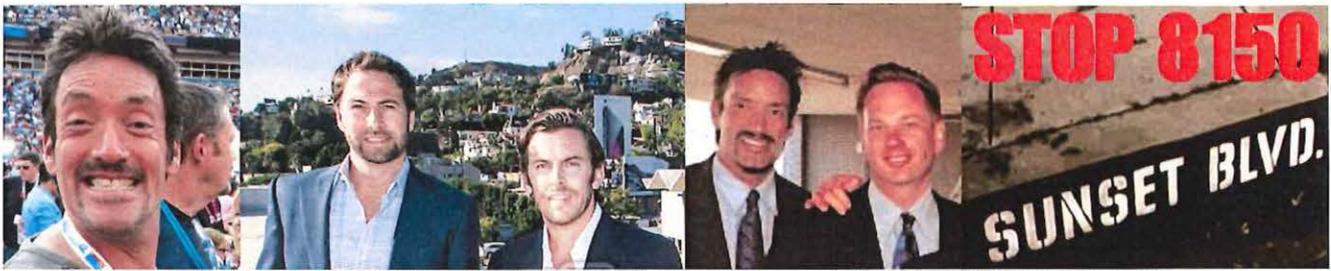
- Considering the recent Orlando hate-filled tragedy against the LGBT community, it is time for WEHO and Los Angeles to disengage themselves from this arrogant 1% cabal of Beverly Hills and New York developers promoting hateful "Jim Crow" tactics! What's next from Townscape/Angelo-Gordon? These people have no ethics and morals. Only greed!

West Hollywood City Councilman John Duran is seen with Jeffrey Haber. Haber is a West Hollywood registered lobbyist and also an attorney with Paul Hastings, the Los Angeles law firm representing Townscape/Angelo Gordon. Duran and Haber have a lengthy association. Duran has accepted political donations from the developers and attempted to push through the separate "Jim Crow entrance for 8899 Beverly Blvd.

Follow the Money: What the 8899 Beverly Developer is Paying the Wells Covered

- **1 % Values: "Jim Crow" entrances for 8899 Beverly Blvd and illegal eviction of tenants at 8150 Sunset Blvd. WEHO and Los Angeles politicians back Townscape/Angelo-Gordon hateful tactics!**





(Left to Right: WEHO City Councilman John Duran; Townscape NY Developers; Duran with Townscape lobbyist)

- **"Los Angeles is the second most corrupt area in the USA according to a University of Illinois study. Chicago is first and LA second."** Steve Lopez and Patricia Morrison - Los Angeles Times
- Is West Hollywood City Councilman John Duran part of the problem?
- **Can Duran be trusted to vote impartially when it comes to the 8150 Sunset development?**
- Townscape Partners (a New York backed development company) has paid thousands of dollars in political contributions to be sure John Duran continues to be on the West Hollywood City Council.

**Duran claims to have "rainbow coalition values" but he is backing 8150 Sunset. This is a NY development project totally run by white males – no women and no minorities.**

**As for Duran and his connection to this New York group with New Yorker values:**

- Townscape Partners, after buying the 8150 Sunset property, started charging customers \$3 per 15 minutes for parking. **Tenants sued Townscape** stating they didn't have the option of offering validation for parking and had lost 50 percent of their business as a result of the fees. Only McDonalds and Chase Bank were able to offer validation for 30 free minutes. **For an average meal at El Pollo, it cost \$12 to park.** Does Townscape hate Mexicans and their food?
- The New York developers' intention was to destroy the local businesses (many owned by minorities) driving them to financial ruin, and forcing them to surrender leases early. **Gay owned businesses went bankrupt.**
- Townscape installed the parking system without LA Building and Safety Permits. It was dangerous and struck pedestrians. It took nine months for the City of Los Angeles to do anything about the grave problem.
- **After LA had been threatened with a lawsuit,** the L.A. Planning Dept forced Townscape to shut it down.
- Los Angeles politicians have received big political contributions from NY developers like Townscape.
- Townscape plans to have the 8150 Sunset development's parking entrances and exits on Havenhurst Drive. Across from West Hollywood senior housing. **Many residents have AIDS and respiratory problems.**
- **Is Townscape anti-senior, minorities and gays? Can they be trusted after the NY style parking rip-off?**
- **Can WEHO trust the Los Angeles Planning Dept after doing nothing about the illegal parking?**



(Left to Right: Townscape NY Developers; Illegal Parking Signs; Duran with assistant that cost WEHO \$500,000; L.A. Planning Director: Vince Bertoni)

**Duran has been the focus of continued investigations and potential scandals,** yet certain political cohorts on the West Hollywood City Council continued to back him and paid **\$500,000 in settlements** to keep him in a voting position to back New York developers. Major campaign donations for three city council members came from Townscape.

- The City of West Hollywood paid out **\$500,000 to settle a lawsuit from Duran's former assistant** who claimed the city councilman was sexually harassing him. Duran met the assistant on a sex hookup website (Grinder), and the city employee salary was a \$150,000 a year.
- Los Angeles County prosecutors pursued **Duran on criminal charges** for misuse of a city credit card. WEHO spent thousands of dollars defending Duran.

**Can Duran be trusted when it comes to 8150 Sunset and his very close association with the NY developers?**



Luciralia Ibarra &lt;Luciralia.Ibarra@lacity .org&gt;

---

**Response Letter: VTT -72370-CN, CPC-2013-2551-MCUP-DB-SPR**

1 message

---

**William Lamborn** <william.lamborn@lacity.org>

Tue, Jun 21, 2016 at 3:21 PM

To: slunceford@weho.org

Cc: Luciralia Ibarra &lt;Luciralia.Ibarra@lacity.org&gt;, Christina Toy &lt;christina.toy-lee@lacity .org&gt;

Mr. Lunceford,

Please see attached response to your letter dated May 23, 2016 regarding the subject project. A hard copy is forthcoming via mail.

Sincerely,



William Lamborn  
Major Projects  
Department of City Planning  
200 N. Spring Street, Rm 750  
Ph: [213.978.1470](tel:213.978.1470)

Please note that I am out of the office every other Friday.

**Weho Response 6.21.2016.pdf**

311K



Luciralia Ibarra &lt;Luciralia.Ibarra@lacity.org&gt;

---

**8150 Sunset - West Hollywood Letter Upload**

1 message

---

**William Lamborn** <william.lamborn@lacity.org>  
To: Planning WebPosting <Planning.Webposting@lacity.org>  
Cc: Luciralia Ibarra <Luciralia.Ibarra@lacity.org>

Tue, Jun 21, 2016 at 3:27 PM

Hello,

Can you please upload the attached to the 8150 Sunset "Correspondence" folder, under the title, "Response to City of West Hollywood Letter - June 21, 2016"?

Thank you!



William Lamborn  
Major Projects  
Department of City Planning  
200 N. Spring Street, Rm 750  
Ph: [213.978.1470](tel:213.978.1470)

Please note that I am out of the office every other Friday.

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311K

DEPARTMENT OF  
CITY PLANNING

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<http://planning.lacity.org>

June 21, 2016

Scott Lunceford, AICP  
City of West Hollywood  
Community Development Department  
8300 Santa Monica Boulevard  
West Hollywood, CA 90069-6216

Mr. Lunceford,

Thank you for your letter, dated May 23, 2016, relative to the City of Los Angeles' processing and consideration of the 8150 Sunset Boulevard Mixed-Use Project (Case Nos. VTT-72370-CN, CPC-2013-2551-MCUP-DB-SPR, and ENV-2013-2552-EIR). Department of City Planning staff would like to address the concerns raised in your letter and respectfully requests your cooperation in providing us with additional information for further consideration.

We understand the City of West Hollywood takes issue with the following areas of the EIR that was prepared for the project:

- Signalization of Fountain and Havenhurst, where we propose the installation of a traffic signal at the intersection of Fountain Avenue and Havenhurst Drive
- Traffic impacts along Fountain Avenue
- Upgrade the existing mid-block pedestrian crosswalk at Crescent Heights Boulevard
- Fair-share contribution to the City of West Hollywood for ongoing operation and maintenance of the City of West Hollywood's sewer system
- Elimination of site access along Havenhurst Drive
- Require deliveries and services to only ingress and egress the project via driveways on Sunset Boulevard and Crescent Heights Boulevard
- Fund upgrades to traffic signal controller equipment, replacement of existing controllers, and installation of battery back-up systems

Signalization of Fountain/Havenhurst Intersection:

In order to address the potential impact at the currently unsignalized intersection of Fountain Avenue and Havenhurst Drive, our Department of Transportation (LADOT) recommended that a traffic signal be installed at this intersection. The EIR identifies LADOT as the enforcement agency for the proposed traffic signal installation. Your letter states that the City of West Hollywood does not support and will not approve the proposed traffic signal installation. Recognizing that this intersection is located within the City of West Hollywood and that you may have an alternative or substitute mitigation that you would like to be considered, we have revised our mitigation measure to read as follows:

**Mitigation Measure TR-1:** The Los Angeles Department of Transportation (LADOT) identified that the project may result in a significant impact at the unsignalized intersection of Fountain Avenue and Havenhurst Drive south of the

project site within the City of West Hollywood. LADOT proposes the installation of a new traffic signal at this intersection to off-set the potential impact, subject to review and approval by the City of West Hollywood. The applicant shall guarantee (by bond, cash or irrevocable letter of credit, subject to the approval of the City of West Hollywood) the necessary funding to enable the City of West Hollywood to design and install improvements at the intersection of Fountain Avenue and Havenhurst Drive.

Moreover, the Mitigation Monitoring Program has been corrected to identify the City of West Hollywood as both the Enforcement Agency and as a Monitoring Agency.

**Enforcement Agency:** City of West Hollywood

**Monitoring Agency:** Los Angeles Department of Transportation; City of West Hollywood

**Monitoring Phase:** Prior to occupancy

**Monitoring Frequency:** Once prior to occupancy

**Action Indicating Compliance:** Field inspection sign-off and compliance certification report submitted by project contractor

Your letter did not propose a substitute mitigation that would reduce impacts to less than significant levels at the intersection of Fountain Avenue and Havenhurst Drive, and we would appreciate understanding what the City of West Hollywood would propose instead in order to fully inform our decision makers.

#### Traffic Impacts along Fountain Avenue

The City of Los Angeles acknowledges that the traffic study prepared for the project did not include the intersections of Fountain/Olive and Fountain/Laurel. Your letter states that these intersections will be impacted and you would like the developer "to fund the upgrade of the traffic signal controller equipment, replacing existing 170 controllers with 2070 controllers, as well as fund installation of battery back-up systems for the following City of West Hollywood signalized intersections: Fountain/La Cienega, Fountain/Olive; Fountain/Sweetzer; Fountain/Crescent heights; and Fountain/Laurel..." The intersections of Fountain/La Cienega, Fountain/Sweetzer, and Fountain/Crescent Heights are located in the City of West Hollywood and were analyzed in the EIR in conformance with the City of West Hollywood's traffic study analysis procedures. These intersections were determined to not result in significant intersection impacts based on the City of West Hollywood's established traffic study methodologies.

In order to consider the City of West Hollywood's request, we respectfully request the traffic study or traffic analysis that was prepared in order to determine the impacts to Fountain/Olive and Fountain/Laurel, the methodology used and analysis that was conducted to warrant these upgrades, and what impacts would be mitigated by requiring these upgrades to the other intersections mentioned in your letter, including: Fountain/La Cienega, Fountain/Sweetzer, and Fountain/Crescent Heights.

#### Safe Pedestrian Access

The City of West Hollywood requests that the developer upgrade the current mid-block crosswalk along Crescent Heights to a mid-block pedestrian signal, and provide visibility enhancements, such as sidewalk bulb-outs, refuge island, reflective markings, etc. This was a comment raised by your agency during the Draft EIR, and which was responded to in the Final EIR as Response No. A9-11. The Final EIR responded that absent evidence of a significant pedestrian-related impact, there was no nexus requiring the proposed upgrade to this mid-block pedestrian crosswalk. Should the City of West Hollywood have a pedestrian traffic study or

similar analysis, using an established threshold above which impacts are considered to be significant under the City of West Hollywood's CEQA methodologies, we respectfully request that the study or analysis be shared with the City of Los Angeles so that we may consider a full range of feasible mitigation in order to best inform our decision makers.

#### Utilities and Service Systems – Wastewater

The City of West Hollywood requests the installation of a new 8-inch diameter sewer aligned in Crescent Heights Boulevard in the City of Los Angeles, or a requirement of the applicant to pay the City of West Hollywood a "fair-share" cost of on-going operation and maintenance of the City of West Hollywood-owned sewer system. At the public hearing held for the project on May 24, 2016, a representative from the City of West Hollywood indicated that the City of West Hollywood has an established requirement that projects pay a fair-share contribution to the City of West Hollywood's sewer system.

The EIR fully evaluated impacts to wastewater systems, including those within the City of West Hollywood. As detailed in the Recirculated Portions of the Draft EIR Appendix C, the project's wastewater contribution would be approximately 2% of the remaining 46% capacity of downstream sewers in the City of West Hollywood, and impacts would be less than significant. However, to ensure that project is subject to the same fair-share contribution as other projects which use City of West Hollywood sewers, the EIR includes a Project Design Feature that has been revised to read as follows:

**PDF-WW-1:** In order to address potential future improvements to sewage conveyance facilities within the City of West Hollywood that serve the project site, the project shall contribute fair-share payments to the City of West Hollywood commensurate with the project's incremental impact to affected facilities. Prior to the issuance of building permits, the applicant shall enter into an agreement with the City of West Hollywood determining the project's specific fair-share contribution for West Hollywood sewage system upgrades. The fair share contribution shall be calculated in the same manner used to calculate the fair share contribution for development projects within the City of West Hollywood, and the project's specific contribution shall be determined at such a time that the necessary improvements and associated capital costs are known, and shall be proportional to the project's contribution to total wastewater flows in each affected West Hollywood-owned sewer. The applicant shall guarantee (by bond, cash or irrevocable letter of credit, subject to the approval of the City of West Hollywood) the necessary funding to enable the City of West Hollywood to design and install the necessary improvements.

**Enforcement Agency:** Los Angeles Department of Public Works; City of West Hollywood

**Monitoring Agency:** Los Angeles Department of City Planning; Los Angeles Department of Public Works; City of West Hollywood

**Monitoring Phase:** Pre-Construction

**Monitoring Frequency:** Once, prior to issuance of building permits

**Action Indicating Compliance:** Agreement with City of West Hollywood or documentation of fair-share payments

#### Site Access and Deliveries on Havenhurst Drive

The City of West Hollywood requests the elimination of site access along Havenhurst Drive, and further requests that deliveries and services be required to access the project via driveways on Sunset Boulevard and Crescent Heights Boulevard.

The project site currently has an ingress/egress driveway on Havenhurst Drive, located at the southernmost part of the site in a similar location to that of the proposed project's condominium driveway. The existing driveway is limited to right-turn entry into the project site and right-turn

only exit moves out of the project site, a condition that the project would further improve upon by providing a physical barrier to ensure that vehicles exiting from the project's Havenhurst Drive driveways do not make left-turns onto southbound Havenhurst Drive. Under existing conditions, the project site also has driveways on Sunset Boulevard and Crescent Heights Boulevard.

The project has proposed the following Project Design Feature to minimize traffic on Havenhurst Drive:

**PDF-Traffic-1:** In order to ensure the vehicles exiting from the project's Havenhurst Drive driveways do not make left-turns onto southbound Havenhurst Drive, the applicant shall construct a physical barrier or other equivalent improvement, subject to review and approval by LADOT.

In addition, the EIR evaluated local/residential street traffic impacts for four street segments within the City of West Hollywood. These neighborhood street segments were evaluated in conformance with the City of West Hollywood Local/Residential Street Significant Impact Criteria.

- Havenhurst Drive, between Fountain Avenue and the project site
- Fountain Avenue, between Harper Avenue and Havenhurst Drive
- Fountain Avenue, between Havenhurst Drive and Crescent Heights Boulevard
- Fountain Avenue, between Crescent Heights Boulevard and Laurel Avenue

As detailed in the EIR, the proposed project would not exceed thresholds of significance on any of the analyzed street segments. Absent evidence of a significant impact, there is no nexus to require the access restrictions to the public right-of-way proposed by the City of West Hollywood.

Notwithstanding the lack of significant impacts to neighborhood streets, the project has taken measures to respond to concerns on traffic in abutting residential areas on Havenhurst Drive. In addition to the Project Design Feature detailed above, the proposed project has eliminated access to commercial and retail uses from the Havenhurst Drive driveways. It should be noted that commercial uses generally have higher trip generation rates than the residential uses which would be able access the site from Havenhurst Drive under proposed conditions. With respect to the loading driveway, all vehicle maneuvers would take place within the Basement Level 2 internal loading dock and trash sorting area. As detailed in the EIR, no noise or traffic impacts are expected as a result of this driveway. In addition, as discussed in the Draft EIR Section 4.J, limited loading/unloading at the project site is limited to off-peak hours in order to further minimize impacts to Havenhurst Drive.

Again, we appreciate your comments and continued input on this project. As you know, this project is scheduled for a hearing before the City Planning Commission on July 28, 2016. The Department of City Planning respectfully requests your cooperation in providing us with additional information requested herein for further consideration relative to the points discussed above so that we may fully inform our decision makers and interested parties.

Sincerely,



Luciralia Ibarra  
Senior City Planner  
Department of City Planning  
[Luciralia.ibarra@lacity.org](mailto:Luciralia.ibarra@lacity.org)



Luciralia Ibarra &lt;Luciralia.Ibarra@lacity.org&gt;

**8150 Sunset**

6 messages

**Tomas Carranza** <tomas.carranza@lacity.org>

Mon, Jun 20, 2016 at 11:10 AM

To: Luciralia Ibarra <Luciralia.Ibarra@lacity.org>, Christina Toy <christina.toy-lee@lacity.org>, William Lamborn <william.lamborn@lacity.org>, Wes Pringle <wes.pringle@lacity.org>, Carl Mills <carl.mills@lacity.org>

Attached are the illustrations that we referenced at today's meeting. Below is the link to the High Injury Network - this network was established as part of the Mayor's Vision Zero Initiative to spotlight the streets that have a high concentration of serious or fatal crashes involving the most vulnerable users of the transportation system.

<http://visionzero.lacity.org/high-injury-network/>

--

**Tomas Carranza, PE**

Senior Transportation Engineer

Transportation Planning &amp; Land Use Review

Los Angeles Department of Transportation

213.972.8476    

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**2 attachments**

 **IMP-SUNSET-CRESCENT HEIGHTS (ALT-4 & No IMPROVEMENT) (Existing-Future).pdf**  
179K

 **IMP-SUNSET-CRESCENT HEIGHTS (ALT-4 & No IMPROVEMENT) (improvement only) (WITH TRUCK)-2.pdf**  
1401K

**Tomas Carranza** <tomas.carranza@lacity.org>

Mon, Jun 20, 2016 at 11:14 AM

To: "ron@hgtraffic.com" &lt;ron@hgtraffic.com&gt;

Cc: Wes Pringle &lt;wes.pringle@lacity.org&gt;, Luciralia Ibarra &lt;Luciralia.Ibarra@lacity.org&gt;

Hi Ron,

I hope you are well. Regarding the mixed-use project proposal at 8150 Sunset, I was informed that the city of West Hollywood does not support the proposed traffic signal at the intersection of Fountain & Havenhurst that was recommended in the traffic study. Have you had any conversations with West Hollywood about this recently? We're interested in knowing if any substitute measures are being considered.

--

**Tomas Carranza, PE**

Senior Transportation Engineer

Transportation Planning &amp; Land Use Review

Los Angeles Department of Transportation  
213.972.8476    



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---

**Tomas Carranza** <tomas.carranza@lacity.org> Mon, Jun 20, 2016 at 11:16 AM  
To: Luciralia Ibarra <luciralia.ibarra@lacity.org>, Christina Toy <christina.toy-lee@lacity.org>, William Lamborn <william.lamborn@lacity.org>, Wes Pringle <wes.pringle@lacity.org>, Carl Mills <carl.mills@lacity.org>

One more thing - there were 91 crashes reported at the intersection of Sunset & Crescent Heights in the last 5 year reporting period between 2009 and 2014.

[Quoted text hidden]

---

**Ron Hirsch** <ron@hgtraffic.com> Tue, Jun 21, 2016 at 9:42 AM  
To: Tomas Carranza <tomas.carranza@lacity.org>  
Cc: Wes Pringle <wes.pringle@lacity.org>, Luciralia Ibarra <luciralia.ibarra@lacity.org>

Hi, Tomas.

Sorry for the delay in responding...I was on vacation yesterday.

We are aware that the City of West Hollywood does not support the installation of the proposed traffic signal at Fountain/Havenhurst, but we have had no formal conversations with them about that issue, nor have they offered or identified any acceptable or alternative measures to address the project's potential significant impact at that location. We'll let you know if we hear anything from them, or if there is any request for discussion of this item from the City (West Hollywood).

Let me know if you have any additional questions

Ron

**From:** Tomas Carranza [mailto:tomas.carranza@lacity.org]  
**Sent:** Monday, June 20, 2016 11:15 AM  
**To:** ron@hgtraffic.com  
**Cc:** Wes Pringle; Luciralia Ibarra  
**Subject:** 8150 Sunset

[Quoted text hidden]

---

**Luciralia Ibarra** <luciralia.ibarra@lacity.org> Tue, Jun 21, 2016 at 6:15 PM  
To: Tomas Carranza <tomas.carranza@lacity.org>

Cc: Christina Toy <christina.toy-lee@lacity.org>, William Lamborn <william.lamborn@lacity.org>, Wes Pringle <wes.pringle@lacity.org>, Carl Mills <carl.mills@lacity.org>

Hi Tomas,

As an fyi, attached is the letter we sent to the City of West Hollywood today.

-Luci

On Mon, Jun 20, 2016 at 11:10 AM, Tomas Carranza <tomas.carranza@lacity.org> wrote:

[Quoted text hidden]



**Luciralia Ibarra | Senior City Planner**

Major Projects | Department of City Planning | City of Los Angeles

[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org) | [213.978.1378](tel:213.978.1378)



**Weho Response 6.21.2016.pdf**

311K

**Carl Mills** <carl.mills@lacity.org>

Wed, Jun 22, 2016 at 10:34 AM

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

Cc: Tomas Carranza <tomas.carranza@lacity.org>, William Lamborn <william.lamborn@lacity.org>, Wes Pringle <wes.pringle@lacity.org>

Luci:

After talking with Management Staff in Central District, one thing is perfectly clear regarding the proposal that Tom and Wes presented on Monday. The Bureau of Engineering cannot issue a B-permit for the improvements as presented unless the 'City-owned' private property is relinquished or most of it has an Irrevocable Offer to Dedicate recorded. This makes Department of General Services' Assets Management Division a key player as without that land as public right of way, the entire proposal has a fatal flaw.

I left a voice mail for Joann Kishi whom David Roberts had referred me to. I will let you know if and when I hear from her. If there is a possibility that they will relinquish or dedicate the necessary right of way, the entire process would still need to be done by the developer through the B-permit process.

[Quoted text hidden]

Carl Mills, P.E.

Central District | Civil Engineer | Case Manager

Bureau of Engineering | Department of Public Works

201 North Figueroa Street, Suite 1030

Los Angeles, CA 90012

O: [\(213\) 482-6701](tel:213.482.6701) | F: [\(213\) 482-7007](tel:213.482.7007)





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<http://planning.lacity.org>

June 21, 2016

Scott Lunceford, AICP  
City of West Hollywood  
Community Development Department  
8300 Santa Monica Boulevard  
West Hollywood, CA 90069-6216

Mr. Lunceford,

Thank you for your letter, dated May 23, 2016, relative to the City of Los Angeles' processing and consideration of the 8150 Sunset Boulevard Mixed-Use Project (Case Nos. VTT-72370-CN, CPC-2013-2551-MCUP-DB-SPR, and ENV-2013-2552-EIR). Department of City Planning staff would like to address the concerns raised in your letter and respectfully requests your cooperation in providing us with additional information for further consideration.

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In order to consider the City of West Hollywood's request, we respectfully request the traffic study or traffic analysis that was prepared in order to determine the impacts to Fountain/Olive and Fountain/Laurel, the methodology used and analysis that was conducted to warrant these upgrades, and what impacts would be mitigated by requiring these upgrades to the other intersections mentioned in your letter, including: Fountain/La Cienega, Fountain/Sweetzer, and Fountain/Crescent Heights.

#### Safe Pedestrian Access

The City of West Hollywood requests that the developer upgrade the current mid-block crosswalk along Crescent Heights to a mid-block pedestrian signal, and provide visibility enhancements, such as sidewalk bulb-outs, refuge island, reflective markings, etc. This was a comment raised by your agency during the Draft EIR, and which was responded to in the Final EIR as Response No. A9-11. The Final EIR responded that absent evidence of a significant pedestrian-related impact, there was no nexus requiring the proposed upgrade to this mid-block pedestrian crosswalk. Should the City of West Hollywood have a pedestrian traffic study or

similar analysis, using an established threshold above which impacts are considered to be significant under the City of West Hollywood's CEQA methodologies, we respectfully request that the study or analysis be shared with the City of Los Angeles so that we may consider a full range of feasible mitigation in order to best inform our decision makers.

#### Utilities and Service Systems – Wastewater

The City of West Hollywood requests the installation of a new 8-inch diameter sewer aligned in Crescent Heights Boulevard in the City of Los Angeles, or a requirement of the applicant to pay the City of West Hollywood a "fair-share" cost of on-going operation and maintenance of the City of West Hollywood-owned sewer system. At the public hearing held for the project on May 24, 2016, a representative from the City of West Hollywood indicated that the City of West Hollywood has an established requirement that projects pay a fair-share contribution to the City of West Hollywood's sewer system.

The EIR fully evaluated impacts to wastewater systems, including those within the City of West Hollywood. As detailed in the Recirculated Portions of the Draft EIR Appendix C, the project's wastewater contribution would be approximately 2% of the remaining 46% capacity of downstream sewers in the City of West Hollywood, and impacts would be less than significant. However, to ensure that project is subject to the same fair-share contribution as other projects which use City of West Hollywood sewers, the EIR includes a Project Design Feature that has been revised to read as follows:

**PDF-WW-1:** In order to address potential future improvements to sewage conveyance facilities within the City of West Hollywood that serve the project site, the project shall contribute fair-share payments to the City of West Hollywood commensurate with the project's incremental impact to affected facilities. Prior to the issuance of building permits, the applicant shall enter into an agreement with the City of West Hollywood determining the project's specific fair-share contribution for West Hollywood sewage system upgrades. The fair share contribution shall be calculated in the same manner used to calculate the fair share contribution for development projects within the City of West Hollywood, and the project's specific contribution shall be determined at such a time that the necessary improvements and associated capital costs are known, and shall be proportional to the project's contribution to total wastewater flows in each affected West Hollywood-owned sewer. The applicant shall guarantee (by bond, cash or irrevocable letter of credit, subject to the approval of the City of West Hollywood) the necessary funding to enable the City of West Hollywood to design and install the necessary improvements.

**Enforcement Agency:** Los Angeles Department of Public Works; City of West Hollywood

**Monitoring Agency:** Los Angeles Department of City Planning; Los Angeles Department of Public Works; City of West Hollywood

**Monitoring Phase:** Pre-Construction

**Monitoring Frequency:** Once, prior to issuance of building permits

**Action Indicating Compliance:** Agreement with City of West Hollywood or documentation of fair-share payments

#### Site Access and Deliveries on Havenhurst Drive

The City of West Hollywood requests the elimination of site access along Havenhurst Drive, and further requests that deliveries and services be required to access the project via driveways on Sunset Boulevard and Crescent Heights Boulevard.

The project site currently has an ingress/egress driveway on Havenhurst Drive, located at the southernmost part of the site in a similar location to that of the proposed project's condominium driveway. The existing driveway is limited to right-turn entry into the project site and right-turn

only exit moves out of the project site, a condition that the project would further improve upon by providing a physical barrier to ensure that vehicles exiting from the project's Havenhurst Drive driveways do not make left-turns onto southbound Havenhurst Drive. Under existing conditions, the project site also has driveways on Sunset Boulevard and Crescent Heights Boulevard.

The project has proposed the following Project Design Feature to minimize traffic on Havenhurst Drive:

**PDF-Traffic-1:** In order to ensure the vehicles exiting from the project's Havenhurst Drive driveways do not make left-turns onto southbound Havenhurst Drive, the applicant shall construct a physical barrier or other equivalent improvement, subject to review and approval by LADOT.

In addition, the EIR evaluated local/residential street traffic impacts for four street segments within the City of West Hollywood. These neighborhood street segments were evaluated in conformance with the City of West Hollywood Local/Residential Street Significant Impact Criteria.

- Havenhurst Drive, between Fountain Avenue and the project site
- Fountain Avenue, between Harper Avenue and Havenhurst Drive
- Fountain Avenue, between Havenhurst Drive and Crescent Heights Boulevard
- Fountain Avenue, between Crescent Heights Boulevard and Laurel Avenue

As detailed in the EIR, the proposed project would not exceed thresholds of significance on any of the analyzed street segments. Absent evidence of a significant impact, there is no nexus to require the access restrictions to the public right-of-way proposed by the City of West Hollywood.

Notwithstanding the lack of significant impacts to neighborhood streets, the project has taken measures to respond to concerns on traffic in abutting residential areas on Havenhurst Drive. In addition to the Project Design Feature detailed above, the proposed project has eliminated access to commercial and retail uses from the Havenhurst Drive driveways. It should be noted that commercial uses generally have higher trip generation rates than the residential uses which would be able access the site from Havenhurst Drive under proposed conditions. With respect to the loading driveway, all vehicle maneuvers would take place within the Basement Level 2 internal loading dock and trash sorting area. As detailed in the EIR, no noise or traffic impacts are expected as a result of this driveway. In addition, as discussed in the Draft EIR Section 4.J, limited loading/unloading at the project site is limited to off-peak hours in order to further minimize impacts to Havenhurst Drive.

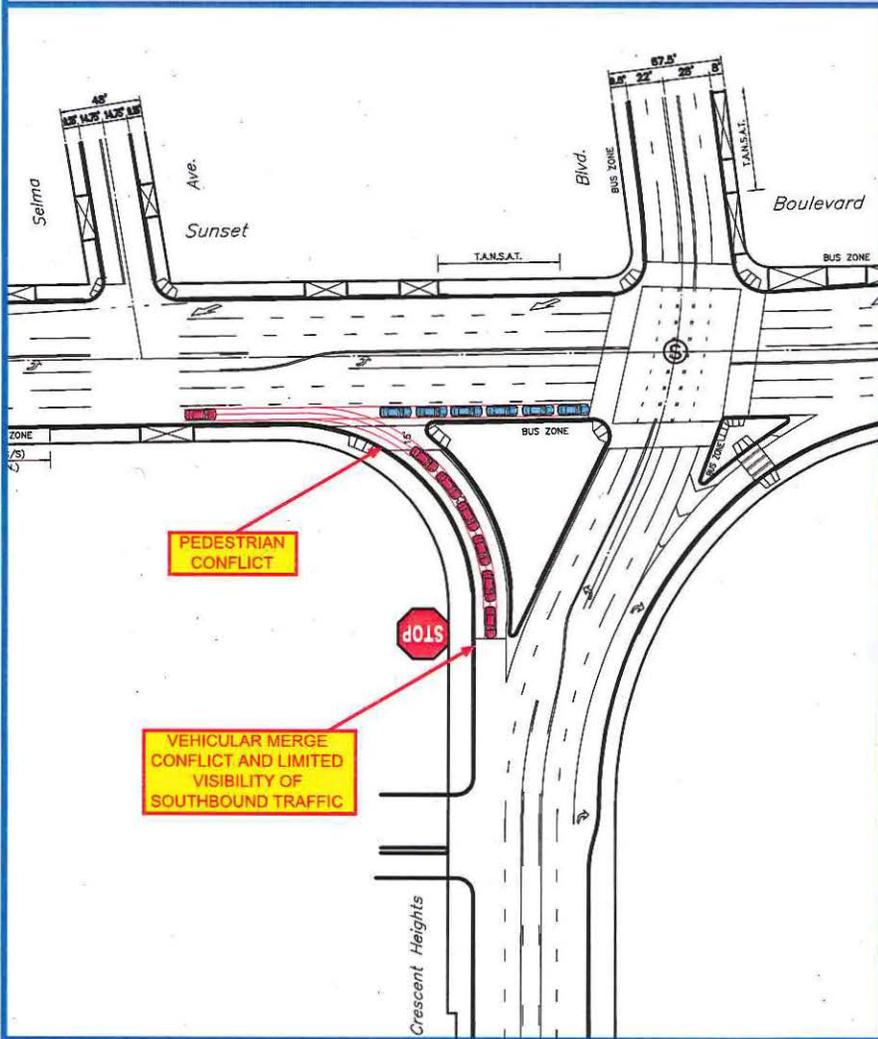
Again, we appreciate your comments and continued input on this project. As you know, this project is scheduled for a hearing before the City Planning Commission on July 28, 2016. The Department of City Planning respectfully requests your cooperation in providing us with additional information requested herein for further consideration relative to the points discussed above so that we may fully inform our decision makers and interested parties.

Sincerely,

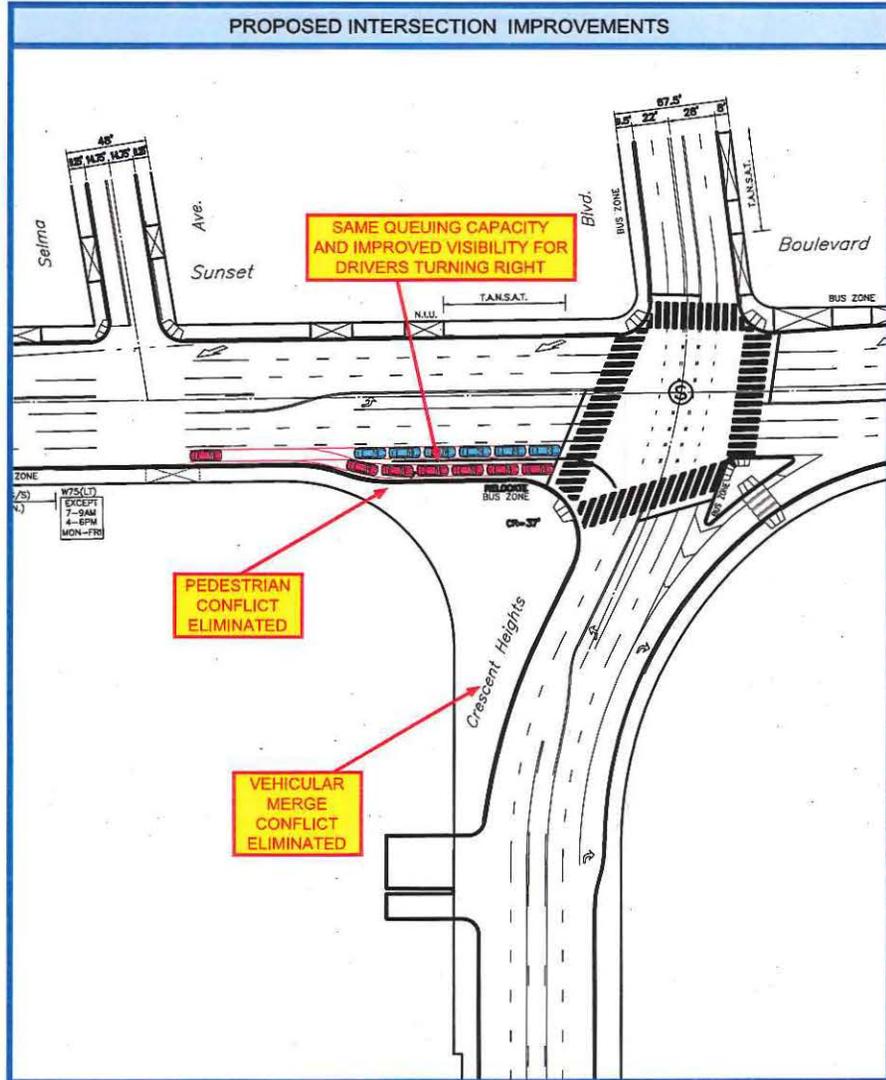


Luciralia Ibarra  
Senior City Planner  
Department of City Planning  
[Luciralia.ibarra@lacity.org](mailto:Luciralia.ibarra@lacity.org)

EXISTING INTERSECTION CONDITIONS



PROPOSED INTERSECTION IMPROVEMENTS



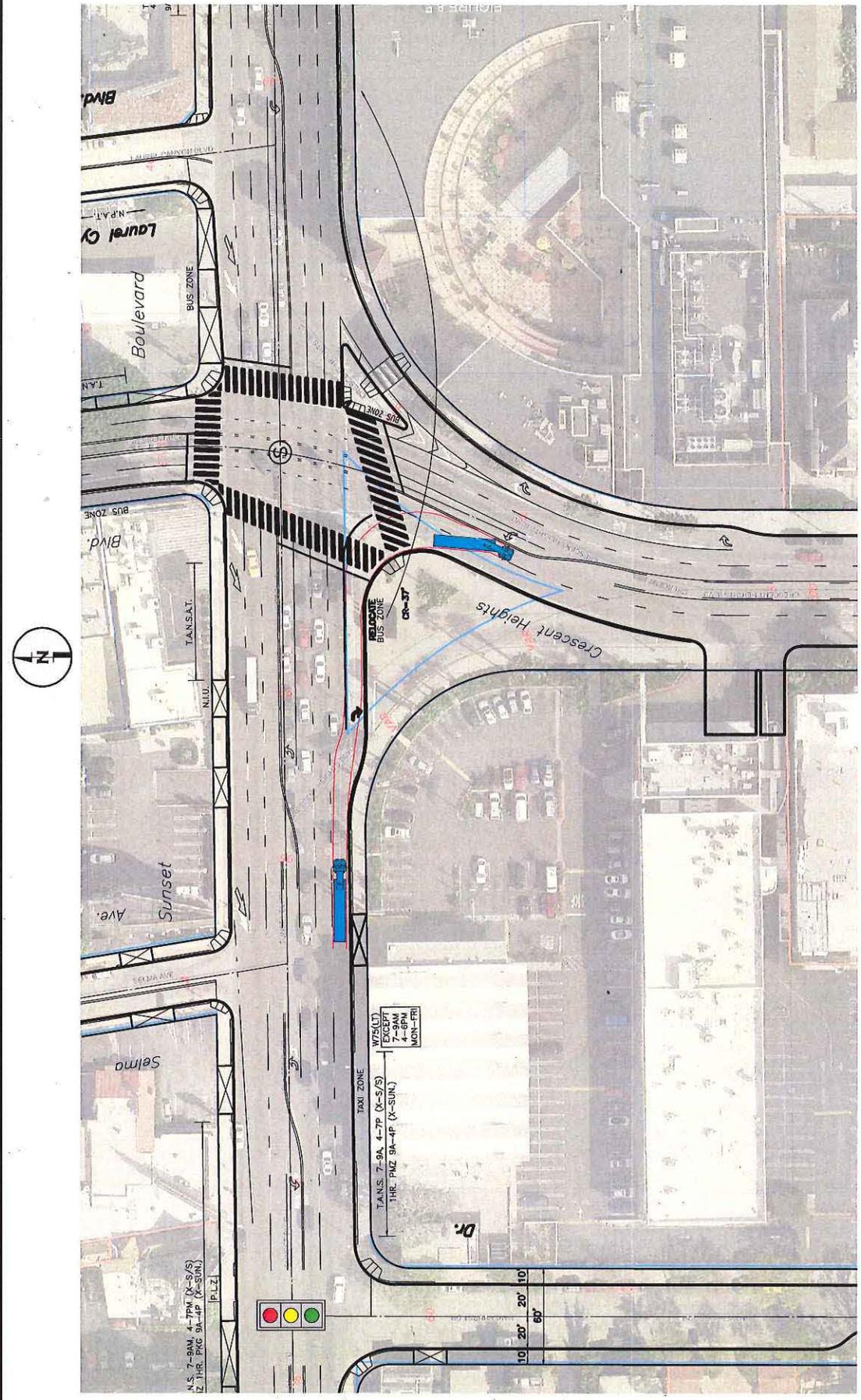
CONCEPTUAL INTERSECTION IMPROVEMENTS  
SUNSET BOULEVARD AND CRESCENT HEIGHTS BOULEVARD

CONCEPTUAL INTERSECTION IMPROVEMENTS  
SUNSET BOULEVARD AND CRESCENT HEIGHTS BOULEVARD



Hirsch/Green Transportation Consulting, Inc.

10/2/2015



SUNSET - CRESCENT HEIGHTS 1MP-SUNSET-CRESCENT HEIGHTS (ALT 4 & NO IMPROVEMENT)

DEPARTMENT OF  
CITY PLANNING

CITY PLANNING COMMISSION

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COMMISSION EXECUTIVE ASSISTANT  
(213) 978-1300

CITY OF LOS ANGELES  
CALIFORNIA



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MAYOR

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DEPUTY DIRECTOR  
(213) 978-1274

JAN ZATORSKI  
DEPUTY DIRECTOR  
(213) 978-1273

<http://planning.lacity.org>

June 21, 2016

Scott Lunceford, AICP  
City of West Hollywood  
Community Development Department  
8300 Santa Monica Boulevard  
West Hollywood, CA 90069-6216

Mr. Lunceford,

Thank you for your letter, dated May 23, 2016, relative to the City of Los Angeles' processing and consideration of the 8150 Sunset Boulevard Mixed-Use Project (Case Nos. VTT-72370-CN, CPC-2013-2551-MCUP-DB-SPR, and ENV-2013-2552-EIR). Department of City Planning staff would like to address the concerns raised in your letter and respectfully requests your cooperation in providing us with additional information for further consideration.

We understand the City of West Hollywood takes issue with the following areas of the EIR that was prepared for the project:

- Signalization of Fountain and Havenhurst, where we propose the installation of a traffic signal at the intersection of Fountain Avenue and Havenhurst Drive
- Traffic impacts along Fountain Avenue
- Upgrade the existing mid-block pedestrian crosswalk at Crescent Heights Boulevard
- Fair-share contribution to the City of West Hollywood for ongoing operation and maintenance of the City of West Hollywood's sewer system
- Elimination of site access along Havenhurst Drive
- Require deliveries and services to only ingress and egress the project via driveways on Sunset Boulevard and Crescent Heights Boulevard
- Fund upgrades to traffic signal controller equipment, replacement of existing controllers, and installation of battery back-up systems

Signalization of Fountain/Havenhurst Intersection:

In order to address the potential impact at the currently unsignalized intersection of Fountain Avenue and Havenhurst Drive, our Department of Transportation (LADOT) recommended that a traffic signal be installed at this intersection. The EIR identifies LADOT as the enforcement agency for the proposed traffic signal installation. Your letter states that the City of West Hollywood does not support and will not approve the proposed traffic signal installation. Recognizing that this intersection is located within the City of West Hollywood and that you may have an alternative or substitute mitigation that you would like to be considered, we have revised our mitigation measure to read as follows:

**Mitigation Measure TR-1:** The Los Angeles Department of Transportation (LADOT) identified that the project may result in a significant impact at the unsignalized intersection of Fountain Avenue and Havenhurst Drive south of the

project site within the City of West Hollywood. LADOT proposes the installation of a new traffic signal at this intersection to off-set the potential impact, subject to review and approval by the City of West Hollywood. The applicant shall guarantee (by bond, cash or irrevocable letter of credit, subject to the approval of the City of West Hollywood) the necessary funding to enable the City of West Hollywood to design and install improvements at the intersection of Fountain Avenue and Havenhurst Drive.

Moreover, the Mitigation Monitoring Program has been corrected to identify the City of West Hollywood as both the Enforcement Agency and as a Monitoring Agency.

**Enforcement Agency:** City of West Hollywood

**Monitoring Agency:** Los Angeles Department of Transportation; City of West Hollywood

**Monitoring Phase:** Prior to occupancy

**Monitoring Frequency:** Once prior to occupancy

**Action Indicating Compliance:** Field inspection sign-off and compliance certification report submitted by project contractor

Your letter did not propose a substitute mitigation that would reduce impacts to less than significant levels at the intersection of Fountain Avenue and Havenhurst Drive, and we would appreciate understanding what the City of West Hollywood would propose instead in order to fully inform our decision makers.

#### Traffic Impacts along Fountain Avenue

The City of Los Angeles acknowledges that the traffic study prepared for the project did not include the intersections of Fountain/Olive and Fountain/Laurel. Your letter states that these intersections will be impacted and you would like the developer "to fund the upgrade of the traffic signal controller equipment, replacing existing 170 controllers with 2070 controllers, as well as fund installation of battery back-up systems for the following City of West Hollywood signalized intersections: Fountain/La Cienega, Fountain/Olive; Fountain/Sweetzer; Fountain/Crescent heights; and Fountain/Laurel..." The intersections of Fountain/La Cienega, Fountain/Sweetzer, and Fountain/Crescent Heights are located in the City of West Hollywood and were analyzed in the EIR in conformance with the City of West Hollywood's traffic study analysis procedures. These intersections were determined to not result in significant intersection impacts based on the City of West Hollywood's established traffic study methodologies.

In order to consider the City of West Hollywood's request, we respectfully request the traffic study or traffic analysis that was prepared in order to determine the impacts to Fountain/Olive and Fountain/Laurel, the methodology used and analysis that was conducted to warrant these upgrades, and what impacts would be mitigated by requiring these upgrades to the other intersections mentioned in your letter, including: Fountain/La Cienega, Fountain/Sweetzer, and Fountain/Crescent Heights.

#### Safe Pedestrian Access

The City of West Hollywood requests that the developer upgrade the current mid-block crosswalk along Crescent Heights to a mid-block pedestrian signal, and provide visibility enhancements, such as sidewalk bulb-outs, refuge island, reflective markings, etc. This was a comment raised by your agency during the Draft EIR, and which was responded to in the Final EIR as Response No. A9-11. The Final EIR responded that absent evidence of a significant pedestrian-related impact, there was no nexus requiring the proposed upgrade to this mid-block pedestrian crosswalk. Should the City of West Hollywood have a pedestrian traffic study or

similar analysis, using an established threshold above which impacts are considered to be significant under the City of West Hollywood's CEQA methodologies, we respectfully request that the study or analysis be shared with the City of Los Angeles so that we may consider a full range of feasible mitigation in order to best inform our decision makers.

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The EIR fully evaluated impacts to wastewater systems, including those within the City of West Hollywood. As detailed in the Recirculated Portions of the Draft EIR Appendix C, the project's wastewater contribution would be approximately 2% of the remaining 46% capacity of downstream sewers in the City of West Hollywood, and impacts would be less than significant. However, to ensure that project is subject to the same fair-share contribution as other projects which use City of West Hollywood sewers, the EIR includes a Project Design Feature that has been revised to read as follows:

**PDF-WW-1:** In order to address potential future improvements to sewage conveyance facilities within the City of West Hollywood that serve the project site, the project shall contribute fair-share payments to the City of West Hollywood commensurate with the project's incremental impact to affected facilities. Prior to the issuance of building permits, the applicant shall enter into an agreement with the City of West Hollywood determining the project's specific fair-share contribution for West Hollywood sewage system upgrades. The fair share contribution shall be calculated in the same manner used to calculate the fair share contribution for development projects within the City of West Hollywood, and the project's specific contribution shall be determined at such a time that the necessary improvements and associated capital costs are known, and shall be proportional to the project's contribution to total wastewater flows in each affected West Hollywood-owned sewer. The applicant shall guarantee (by bond, cash or irrevocable letter of credit, subject to the approval of the City of West Hollywood) the necessary funding to enable the City of West Hollywood to design and install the necessary improvements.

**Enforcement Agency:** Los Angeles Department of Public Works; City of West Hollywood

**Monitoring Agency:** Los Angeles Department of City Planning; Los Angeles Department of Public Works; City of West Hollywood

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The project site currently has an ingress/egress driveway on Havenhurst Drive, located at the southernmost part of the site in a similar location to that of the proposed project's condominium driveway. The existing driveway is limited to right-turn entry into the project site and right-turn

only exit moves out of the project site, a condition that the project would further improve upon by providing a physical barrier to ensure that vehicles exiting from the project's Havenhurst Drive driveways do not make left-turns onto southbound Havenhurst Drive. Under existing conditions, the project site also has driveways on Sunset Boulevard and Crescent Heights Boulevard.

The project has proposed the following Project Design Feature to minimize traffic on Havenhurst Drive:

**PDF-Traffic-1:** In order to ensure the vehicles exiting from the project's Havenhurst Drive driveways do not make left-turns onto southbound Havenhurst Drive, the applicant shall construct a physical barrier or other equivalent improvement, subject to review and approval by LADOT.

In addition, the EIR evaluated local/residential street traffic impacts for four street segments within the City of West Hollywood. These neighborhood street segments were evaluated in conformance with the City of West Hollywood Local/Residential Street Significant Impact Criteria.

- Havenhurst Drive, between Fountain Avenue and the project site
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As detailed in the EIR, the proposed project would not exceed thresholds of significance on any of the analyzed street segments. Absent evidence of a significant impact, there is no nexus to require the access restrictions to the public right-of-way proposed by the City of West Hollywood.

Notwithstanding the lack of significant impacts to neighborhood streets, the project has taken measures to respond to concerns on traffic in abutting residential areas on Havenhurst Drive. In addition to the Project Design Feature detailed above, the proposed project has eliminated access to commercial and retail uses from the Havenhurst Drive driveways. It should be noted that commercial uses generally have higher trip generation rates than the residential uses which would be able access the site from Havenhurst Drive under proposed conditions. With respect to the loading driveway, all vehicle maneuvers would take place within the Basement Level 2 internal loading dock and trash sorting area. As detailed in the EIR, no noise or traffic impacts are expected as a result of this driveway. In addition, as discussed in the Draft EIR Section 4.J, limited loading/unloading at the project site is limited to off-peak hours in order to further minimize impacts to Havenhurst Drive.

Again, we appreciate your comments and continued input on this project. As you know, this project is scheduled for a hearing before the City Planning Commission on July 28, 2016. The Department of City Planning respectfully requests your cooperation in providing us with additional information requested herein for further consideration relative to the points discussed above so that we may fully inform our decision makers and interested parties.

Sincerely,



Luciralia Ibarra  
Senior City Planner  
Department of City Planning  
[Luciralia.ibarra@lacity.org](mailto:Luciralia.ibarra@lacity.org)



Luciralia Ibarra &lt;Luciralia.Ibarra@lacity .org&gt;

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**Crescent Heights Blvd/ Sunset Blvd**

3 messages

**Carl Mills** <carl.mills@lacity.org>

Tue, Jun 21, 2016 at 7:35 AM

To: David Roberts &lt;david.l.roberts@lacity.org&gt;

Cc: Luciralia Ibarra &lt;Luciralia.Ibarra@lacity.org&gt;, Tomas Carranza &lt;tomas.carranza@lacity.org&gt;

David:

I was talking with Planning and LADOT about a developer with a project at the southwest corner of the aforementioned intersection. There is a City owned triangular shaped lot that straddles a traffic control island at that location. In order to bring about the proposed public improvements there, the City owned lot would need to somehow become part of the public right of way. There might be a little left but, for all intents and purposes, the lot would be gone.

At the meeting yesterday, it was stated that the lot was not available for sale but no one was sure of the reason. Would you be able to give me the details?

--

Carl Mills, P.E.

Central District | Civil Engineer | Case Manager

Bureau of Engineering | Department of Public Works

201 North Figueroa Street, Suite 1030

Los Angeles, CA 90012

O: (213) 482-6701 | F: (213) 482-7007



---

**David Roberts** <david.l.roberts@lacity.org>

Tue, Jun 21, 2016 at 7:46 AM

To: Carl Mills &lt;carl.mills@lacity.org&gt;, JoAnn Kishi &lt;joann.kishi@lacity.org&gt;

Cc: Luciralia Ibarra &lt;Luciralia.Ibarra@lacity.org&gt;, Tomas Carranza &lt;tomas.carranza@lacity.org&gt;

Carl,

Please contact JoAnn Kishi (213) 922-8528 in my office and she will be able to assist.

Thanks

[Quoted text hidden]

--

**Dave Roberts, Assistant Director****City of Los Angeles****General Services Department**

11/6/2016

City of Los Angeles Mail - Crescent Heights Blvd/ Sunset Blvd

**Real Estate Services Division**

**111 E. 1st Street, City Hall South  
Los Angeles, CA 90012**

**Phone (213) 922-8546**

**Cell (213) 216-9256**

**Fax (213) 922-8511**

---

**Carl Mills** <carl.mills@lacity.org>

Wed, Jun 22, 2016 at 11:28 AM

To: JoAnn Kishi <joann.kishi@lacity.org>

Cc: Luciralia Ibarra <luciralia.ibarra@lacity.org>, Tomas Carranza <tomas.carranza@lacity.org>

JoAnn:

See attached sheets showing parcel discussed.

[Quoted text hidden]

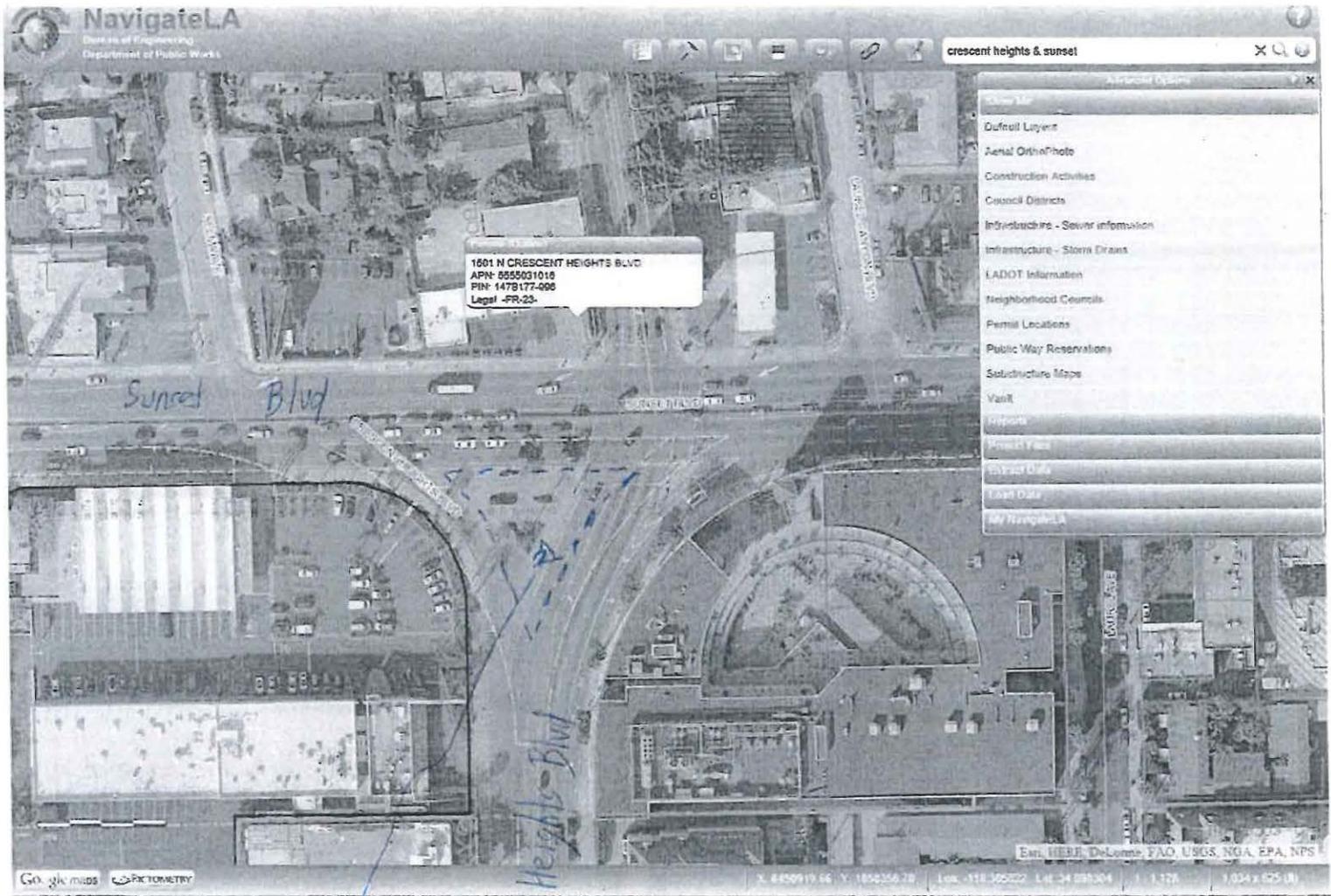


**crescent Heights & Sunset parcel.pdf**

244K



*N. Crescent Heights Blvd*



1601 N CRESCENT HEIGHTS BLVD  
 APN: 5555031016  
 PIN: 1478177-006  
 Legal: PR-23

Sunset Blvd

Crescent Heights Blvd

APN 5554007900



AN EQUAL EMPLOYMENT OPPORTUNITY EMPLOYER

Recyclable and made from recycled waste.





Luciralia Ibarra &lt;Luciralia.Ibarra@lacity.org&gt;

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**VTT-72370-CN Letter of Determination**

1 message

**William Lamborn** <william.lamborn@lacity.org>

Thu, Jun 23, 2016 at 2:03 PM

To: "Nytzen, Michael" &lt;michaelnytzen@paulhastings.com&gt;, tsiegel@townscapepartners.com

Cc: Luciralia Ibarra &lt;Luciralia.Ibarra@lacity.org&gt;

Tyler and Michael,

Please see attached Letter of Determination for Case No. VTT-72370-CN.

Regards,



William Lamborn

Major Projects

Department of City Planning

200 N. Spring Street, Rm 750

Ph: [213.978.1470](tel:213.978.1470)

Please note that I am out of the office every other Friday.

**VTT-72370-CN LOD.pdf**

14305K



Luciralia Ibarra &lt;Luciralia.Ibarra@lacity .org&gt;

---

**8150 Sunset 'Additional Documents' Upload**

1 message

**William Lamborn** <william.lamborn@lacity.org>

Thu, Jun 23, 2016 at 4:00 PM

To: Planning WebPosting &lt;Planning.Webposting@lacity.org&gt;

Cc: Luciralia Ibarra &lt;Luciralia.Ibarra@lacity.org&gt;

Hello,

Can you please upload the attached to the 8150 Sunset "Additional Documents" folder under the title, "VTT-72370-CN Letter of Determination"?

Thank you!



William Lamborn  
Major Projects  
Department of City Planning  
200 N. Spring Street, Rm 750  
Ph: [213.978.1470](tel:213.978.1470)

Please note that I am out of the office every other Friday.

**VTT-72370-CN LOD FINAL.pdf**

14305K



Luciralia Ibarra <luciralia.ibarra@lacity.org>

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## LADBS Zoning report for Revised Vesting Tentative Tract No. 72370-CN

1 message

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**Laura Duong** <laura.duong@lacity.org>

Thu, Jun 30, 2016 at 4:45 PM

To: Luciralia Ibarra <luciralia.ibarra@lacity.org>, William Lamborn <william.lamborn@lacity.org>, Darlene Navarrete <darlene.navarrete@lacity.org>

Please review the LADBS Zoning report for Revised Vesting Tentative Tract No. 72370-CN.

--

Laura Duong  
Department of Building and Safety  
Zoning Subdivision Section  
[213-482-0434](tel:213-482-0434)

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 **tr72370.cn.v.rev.docx**  
18K

**CITY OF LOS ANGELES**  
**INTER-DEPARTMENTAL CORRESPONDENCE**

DATE: June 30, 2016

TO: Luciralia Ibarra, Deputy Advisory Agency  
200 N. Spring Street, Room 721  
Department of City Planning

FROM: Laura Duong, Subdivision Review  
Ara Sargsyan, Development Services Case Management Chief  
201 N. Figueroa Street, Room 1030  
Department of Building and Safety

SUBJECT: **TRACT MAP NO. 72370 - CN – Vesting – Revised Map**

The Department of Building and Safety Zoning Section has reviewed the above Subdivision Map, date stamped on April 13, 2016 by the Department of City Planning. The site is designated as being in a **C4-1D Zone**. A clearance letter will be issued stating that no Building or Zoning Code violations exist relating to the subdivision on the subject site once the following items have been satisfied.

- a. Provide a copy of CPC case CPC-2013-2551-CUB-ZV-DB-SPR. Show compliance with all the conditions/requirements of the CPC case as applicable.
- b. Comply with D condition from Ordinance 164714 that limits the total floor area of all the buildings on the lot to not exceed one times the buildable area of the lot or obtain City Planning approval to exceed this limit as proposed.
- c. Provide a copy of affidavits OB-15548, AFF-3066, AFF-2837, and AF-89-146951. Show compliance with all the conditions/requirements of the above affidavits as applicable. Termination of above affidavits may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.
- d. Show all street dedication(s) as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication.
- e. Record a Covenant and Agreement to treat the buildings and structures located in an Air Space Subdivision as if they were within a single lot.

Notes:

Each Air Space lot shall have access to a street by one or more easements or other entitlements to use in a form satisfactory to the Advisory Agency and the City Engineer.

The proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised health or safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed complete. Plan check will be required before any construction, occupancy or change of use.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Laura Duong at (213) 482-0434 to schedule an appointment.

cc: William Lamborn, Darlene Navarrete



Luciralia Ibarra <Luciralia.ibarra@lacity.org>

---

## LADBS Zoning report for Revised Vesting Tentative Tract No. 72370-CN

1 message

Laura Duong <laura.duong@lacity.org>

Thu, Jun 30, 2016 at 4:45 PM

To: Luciralia Ibarra <Luciralia.ibarra@lacity.org>, William Lamborn <william.lamborn@lacity.org>, Darlene Navarrete <darlene.navarrete@lacity.org>

Please review the LADBS Zoning report for Revised Vesting Tentative Tract No. 72370-CN.

Laura Duong  
Department of Building and Safety  
Zoning Subdivision Section  
213-482-0434

 tr72370.cn.v.rev.docx  
18K

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- e. Record a Covenant and Agreement to treat the buildings and structures located in an Air Space Subdivision as if they were within a single lot.

Notes:

Each Air Space lot shall have access to a street by one or more easements or other entitlements to use in a form satisfactory to the Advisory Agency and the City Engineer.

The proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised health or safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed complete. Plan check will be required before any construction, occupancy or change of use.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Laura Duong at (213) 482-0434 to schedule an appointment.

cc: William Lamborn, Darlene Navarrete



Luciralia Ibarra &lt;luciralia.ibarra@lacity .org&gt;

---

**Appeal of VTT-72370-CN, ENV-2013-2552-EIR**

1 message

**Laura Frazin-Steele** <laura.frazinsteel@lacity.org>

Tue, Jul 5, 2016 at 11:49 AM

To: Luciralia Ibarra &lt;luciralia.ibarra@lacity.org&gt;, William Lamborn &lt;william.lamborn@lacity.org&gt;, Darlene Navarrete &lt;darlene.navarrete@lacity.org&gt;

Hello,

I just took in an appeal by the City of West Hollywood. West Hollywood is appealing part of VTT-72370-CN and ENV-2013-2552-EIR; specifically, MM TR-1 and PDF-VVW-1.

I noted that a planner with the initials of CL worked on the LOD. Please tell me who that is so that I can forward this email.

Thanks,

Laura

**Laura Frazin Steele**

City Planner

Development Services Center Metro

201 N. Figueroa St., 4th/5th Floors

Department of City Planning

(213) 202-5425

[laura.frazinsteel@lacity.org](mailto:laura.frazinsteel@lacity.org)



Luciralia Ibarra &lt;Luciralia.Ibarra@lacity.org&gt;

---

**8150 Sunset**

5 messages

Luciralia Ibarra &lt;Luciralia.Ibarra@lacity.org&gt;

Fri, Jul 1, 2016 at 3:57 PM

To: Stephanie Lockett &lt;Stephanie.Lockett@lacity.org&gt;, Heber Martinez &lt;Heber.Martinez@lacity.org&gt;

Cc: William Lamborn &lt;William.Lamborn@lacity.org&gt;

Hello,

Can you please upload the following document to the "Correspondence" folder under the 8150 EIR link?

The attachment should be saved as "Building and Safety, Zoning - June 30, 2016")"

Thank you,  
Luci

Luciralia Ibarra | Senior City Planner

Major Projects | Department of City Planning | City of Los Angeles

[Luciralia.Ibarra@lacity.org](mailto:Luciralia.Ibarra@lacity.org) | 213.978.1378**BS Zoning Letter 6-30-16.pdf**

94K

Luciralia Ibarra &lt;Luciralia.Ibarra@lacity.org&gt;

Fri, Jul 1, 2016 at 4:00 PM

To: Stephanie Lockett &lt;Stephanie.Lockett@lacity.org&gt;, Heber Martinez &lt;Heber.Martinez@lacity.org&gt;

Cc: William Lamborn &lt;William.Lamborn@lacity.org&gt;

Hello,

Can you please upload the following attachments to the "Additional Documents" folder under the 8150 EIR link?

They should be saved as:

"VTT-72370-CN Appeal 1"

"VTT-72370-CN Appeal 2"

Thank you,  
Luci

Luciralia Ibarra | Senior City Planner

Major Projects | Department of City Planning | City of Los Angeles

[Luciralia.Ibarra@lacity.org](mailto:Luciralia.Ibarra@lacity.org) | 213.978.1378

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**2 attachments**

 **VTT-72370-CN Appeal 1.pdf**  
8066K

 **VTT-72370-CN Appeal 2.pdf**  
446K

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**Stephanie Lockett** <stephanie.lockett@lacity.org>  
To: Luciralia Ibarra <luciralia.ibarra@lacity.org>

Fri, Jul 1, 2016 at 4:34 PM

--  
Stephanie Lockett,  
Systems Analyst II  
Department of City Planning,  
Planning Information Technology Division  
213 978-1447  
[stephanie.lockett@lacity.org](mailto:stephanie.lockett@lacity.org)

[Quoted text hidden]

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**2 attachments**

 **VTT-72370-CN Appeal 1.pdf**  
8066K

 **VTT-72370-CN Appeal 2.pdf**  
446K

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**Planning WebPosting** <planning.webposting@lacity.org>  
To: Luciralia Ibarra <luciralia.ibarra@lacity.org>

Fri, Jul 1, 2016 at 4:38 PM

Hi Luci,

Your documents were uploaded.

Rgds,  
Stephanie

On Fri, Jul 1, 2016 at 4:32 PM, Stephanie Lockett <[stephanie.lockett@lacity.org](mailto:stephanie.lockett@lacity.org)> wrote:

--  
Stephanie Lockett,  
Systems Analyst II  
Department of City Planning,  
Planning Information Technology Division  
213 978-1447  
[stephanie.lockett@lacity.org](mailto:stephanie.lockett@lacity.org)

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

From: **Luciralia Ibarra** <[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org)>

Date: Fri, Jul 1, 2016 at 3:57 PM

Subject: 8150 Sunset

To: Stephanie Lockett <[stephanie.lockett@lacity.org](mailto:stephanie.lockett@lacity.org)>, Heber Martinez <[heber.martinez@lacity.org](mailto:heber.martinez@lacity.org)>

Cc: William Lamborn <[william.lamborn@lacity.org](mailto:william.lamborn@lacity.org)>

[Quoted text hidden]

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**Luciralia Ibarra** <[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org)>  
To: Planning WebPosting <[planning.webposting@lacity.org](mailto:planning.webposting@lacity.org)>

Fri, Jul 1, 2016 at 7:50 PM

Thank you, Stephanie!  
Hope you have a great weekend.  
- Luci

[Quoted text hidden]



Luciralia Ibarra &lt;Luciralia.Ibarra@lacity.org&gt;

---

**Appeal of VTT-72370-CN**

2 messages

**Laura Frazin-Steele** <laura.frazinsteel@lacity.org>

Tue, Jul 5, 2016 at 4:29 PM

To: Luciralia Ibarra &lt;Luciralia.Ibarra@lacity.org&gt;, Darlene Navarrete &lt;darlene.navarrete@lacity.org&gt;, Christina Toy &lt;christina.toy-lee@lacity.org&gt;, William Lamborn &lt;william.lamborn@lacity.org&gt;

Hi,

I just took in an appeal of VTT-72370-CN. The appellant is Susane Manner Trust. The rep is Allan Wilion, Esq. The appellant is appealing the entire decision.

Laura

**Laura Frazin Steele**

City Planner

Development Services Center Metro

201 N. Figueroa St., 4th/5th Floors

Department of City Planning

(213) 202-5425

[laura.frazinsteel@lacity.org](mailto:laura.frazinsteel@lacity.org)

---

**Luciralia Ibarra** <Luciralia.Ibarra@lacity.org>

Tue, Jul 5, 2016 at 4:37 PM

To: Laura Frazin-Steele &lt;laura.frazinsteel@lacity.org&gt;

Cc: Darlene Navarrete &lt;darlene.navarrete@lacity.org&gt;, Christina Toy &lt;christina.toy-lee@lacity.org&gt;, William Lamborn &lt;william.lamborn@lacity.org&gt;

Thank you, Laura.

[Quoted text hidden]

--

**Luciralia Ibarra** | Senior City Planner

Major Projects | Department of City Planning | City of Los Angeles

[luciralia.ibarra@lacity.org](mailto:Luciralia.Ibarra@lacity.org) | 213.978.1378



Luciralia Ibarra &lt;Luciralia.ibarra@lacity .org&gt;

---

**RE: 8150 Sunset: Financial Feasibility Analysis**

2 messages

**Nytzen, Michael** <michaelnytzen@paulhastings.com>

Wed, Jun 29, 2016 at 6:20 PM

To: Luci Ibarra &lt;Luciralia.ibarra@lacity.org&gt;, William Lamborn &lt;william.lamborn@lacity.org&gt;

Cc: "Haber, Jeffrey S." &lt;jeffreyhaber@paulhastings.com&gt;

Luci and Will:

Attached is a supplement to the March 1, 2016 financial feasibility analysis, prepared for the Alternative 9 project design. We will forward the peer review report under separate cover when it has been completed, which should be within the next few days.

Please let us know if you have any questions or would like to discuss.

Regards,

Michael

---

**From:** Nytzen, Michael**Sent:** Thursday, April 21, 2016 6:16 PM**To:** Luci Ibarra; William Lamborn**Cc:** Haber, Jeffrey S.**Subject:** 8150 Sunset: Financial Feasibility Analysis

Luci and Will:

Attached please find the financial feasibility analysis for the 8150 Sunset Boulevard project prepared by HR&A Advisors, Inc., dated March 1, 2016, along with a peer review of the HR&A analysis prepared by RSG, Inc., dated April 21, 2016. These should be posted to the Planning Department's Website for the 8150 Sunset project.

Please let us know if you have any questions or would like to discuss.

Regards,

Michael



**E. Michael Nytzen | Senior Land Use Project Manager**  
Paul Hastings LLP | 515 South Flower Street, Twenty-Sixth Floor, Los Angeles, CA 90071 | Direct: +1.213.683.5713 | Main: +1.213.683.6000 | Fax: +1.213.996.3003 | [michaelnytzen@paulhastings.com](mailto:michaelnytzen@paulhastings.com) | [www.paulhastings.com](http://www.paulhastings.com)

\*\*\*\*\*

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 **HRA 8150 Sunset Boulevard Density Bonus Feasibility Analysis-Gehry\_6.29.2016.pdf**  
266K

**Nytzen, Michael** <michaelnytzen@paulhastings.com> Tue, Jul 5, 2016 at 6:05 PM  
To: Luci Ibarra <luciralia.ibarra@lacity.org>, William Lamborn <william.lamborn@lacity.org>  
Cc: "Haber, Jeffrey S." <jeffreyhaber@paulhastings.com>

Luci and Will:

Attached is RSG's peer review of the HR&A supplemental report on the financial feasibility of Alternative 9.

Please let us know if you have any questions or would like to discuss.

Regards,  
Michael

---

**From:** Nytzen, Michael  
**Sent:** Wednesday, June 29, 2016 6:21 PM  
**To:** Luci Ibarra; William Lamborn  
**Cc:** Haber, Jeffrey S.  
**Subject:** RE: 8150 Sunset: Financial Feasibility Analysis

Luci and Will:

Attached is a supplement to the March 1, 2016 financial feasibility analysis, prepared for the Alternative 9 project design. We will forward the peer review report under separate cover when it has been completed, which should be within the next few days.

Please let us know if you have any questions or would like to discuss.

Regards,

Michael

---

**From:** Nytzen, Michael  
**Sent:** Thursday, April 21, 2016 6:16 PM  
**To:** Luci Ibarra; William Lamborn  
**Cc:** Haber, Jeffrey S.  
**Subject:** 8150 Sunset: Financial Feasibility Analysis

Luci and Will:

Attached please find the financial feasibility analysis for the 8150 Sunset Boulevard project prepared by HR&A Advisors, Inc., dated March 1, 2016, along with a peer review of the HR&A analysis prepared by RSG, Inc., dated April 21, 2016. These should be posted to the Planning Department's Website for the 8150 Sunset project.

Please let us know if you have any questions or would like to discuss.

Regards,

Michael

---

**PAUL**  
HASTINGS

**E. Michael Nytzen | Senior Land Use Project Manager**

Paul Hastings LLP | 515 South Flower Street, Twenty-Sixth Floor, Los Angeles, CA 90071 | Direct: +1.213.683.5713 | Main: +1.213.683.6000 | Fax: +1.213.996.3003 | [michaelnytzen@paulhastings.com](mailto:michaelnytzen@paulhastings.com) | [www.paulhastings.com](http://www.paulhastings.com)

11/6/2016

City of Los Angeles Mail - RE: 8150 Sunset: Financial Feasibility Analysis

\*\*\*\*\*

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 **RSG 8150 Sunset Blvd Alternative 9 Financial Feasibility Analysis Peer Review (7.1.2016).pdf**  
52K



700 South Flower Street, Suite 2730, Los Angeles, CA 90017  
T: 310-581-0900 | F: 310-581-0910 | www.hraadvisors.com

June 29, 2016

Tyler Siegel

AG-SCH 8150 Sunset Boulevard Associates, L.P.

Suite 702

8899 Beverly Blvd.

West Hollywood, CA 90048

Re: Financial Feasibility Analysis for the Gehry Partners-Designed 8150 Sunset Blvd. Project (Alternative 9)

Dear Mr. Siegel:

Per your request, HR&A Advisors, Inc. (HR&A) has completed financial feasibility analyses of a development program you provided to us for a mixed-use development located at 8150 Sunset Boulevard in the City of Los Angeles ("City").<sup>1</sup> As we understand it, approval of a Density Bonus and Affordable Housing Incentives has been requested from the City. The Affordable Housing Incentive requested is an off-menu incentive to allow an increase in floor area in order to render the project financially feasible with 28 affordable housing units for very low-income households, per Section 12.22-A,25(f)(4) of the Los Angeles Municipal Code.

AG-SCH 8150 Sunset Boulevard Associates, L.P. ("AG-SCH") provided us the basic development program for the development with a Density Bonus and Affordable Housing Incentives, as well as the 2012 land acquisition cost and a conceptual estimate of development costs (which we independently reviewed). AG-SCH also provided us the costs associated with the buy-out of eight existing tenants on the site, and estimates for certain professional fees, legal and environmental consulting costs, which are above-average due to the particulars of this project. We used AG-SCH's development programs, land cost, buy-out cost, and certain consultant costs in our analyses, but applied our own independent calculations of all other development costs, net operating income and investment returns. Our analysis utilizes HR&A's extensive real estate analysis experience as well as a number of well-established third-party real estate industry data sources for the Los Angeles area, which are noted in the detailed development pro formas in Attachment B to this letter.

We evaluated the project's financial feasibility based on two investment return metrics commonly used in the real estate industry. First, for the income-producing apartment and retail uses, we evaluated the return on total development cost (i.e., Net Operating Income (NOI) divided by total development cost), for which we assumed a minimum threshold of one percentage point more than the applicable weighted average income capitalization (or "cap") rate for new development at this location, to account for investment risk.<sup>2</sup>

<sup>1</sup> This Financial Feasibility Analysis is for Alternative 9 (Gehry Partners Design), and supplements our March 1, 2016 Financial Feasibility Analysis for the 1:1 FAR development scenario and the original project 3:1 FAR development scenario.

<sup>2</sup> The cap rate used for the feasibility determination in this analysis is a weighted average, based on the share of Net Operating Income (NOI) generated by retail versus residential uses, which is then multiplied by the cap rate for each respective land use. For example, with approximately \$4.0 million in retail NOI and approximately \$7.1 million in residential NOI (i.e., generated by 191 market rate apartments and 28 affordable units), the resulting weighted average cap rate 4.6% includes a larger contribution from the residential cap rate than the retail cap rate.

Tyler Siegel  
AG-SCH 8150 Sunset Boulevard Associates, L.P.  
June 29, 2016

Second, we evaluated the developer profit margin that would be generated by the project. This involved dividing the NOI from the project's rental components (retail and apartments) by the weighted average cap rate to estimate the sale value of the rental component of the development at stabilized operation. We then added estimated sale proceeds for the project's for-sale condominium units, and deducted costs of sale and total development costs. The ratio of the resulting developer profit to the net after-sale value of the project as a whole was then compared with a minimum developer profit margin threshold of 12.5 percent, which in our experience is a typical return threshold for Los Angeles development projects (i.e., midpoint of a 10-15 percent range). Both of these return metrics are viewed as conservative (i.e., relatively low), considering the significant entitlement and litigation risk associated with a large project in the Hollywood Community Plan area.

Using this approach and based on the analysis summarized below, and supported by the calculation detail in Attachment B to this letter, we conclude that:

- **The development designed by Gehry Partners with 191 market rate rental units, 28 affordable rental units for very low-income households, 30 market rate for-sale units, 65,000 square feet of commercial space, and Affordable Housing Incentives that achieve a 3.0 FAR would be financially feasible.** This is because the income-producing uses would generate a return on total development cost that is greater than the minimum threshold (i.e., 5.7% vs. 4.6%), and the entire project including the for-sale units, would generate a developer profit margin that is greater than the minimum acceptable threshold (i.e., 15.9% vs. 12.5%).

The basis for this conclusion is summarized below. Sources and notes for the assumptions used in the analysis are included with more detailed pro formas in Attachment B to this letter.

As shown in Table 1, the project's development costs total \$276.5 million, Net Operating Income totals \$11 million and Net Sales Revenue totals \$89.4 million. As stated above, the minimum return on cost feasibility threshold for the income-producing uses was set at one percentage point more than a weighted average of the applicable cap rates for each rental land use (i.e., 5.4% for retail and 4.2% for multi-family residential, resulting in a weighted average cap rate for this development scenario of 4.6%). In order to appropriately reflect the return on cost of the NOI generated by the rental uses, both the condominium sales and the cost of constructing the condominiums were excluded from this calculation. The resulting return on total development cost, less the condominium construction cost, is 5.7 percent, as compared with a minimum threshold of 5.6 percent. For the project as a whole, which includes the sale value of the condos and the cost of construction for all product types, the ratio of developer profit to net after-sale value produces a profit margin of 15.9 percent, as compared with a minimum threshold of 12.5 percent. Therefore, this development scenario is financially feasible.

Tyler Siegel  
 AG-SCH 8150 Sunset Boulevard Associates, L.P.  
 June 29, 2016

**Table 1: The 3.0 FAR Development Scenario designed by Gehry Partners with Market Rate and Affordable Housing and Retail, Density Bonus, Flexible Parking Incentives, and Off-Menu FAR Incentives**

	<b>With Affordable Housing Incentives</b>	
	<u>Per Unit</u>	<u>Total</u>
<b><u>Development Program</u></b>		
Land Area (sf)	447	111,339
Gross Building Area (GSF)	1,341	333,903
FAR (based on GSF)		3
Rentable Area - Residential (NSF)	675	168,170
Rentable Area - Commercial (NSF)		65,000
Sellable Area - Residential (NSF)		61,144
Building Efficiency		88.1%
<b>Apartments</b>		
Market Rate		191
Affordable		28
Condominium		<u>30</u>
Total Units		249
<b>Subterranean Parking</b>		
Levels		4
Total Residential & Commercial Parking		820
<b><u>Development Costs</u></b>		<b><u>Total</u></b>
Land Acquisition	\$	34,000,000
Hard Construction	\$	165,150,949
Soft Costs	\$	52,291,619
Financing Costs	\$	<u>25,084,398</u>
<b>Total Development Cost (TDC)</b>	<b>\$</b>	<b>276,526,966</b>
<b><u>Sales - Residential</u></b>		
<b>Net Sales Revenue</b>	<b>\$</b>	<b>89,478,660</b>
<b><u>Net Operating Income</u></b>		<b><u>Annual</u></b>
Net Apartment Income	\$	7,073,527
Net Commercial Income	\$	<u>3,953,235</u>
<b>Net Operating Income (NOI)</b>	<b>\$</b>	<b>11,026,762</b>
<b><u>Feasibility</u></b>		
Return on Cost (NOI / TDC)		5.7%
<b>Feasible?</b>		<b>YES</b>
(Minimum = Cap Rate + 1.00% = 5.6%)		
<i>Developer Profit Margin</i>		
Net Project Sale Value	\$	328,687,766
Less: Total Development Cost (from above)	\$	<u>(276,526,966)</u>
Developer Profit	\$	<b>52,160,800</b>
Developer Profit Margin		15.9%
<b>Feasible?</b>		<b>YES</b>
(Minimum = 12.5%)		

Tyler Siegel  
AG-SCH 8150 Sunset Boulevard Associates, L.P.  
June 29, 2016

The details of our analysis of project feasibility are included in Attachment B to this letter. As noted above, AG-SCH provided us the basic development program for both scenarios, the 2012 land acquisition cost (which we reviewed against comparable sales for that period) and a conceptual estimate of development costs prepared by Suffolk Construction (which we reviewed against Marshall & Swift cost estimations for the Los Angeles area). AG-SCH also provided us the costs associated with the buy-out of eight existing tenants on the site, including two major national/regional fast food chains, and other design, environmental, legal and outreach (collectively "consultant") costs in consideration of the unique character of the proposed project design and the high degree of litigation risk associated with major projects within the Hollywood Community Plan area. As also noted above, we used the development programs, land, buy-out and consultant costs, but applied our own independent calculations of development costs, net operating income and investment returns.

Development costs for the 3.0 FAR Development Scenario designed by Gehry Partners reflect both an elevated level of interior and exterior finishes as well as extensive subterranean parking, which will require major excavation and export of soil. In addition, the retail component of the project will require broker involvement to ensure rapid lease-up, commissions for which are included in total development costs. The elevated levels of finishes are expected to support residential and retail pricing at the highest end of current offerings in the Los Angeles area, which will be consistent with retail and residential products along the Sunset Strip portion of Sunset Boulevard in West Hollywood and Los Angeles.

The market rate apartment rents used to calculate NOI for the project, which average about \$6.30 per square foot are based on a review of market comparables for high-end, new construction apartments with retail in prime submarket areas and an analysis of rent premiums associated with highly-amenitized, luxury buildings as well as rent premiums associated with buildings designed by high-profile architects such as Frank Gehry. There are few directly comparable buildings in the Los Angeles region and as such, the rents used in this analysis are conservative estimates. The closest comparable is 8500 Burton Way, where apartment rents are reported to average about \$7.00 per square foot. Our analysis assumes that, unlike many apartment buildings, rents for larger units are slightly higher on a per-square-foot basis than smaller units, as larger units will be located on higher floors with premium views. Reported rents for 8500 Burton and two additional comparable buildings, as well as estimated cap rates for recent nearby sales are included in Attachment A of this memo.

The condominium sale prices used to calculate the project's net sales revenue, which average about \$1,770 per square foot, are based on a review of market comparables for the highest-end of newly constructed condominiums in prime submarket areas. Reported sales for these properties are also included in Attachment A of this memo. It assumed that the comparable properties already include a premium associated with either a high-profile architect, superior level of services or location, and as such, there is no additional premium incorporated into the analysis.

In determining the above-mentioned development costs, net operating income, project value and investor returns, HR&A relied on generally accepted third party and other data sources (sources for all assumptions are included in Attachment B) and our own expertise. HR&A is a national economic development, real estate advisory and public policy consulting firm. We have extensive experience analyzing the financial feasibility of many different kinds of development products and

Tyler Siegel  
AG-SCH 8150 Sunset Boulevard Associates, L.P.  
June 29, 2016

planning initiatives, including extensive experience in the Los Angeles metro area. Our clients include a wide range of private and public sector organizations, including various departments of the City of Los Angeles.

Please contact me if you or the City of Los Angeles Department of City Planning has any questions about our analysis and conclusions.

Sincerely,



Paul J. Silvern  
Vice President

Attachment A: 8150 Sunset Blvd. Rent and Cap Rate Comparables  
Attachment B: 8150 Sunset Blvd. Financial Feasibility Analysis Without and With Proposed Density Bonus and Affordable Housing Incentives for Increased Floor Area

## ATTACHMENT A 8150 Sunset Blvd. Rent, Sale, and Cap Rate Comparables

### Apartment Rent Comparables<sup>1</sup>

Address	Average Unit Size (SF)		Average Rents		Average Rents Per SF	
	1 BR	2+ BR	1 BR	2+ BR	1 BR	2+ BR
8500 Burton Way	991	1,448	\$6,469	\$9,005	\$6.53	\$6.22
375 N. La Cienega Blvd	707	1,254	\$3,176	\$5,247	\$4.49	\$4.18
10700 Wilshire Blvd	1,234	1,809	\$6,200	\$9,672	\$5.02	\$5.35
<b>Average</b>	<b>977</b>	<b>1,504</b>	<b>\$5,282</b>	<b>\$7,975</b>	<b>\$5.35</b>	<b>\$5.25</b>
<b>Average w/ 15% High-Profile Architect Premium</b>			<b>\$6,074</b>	<b>\$9,171</b>	<b>\$6.15</b>	<b>\$6.04</b>

Source: CoStar Group

<sup>1</sup> Includes large, very high-end new construction

### Condominium Sale Comparables

Address	Average Unit Size		Average Sale Prices		Average Sale Prices PSF	
	2BR	3+BR/PH	2BR	3+BR/PH	2BR	3+BR/PH
1 Century Drive	2,683	5,336	\$3,402,885	\$8,833,030	\$1,268	\$1,655
1200 Club View Drive	3,398	3,888	\$5,458,000	\$9,512,118	\$1,606	\$2,447
1705 Ocean Ave	1,579	2,195	\$2,140,272	\$4,950,000	\$1,355	\$2,255
1755 Ocean Ave	1,666	2,405	\$2,434,690	\$5,100,167	\$1,461	\$2,121
225 N Canyon Drive		4,091		\$9,306,269		\$2,275
<b>Average</b>	<b>2,332</b>	<b>3,583</b>	<b>\$3,358,962</b>	<b>\$7,540,317</b>	<b>\$1,423</b>	<b>\$2,151</b>

Source: Redfin

### Retail Rent Comparables<sup>1</sup>

Address	Average Monthly Rent Per SF
6410-6412 Hollywood Blvd	\$3.75
300-306 N Robertson Blvd	\$7.00
8969 Santa Monica Blvd	\$5.50
1050-1062 Vine St	\$3.95
6338-6344 Hollywood Blvd	\$5.70
6660 W Sunset Blvd	\$3.50
8250-8254 Melrose Ave	\$5.95
8101 Melrose Ave	\$10.00
8373 Melrose Ave	\$6.00
1619 N La Brea Ave	\$4.00
<b>Average</b>	<b>\$5.54</b>

Source: CoStar Group

<sup>1</sup> Includes retail spaces over 1,500 SF within the West Hollywood and Hollywood submarkets, with NNN lease initiation dates after June 2015.

### Cap Rate Comparables<sup>1</sup>

Address	Cap Rate
<i>Multifamily Residential<sup>2</sup></i>	
1724 Highland Ave	3.88%
7950 Sunset Blvd	4.25%
10700 Wilshire Blvd	3.30%
6138 Franklin Ave	3.40%
5659 8th St	3.50%
6300 Hollywood Blvd	7.00%
<b>Average</b>	<b>4.22%</b>
<b>RERC - Apartment</b>	<b>4.80%</b>
<i>Retail<sup>3</sup></i>	
8000 W Sunset Blvd	6.00%
6904-6912 Hollywood Blvd	6.75%
11817-11819 Wilshire Blvd	3.50%
<b>Average</b>	<b>5.42%</b>
<b>RERC - Retail</b>	<b>5.80%</b>

Source: CoStar Group; Real Estate Research Corp 2015 Q4 data

<sup>1</sup> Within the Bel Air, Beverly Hills, Brentwood, Century City, Hollywood Hills,

<sup>2</sup> Includes properties that were built after 2000, have 50 or more residential

<sup>3</sup> Includes properties with 30,000 or more square feet of retail space that were sold after January 2012.

**Attachment B**

**8150 Sunset Blvd. Project**

**Financial Feasibility, With Density Bonus, 3.0 FAR Development Scenario Designed by Gehry Partners with Off-Menu FAR Incentive, Parking Reduction and Side Yard Reduction**

	With Density Bonus	
	Per Unit	Total
<b>Development Program<sup>1</sup></b>		
Land Area (sf)	447	111,339
Gross Building Area (GSF)	1,341	333,903
FAR (based on GSF)		3.0
Rentable Area - Residential (NSF)	675	168,170
Rentable Area - Commercial (NSF)		65,000
Sellable Area - Residential (NSF)		61,144
Building Efficiency		88.1%
<b>Apartments</b>		
Market Rate		191
Affordable		28
Condominium		30
Total Residential Units		249
Subterranean Parking Levels		4
Total Residential & Commercial Parking		820

Unit Mix <sup>1</sup>	Number	Net Rentable SF	Mo.		Total Mo. Rent
			Rent/NRSF	Mo. Rent	
<b>Market Rate<sup>2</sup></b>					
Studio	48	480	\$6.40	\$3,072	\$ 147,456
1 Bedroom	116	775	\$6.25	\$4,844	\$ 561,875
2 Bedroom	17	1,150	\$6.10	\$7,015	\$ 119,255
3 Bedroom	10	1,400	\$6.50	\$9,100	\$ 91,000
	191				\$ 919,586
<b>Affordable<sup>3</sup></b>					
Studio	6	480	\$0.96	\$463	\$ 2,778
1 Bedroom	18	775	\$0.67	\$520	\$ 9,360
2 Bedroom	3	1,150	\$0.50	\$576	\$ 1,728
3 Bedroom	1	1,400	\$0.45	\$634	\$ 634
	28				\$ 14,500
<b>Condominium<sup>4</sup></b>					
			<u>Sale Price/NSF</u>	<u>Total Sale Price</u>	<u>Total Sales</u>
2 Bedroom	15	1,500	\$1,650	\$2,475,000	\$ 37,125,000
3 Bedroom	13	2,200	\$1,450	\$3,190,000	\$ 41,470,000
4 Bedroom	2	5,022	\$2,100	\$10,546,200	\$ 21,092,400
	30				\$ 99,687,400

Land	Per Land SF	Per Unit	Total
Land Acquisition <sup>5</sup>	\$ 305	\$ 136,546	\$ 34,000,000
<b>Subtotal Land</b>	<b>\$ 305</b>	<b>\$ 136,546</b>	<b>\$ 34,000,000</b>

Construction <sup>6</sup>	Per Bldg.		Total
	GSF	Per Unit/Space	
Hard Construction-Buildings (weighted average for all components)	\$ 331	\$ 444,283	\$ 110,626,468
Hard Construction-Subt. Parking (per space) <sup>7</sup>	\$20	\$ 42,500	\$ 34,850,000
Hard Construction-Sitework (x Excavation Cu. Yard) <sup>8</sup>	\$75		\$ 4,387,500
Hard Construction-Site Improvements (x Open Area SF)	\$50		\$ 4,172,650
Tenant Improvements Allowance (x Retail NSF) <sup>9</sup>	\$50	\$ 10	\$ 3,250,000
Hard Cost Contingency (x Subtotal) <sup>7</sup>	5%	\$ 24	\$ 31,584
<b>Subtotal Construction</b>	<b>\$ 495</b>	<b>\$ 663,257</b>	<b>\$ 165,150,949</b>

Soft Costs <sup>8</sup>	Rate	Per GSF	Per Unit	Total
Design, Engineering & Consulting Services (x Hard Costs)	14.0%	\$ 69.25	\$ 92,856	\$ 23,121,133
Permits & Fees (x Hard Costs)	4.0%	\$ 19.78	\$ 26,530	\$ 6,606,038
Taxes, Insurance, Legal & Accounting (x Hard Costs)	3.0%	\$ 14.84	\$ 19,898	\$ 4,954,528
Development Management (x Hard Costs)	4.0%	\$ 19.78	\$ 26,530	\$ 6,606,038
Tenant Buyouts <sup>10</sup>		\$ 15.27	\$ 20,482	\$ 5,100,000
EIR, Legal, & Public Outreach <sup>11</sup>		\$ 8.09	\$ 10,843	\$ 2,700,000
Leasing Commissions <sup>12</sup>		\$ 5.89	\$ 7,893	\$ 1,965,250
Soft Cost Contingency (x Subtotal)	3.0%	\$ 3.71	\$ 4,974	\$ 1,238,632
<b>Subtotal Soft Costs</b>	<b>31.7%</b>	<b>\$ 156.61</b>	<b>\$ 210,007</b>	<b>\$ 52,291,619</b>

Construction Financing Costs <sup>9</sup>	Per GSF	Per Unit	Total
Land + Hard Costs + Soft Costs	\$ 251,442,568		
Loan to Cost Ratio	80%		
Construction Loan Principal	\$ 201,154,054		
Loan Fees (%)	2.0%	\$ 12.05	\$ 4,023,081
Interest Rate	6.0%		
Outstanding Principal Balance	60%		
Term (years)	2		
Construction Period (months)	30		
Construction Loan Interest	\$ 54.22	\$ 72,706	\$ 18,103,865
Permanent Loan Points	2.0%	\$ 8.86	\$ 11,877
<b>Subtotal Construction Loan</b>	<b>\$ 75.12</b>	<b>\$ 100,741</b>	<b>\$ 25,084,398</b>
<b>Total Development Cost (TDC)</b>	<b>\$ 828.17</b>	<b>\$ 1,110,550</b>	<b>\$ 276,526,966</b>

**Sales - Residential**

	Number	Net SF	Sales Price/NSF	Sales Price/Unit	Total Sales Price
Total Units	30				
2 Bedroom	15	1,500	\$ 1,650	\$ 2,475,000	\$ 37,125,000
3 Bedroom	13	2,200	\$ 1,450	\$ 3,190,000	\$ 41,470,000
4 Bedroom	2	5,022	\$ 2,100	\$ 10,546,200	\$ 21,092,400
Total Unit Sales Price					\$ 99,687,400
Less: Marketing and Cost of Sale <sup>9</sup>	10%				\$ (9,968,740)
Less: HOA Fees Through Full Building Absorption <sup>13</sup>				\$ (18,000)	\$ (270,000)
Less: Warranties <sup>3</sup>	30			\$ 1,000	\$ 30,000
Net Sales Revenue			\$ 1,463		\$ 89,478,660

**Net Operating Income**

	Net SF	Per Unit/Mo.	NSF/Unit/Mo.	Annual
Gross Apartment Rental Income				
Market Rate Apartments <sup>2</sup>	191	\$ 4,891	\$ 6.38	\$ 11,209,032
Affordable Apartments (Very Low-Income) <sup>3</sup>	28	\$ 518	\$ 0.67	\$ 174,000
Miscellaneous Revenue <sup>4</sup>		\$ 50	\$ 0.07	\$ 149,400
Gross Income		\$ 3,860	\$ 5.71	\$ 11,532,432
Less: Vacancy Allowance <sup>9</sup>	5.0%	\$ (193)	\$ (0.28)	\$ (576,622)
Effective Gross Income (EGI)		\$ 3,667	\$ 5.43	\$ 10,955,810
Less: Annual Operating Expenses (x EGI) <sup>9</sup>	35.0%	\$ (1,283)	\$ (1.90)	\$ (3,834,534)
Less: Replacement Reserve (per unit/year) <sup>9</sup>	\$250	\$ (16)	\$ (0.02)	\$ (47,750)
Net Apartment Income		\$ 2,367	\$ 3.51	\$ 7,073,527

	Net SF	Per NSF/Mo.	Annual
Gross Retail Rental Income (NNN) <sup>2</sup>	65,000	\$ 5.50	\$ 4,290,000
Less: Vacancy Allowance (x Gross Income) <sup>9</sup>	5%	\$ (0.28)	\$ (214,500)
Effective Gross Income (EGI)		\$ 5.23	\$ 4,075,500
Less: Management Fee (x EGI) <sup>9</sup>	3%	\$ (0.16)	\$ (122,265)
Net Commercial Income		\$ 5.07	\$ 3,953,235
<b>Net Operating Income (NOI)</b>		\$ 2.75	\$ 11,026,762

**Feasibility**

	TDC	Annual NOI
Return on Total Development Cost		
Net Operating Income (from above)		\$ 11,026,762
Subtotal Development Cost (from above)	\$ 276,526,966	
Less: Condominium Development Cost <sup>4</sup>	\$ (82,352,890)	
Total Development Cost		\$ 194,174,077
Return on Cost (NOI / TDC)		5.7%
Feasible?		YES
(Minimum = Weighted Average Cap Rate + 1.00% = 5.6%) <sup>9</sup>		

Developer Profit Margin		
Net Operating Income (from above)		\$ 11,026,762
Weighted Average Cap Rate <sup>15</sup>	4.6%	
Apartment and Retail Value (NOI x Cap Rate)		\$ 241,625,359
Less: Cost of Sale <sup>9</sup>	1.0%	\$ (2,416,254)
Plus: Condominium Sales		\$ 89,478,660
Net Project Sale Value		\$ 328,687,766
Less: Total Development Cost (from above)		\$ (276,526,966)
Developer Profit Margin		\$ 52,160,800
% x Net Project Sale Value		15.9%
Feasible?		YES
(Minimum = 12.5%) <sup>9</sup>		

**SOURCES & NOTES**

- <sup>1</sup> Townscape Partners.
- <sup>2</sup> HR&A, based on a review of market comps for high-end new construction apartments with retail in prime submarket areas and an analysis of rent premiums associated with highly-amenitized, luxury buildings.
- <sup>3</sup> LA Housing & Community Investment Dept. affordable rent schedule for Density Bonus program (Schedule VI), August 1, 2015, net of utility allowances, per Housing Authority of the City of Los Angeles.
- <sup>4</sup> HR&A, based on a review of market comps for high-end new construction condominiums with retail in prime submarket areas and an analysis of rent premiums associated with highly-amenitized, luxury buildings.
- <sup>5</sup> Townscape Partners-reported 2012 sale price. HR&A's review of comparable land sales for that period finds a range of prices between \$400 and \$600 PSF, suggesting that this price is reasonable and likely significantly below current market value.
- <sup>6</sup> HR&A estimate of weighted retail (\$238 psf) and residential (\$351 psf apartments; \$458 psf condominiums) based on Marshall & Swift Cost Estimator software, January 2016 data for LA area. Includes demolition, some site work, but factored to remove soft costs listed separately. Assumes an above-average quality, higher ceiling heights and adjustments for unusual facade/perimeter conditions. Additional supporting documentation from HR&A is available upon request.
- <sup>7</sup> HR&A estimate of parking costs based on Marshall & Swift Cost Estimator software, January 2016 data for LA area. Assumes subterranean parking at \$100 per GSF and 425 square feet per space.
- <sup>8</sup> HR&A estimate of additional site work costs due to the significant amount of soil to be excavated and exported to Irwindale, CA, based on Marshall & Swift Cost Estimator software, January 2016 data for LA area.
- <sup>9</sup> HR&A assumptions typical for this type of project and/or calculations.
- <sup>10</sup> Townscape Partners. Includes buyout of 8 tenants, including 2 major national/regional fast food chains and miscellaneous other retail.
- <sup>11</sup> Townscape Partners. Includes consideration of entitlement uncertainties and the high degree of litigation risk associated with major developments within the Hollywood Community Plan area.
- <sup>12</sup> HR&A. Assumes a 3% broker commission on 5-year term commercial leases and 1.5% commission on 5-year lease renewals and marketing costs for both residential units and commercial space.
- <sup>13</sup> HR&A. Assumes average Homeowners Association (HOA) fees of \$1,500 per month, and that 50% of units are pre-sold, with the remainder absorbed over a two-year period.
- <sup>14</sup> Share of total development cost based on ratio of building hard construction costs associated with the condominium component of the project and associated circulation and amenity space to overall building hard construction costs.
- <sup>15</sup> Blended 5.4% retail and 4.2% multifamily cap rate, based on HR&A review of third party data sources (e.g., CoStar data for sale of similar buildings within relevant, nearby submarkets since 2012).

Prepared by: HR&A Advisors, Inc.



Luciralia Ibarra <Luciralia.Ibarra@lacity.org>

**Re: 8150 Sunset - at CPC 7-28-16 - CPC-2013-2551-CUB-DB-SPR**

3 messages

William Lamborn <william.lamborn@lacity.org>

Wed, Jul 6, 2016 at 9:24 AM

To: Donna Wong <donna.wong@lacity.org>

Cc: Shana Bonstin <shana.bonstin@lacity.org>, Luciralia Ibarra <Luciralia.Ibarra@lacity.org>

Hi Donna,

There is not currently a Development Agreement associated with the subject case.

Thanks,

Will

On Wed, Jul 6, 2016 at 8:39 AM, Donna Wong <donna.wong@lacity.org> wrote:

Dear William,

The above case will be at CPC on 7-28, and your name is listed as assigned staff. My office wanted to find out if there is a development agreement with this case. I did not see one on the advance calendar but sometimes the DA pops up late in the game.

Thanks,

Donna

--

Donna Wong  
Deputy City Attorney  
Land Use Division  
Office of the Los Angeles City Attorney

200 North Main Street  
701 City Hall East  
Los Angeles, California 90012  
Phone: 213-978-8064  
email: [donna.wong@lacity.org](mailto:donna.wong@lacity.org)

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\*\*\*\*\*



William Lamborn  
 Major Projects  
 Department of City Planning  
 200 N. Spring Street, Rm 750  
 Ph: 213.978.1470

Please note that I am out of the office every other Friday.

**William Lamborn** <william.lamborn@lacity.org>

Thu, Jul 7, 2016 at 2:21 PM

To: Donna Wong <donna.wong@lacity.org>

Cc: Luciralia Ibarra <luciralia.ibarra@lacity.org>, Christina Toy <christina.toy-lee@lacity.org>

Hi Donna,

Yes, the CPC hearing includes the appeals filed on the tract map.

The Permit Streamlining Act requires action on a project within 180 days of certifying the EIR, and requires action on the tract within 50 days. In cases where the PSA is silent, or if the LAMC is more restrictive, we typically go by the LAMC requirements.

Per LAMC Article 7, the Commission has 30 days to act on the tract appeal. The appeal period ended on July 5, so the last day to act on the tract appeal would be August 5th.

The July 28 last day to act for the CPC case is based on 75 days from May 13, when the application was deemed complete. For EIR cases, the application is considered complete when the FEIR Notice of Availability is released, which in this case occurred on May 13.

Thanks,  
 Will

On Thu, Jul 7, 2016 at 11:12 AM, Donna Wong <donna.wong@lacity.org> wrote:

Is CPC hearing and deciding the Subdivision Appeal on the 7-28-16 CPC meeting date?

-Donna

On Thu, Jul 7, 2016 at 10:24 AM, William Lamborn <william.lamborn@lacity.org> wrote:

Hi Donna,

Attached is the Hearing Officer hearing notice. The CPC hearing date and time was announced orally at the Hearing Officer hearing per our normal procedures.

Is there anything we should be aware of in terms of the ethics issue?

Thanks,  
 Will

On Thu, Jul 7, 2016 at 9:26 AM, Donna Wong <donna.wong@lacity.org> wrote:

We are trying to figure out an ethics issue on this case. Can you please send me a copy of the hearing notice for this case. It has all the project details I need for this analysis.

Much appreciated - Donna

[Quoted text hidden]

**Luciralia Ibarra** <luciralia.ibarra@lacity.org>

Thu, Jul 7, 2016 at 2:33 PM

To: Lisa Webber <lisa.webber@lacity.org>

Fyi

[Quoted text hidden]



Luciralia Ibarra &lt;Luciralia.Ibarra@lacity.org&gt;

---

**8150 Sunset**

2 messages

**Luciralia Ibarra** <Luciralia.Ibarra@lacity.org>

Fri, Jul 8, 2016 at 11:32 AM

To: Vince Bertoni &lt;vince.bertoni@lacity.org&gt;

Hi Vince,

Per Lisa's request, I am attaching the project description for 8150 and a summary of the entitlements.

-Luci

--

**Luciralia Ibarra** | Senior City Planner

Major Projects | Department of City Planning | City of Los Angeles

[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org) | [213.978.1378](tel:213.978.1378)

---

**2 attachments****8150 Project Description.docx**

19K

**Requested Entitlements.docx**

15K

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**Vince Bertoni** <vince.bertoni@lacity.org>

Fri, Jul 8, 2016 at 11:35 AM

To: Luciralia Ibarra &lt;Luciralia.Ibarra@lacity.org&gt;

Cc: Lisa Webber &lt;lisa.webber@lacity.org&gt;

Thanks!

Sent from my iPhone

[Quoted text hidden]

&lt;8150 Project Description.docx&gt;

&lt;Requested Entitlements.docx&gt;

# 8150 Sunset - Project Description

Total 249 residential units, including *28 units set aside for Very Low Income households*

Total 65,000 square feet of commercial space to include a 24,811 square foot grocery store, 23,158 square feet of restaurant area, 11,937 square feet of retail uses, and a 5,094 square foot bank.

Total floor area of 334,000 square feet, with a FAR of 3:0:1.

Parking 820 parking spaces within four subterranean and semi-subterranean levels, and a total of 622 long- and short-term bicycle parking spaces.

Height ranges from:

- One to three stories at the Sunset Boulevard retail frontage
- One building element along Havenhurst Drive at 15 stories in height (approximately 234 feet above grade)
- One building element along Crescent Height Boulevard at 11 stories (approximately 174 feet above grade)
- One building element between the east and west buildings at five stories (approximately 110 feet above grade)

Maximum building height is approximately 234 feet as measured from the lowest point of the project site.

Open Space: The project would provide approximately 47,850 square feet of open space facilities for residents, including private balcony space and terraces, recreation and fitness space.

11,400 square feet of open space on Levels 2 and 3 of the commercial North Building fronting Sunset Boulevard, which would be available for outdoor dining and occasional special events.

The project also provides a 27,000 square foot publicly accessible central plaza at ground level.

The existing **traffic island at the intersection of Crescent Heights Boulevard and Sunset Boulevard** is proposed to be reconfigured to adjoin the property and provide approximately 9,100 square feet of public space that would include landscaping and other amenities.

**The reconfigured traffic island, while maintained by the applicant, would remain public property under ownership of the City.**

## 8150 Sunset – Requested Entitlements

1. Vesting Tentative Tract Map to permit the merger and re-subdivision of a 111,339 square-foot site into one Master Lot and 10 airspace lots;
2. 22% density bonus to provide 45 additional units where 11% (28 units) will be set aside for Very Low Income Households, and two Off-Menu Affordable Housing Incentives:
  - a. Allow the lot area including any land to be set aside for street purposes to be included in calculating the maximum allowable floor area, in lieu of as otherwise required by LAMC Section 17.05; and
  - b. Allow a 3:1 Floor Area Ratio for a Housing Development Project located within 1,560 feet of a Transit Stop, in lieu of the 1,500 foot distance specified in LAMC Section 12.22-A,25(f)(4)(ii);
3. Master Conditional Use Permit (four restaurant/dining uses and one grocery store); and
4. Site Plan Review.



Luciralia Ibarra <Luciralia.Ibarra@lacity.org>

**Fwd: Message from COWBOYS**

14 messages

**Tom Henry** <tom.henry@lacity.org>  
To: Luciralia Ibarra <Luciralia.Ibarra@lacity.org>

Thu, Jun 30, 2016 at 2:57 PM

Hi Luci. Attached is an appeal of VTT-72370-CN which was filed today. The hard copies are on the way. Happy 4th of July!!!! Tom

----- Forwarded message -----  
From: <planning.helpdesk@lacity.org>  
Date: 2016-06-30 15:57 GMT-07:00  
Subject: Message from COWBOYS  
To: tom.henry@lacity.org

--  
**Thomas Henry**  
tom.henry@lacity.org

 **SCOWBOYS16063014560.pdf**  
8066K

**Luciralia Ibarra** <Luciralia.Ibarra@lacity.org>  
To: Tom Henry <tom.henry@lacity.org>

Thu, Jun 30, 2016 at 3:01 PM

Ha. Thank you, Tom.  
-Luci  
[Quoted text hidden]



**Luciralia Ibarra** | Senior City Planner  
Major Projects | Department of City Planning | City of Los Angeles  
[Luciralia.Ibarra@lacity.org](mailto:Luciralia.Ibarra@lacity.org) | 213.978.1378

**Luciralia Ibarra** <Luciralia.Ibarra@lacity.org>  
To: William Lamborn <william.lamborn@lacity.org>

Thu, Jun 30, 2016 at 3:01 PM

[Quoted text hidden]



**Luciralia Ibarra** | Senior City Planner  
Major Projects | Department of City Planning | City of Los Angeles  
[Luciralia.Ibarra@lacity.org](mailto:Luciralia.Ibarra@lacity.org) | 213.978.1378

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8066K

**Luciralia Ibarra** <luciralia.ibarra@lacity.org>  
To: "Nytzen, Michael" <michaelnytzen@paulhastings.com>

Thu, Jun 30, 2016 at 3:06 PM

Fyi

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

From: **Tom Henry** <tom.henry@lacity.org>  
Date: Thu, Jun 30, 2016 at 2:57 PM  
Subject: Fwd: Message from COWBOYS  
To: Luciralia Ibarra <luciralia.ibarra@lacity.org>

[Quoted text hidden]



**Luciralia Ibarra** | Senior City Planner  
Major Projects | Department of City Planning | City of Los Angeles  
[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org) | **213.978.1378**

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8066K

**Tom Henry** <tom.henry@lacity.org>  
To: Luciralia Ibarra <luciralia.ibarra@lacity.org>

Fri, Jul 1, 2016 at 2:19 PM

Happy 4th yet again!!!!

----- Forwarded message -----  
From: <[planning.helpdesk@lacity.org](mailto:planning.helpdesk@lacity.org)>  
Date: 2016-07-01 13:16 GMT-07:00  
Subject: Message from COWBOYS  
To: [tom.henry@lacity.org](mailto:tom.henry@lacity.org)

**Thomas Henry**  
City Planning Associate

DEPARTMENT OF CITY PLANNING  
Valley Development Services Center  
**M 818.374.5050 D 818.374.5027 F 818.374.5075**  
E [tom.henry@lacity.org](mailto:tom.henry@lacity.org)  
6262 Van Nuys Blvd., Suite 251  
Van Nuys, CA 91401  
**DCP Website:** <http://planning.lacity.org/>  
Regular Day Off: 1st Mondays



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**Appointments for Case Filing or Case Condition Clearing**, please use online appointment system: <http://cityplanning.lacity.org/> click on DSC and Make an Appointment.

---

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446K

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**Luciralia Ibarra** <luciralia.ibarra@lacity.org>  
To: Tom Henry <tom.henry@lacity.org>

Fri, Jul 1, 2016 at 2:26 PM

Ha.  
Thank you,  
Luci  
[Quoted text hidden]



**Luciralia Ibarra** | Senior City Planner  
Major Projects | Department of City Planning | City of Los Angeles  
[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org) | 213.978.1378

---

**Luciralia Ibarra** <luciralia.ibarra@lacity.org>  
To: "Nytzen, Michael" <michaelnytzen@paulhastings.com>

Fri, Jul 1, 2016 at 2:27 PM

fyi  
----- Forwarded message -----  
From: **Tom Henry** <tom.henry@lacity.org>  
Date: Fri, Jul 1, 2016 at 2:19 PM  
Subject: Fwd: Message from COWBOYS  
To: Luciralia Ibarra <luciralia.ibarra@lacity.org>

[Quoted text hidden]



**Luciralia Ibarra** | Senior City Planner  
Major Projects | Department of City Planning | City of Los Angeles  
[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org) | 213.978.1378

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---

**Luciralia Ibarra** <luciralia.ibarra@lacity.org>  
To: William Lamborn <william.lamborn@lacity.org>

Fri, Jul 1, 2016 at 2:27 PM

fyi

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

From: **Tom Henry** <tom.henry@lacity.org>  
Date: Fri, Jul 1, 2016 at 2:19 PM  
Subject: Fwd: Message from COWBOYS  
To: Luciralia Ibarra <luciralia.ibarra@lacity.org>

[Quoted text hidden]



**Luciralia Ibarra** | Senior City Planner  
Major Projects | Department of City Planning | City of Los Angeles  
[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org) | 213.978.1378

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446K

**Nytzen, Michael** <michaelnytzen@paulhastings.com>  
To: Luciralia Ibarra <luciralia.ibarra@lacity.org>

Fri, Jul 1, 2016 at 2:49 PM

Thanks. Sort of.

Happy 4th!

**From:** Luciralia Ibarra [mailto:[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org)]  
**Sent:** Friday, July 01, 2016 2:27 PM  
**To:** Nytzen, Michael

[Quoted text hidden]

[Quoted text hidden]

\*\*\*\*\*

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For additional information, please visit our website at [www.paulhastings.com](http://www.paulhastings.com)

**William Lamborn** <william.lamborn@lacity.org>  
To: tom.henry@lacity.org  
Cc: Luciralia Ibarra <luciralia.ibarra@lacity.org>

Wed, Jul 6, 2016 at 5:40 PM

Hi Tom,  
Just wanted to follow up on the hard copies for these two appeals. We haven't received them as of yet. Thank you!

-Will

[Quoted text hidden]



William Lamborn  
 Major Projects  
 Department of City Planning  
 200 N. Spring Street, Rm 750  
 Ph: [213.978.1470](tel:213.978.1470)

Please note that I am out of the office every other Friday.

**William Lamborn** <[william.lamborn@lacity.org](mailto:william.lamborn@lacity.org)>

Thu, Jul 7, 2016 at 10:13 AM

To: Tom Henry <[tom.henry@lacity.org](mailto:tom.henry@lacity.org)>, Laura Frazin-Steele <[laura.frazinsteel@lacity.org](mailto:laura.frazinsteel@lacity.org)>  
 Cc: Luciralia Ibarra <[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org)>, Christina Toy <[christina.toy-lee@lacity.org](mailto:christina.toy-lee@lacity.org)>

Hi Tom and Laura,

We had this appeal filed as well as 3 others for VTT-72370-CN, for a total of four. Should each appeal have its own appeal number and line item in PCTS (e.g. VTT-72370-CN-1A, 2A, 3A, 4A)? They are currently all showing in PCTS under 1A.

Thanks!

Will

[Quoted text hidden]

**Laura Frazin-Steele** <[laura.frazinsteel@lacity.org](mailto:laura.frazinsteel@lacity.org)>

Thu, Jul 7, 2016 at 10:25 AM

To: William Lamborn <[william.lamborn@lacity.org](mailto:william.lamborn@lacity.org)>  
 Cc: Tom Henry <[tom.henry@lacity.org](mailto:tom.henry@lacity.org)>, Luciralia Ibarra <[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org)>, Christina Toy <[christina.toy-lee@lacity.org](mailto:christina.toy-lee@lacity.org)>

Hi Will,

Each level of appeal receives its own number (i.e., 1A is the 1st level of appeal, 2A is the 2nd level of appeal, 5A is if the case goes to Council on a 245). If you look in PCTS under "search" it will show the case number as VTT-72370-CN-1A A4. The A4 indicates that on the first level of appeal, 4 appeals have been filed. In this case, the first level of appeal is to the CPC.

There is no 3A or 4A.

It's confusing, isn't it?

Please give me a call if you'd like more clarification.

Laura

**Laura Frazin Steele**

City Planner  
 Development Services Center Metro  
 201 N. Figueroa St., 4th/5th Floors  
 Department of City Planning  
[\(213\) 202-5425](tel:213.202.5425)  
[laura.frazinsteel@lacity.org](mailto:laura.frazinsteel@lacity.org)

[Quoted text hidden]

**Tom Henry** <[tom.henry@lacity.org](mailto:tom.henry@lacity.org)>

Fri, Jul 8, 2016 at 12:24 PM

To: William Lamborn <[william.lamborn@lacity.org](mailto:william.lamborn@lacity.org)>  
 Cc: Laura Frazin-Steele <[laura.frazinsteel@lacity.org](mailto:laura.frazinsteel@lacity.org)>, Luciralia Ibarra <[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org)>, Christina Toy <[christina.toy-lee@lacity.org](mailto:christina.toy-lee@lacity.org)>, Herminigildo Agustin <[herminigildo.agustin@lacity.org](mailto:herminigildo.agustin@lacity.org)>, Anna Vidal <[anna.vidal@lacity.org](mailto:anna.vidal@lacity.org)>

Hi Will. Sorry I didn't get back to you, but I have been out ill. My understanding is that the hard copies were sent out earlier this week. So you should have them or get them shortly. As to the appeals being inputted correctly, I'll go over it again with Hermy and Anna.

[Quoted text hidden]

---

**Tom Henry** <tom.henry@lacity.org>

Fri, Jul 8, 2016 at 12:29 PM

To: Laura Frazin-Steele <laura.frazinsteele@lacity.org>

Cc: William Lamborn <william.lamborn@lacity.org>, Luciralia Ibarra <luciralia.ibarra@lacity.org>, Christina Toy <christina.toy-lee@lacity.org>, Anna Vidal <anna.vidal@lacity.org>, Herminigildo Agustin <herminigildo.agustin@lacity.org>



[Quoted text hidden]

ORIGINAL



APPLICATIONS:

APPEAL APPLICATION

This application is to be used for any appeals authorized by the Los Angeles Municipal Code (LAMC) for discretionary actions administered by the Department of City Planning

1. APPELLANT BODY/CASE INFORMATION

Appellant Body:

Area Planning Commission  City Planning Commission  City Council  Director of Planning

Regarding Case Number: VTT-72370-CN CP-CP-203-2551 SUB DB SPR-ENV-2013-2552-EIR

Project Address: 8150 Sunset Boulevard

Final Date to Appeal: \_\_\_\_\_

Type of Appeal

- Appeal by Applicant/Owner
- Appeal by a person, other than the Applicant/Owner, claiming to be aggrieved
- Appeal from a determination made by the Department of Building and Safety

2. APPELLANT INFORMATION

Appellant's name (print): Fix the City

LAURA LAKE

Company: \_\_\_\_\_

Mailing Address: 1557 Westwood Boulevard #235

City: Los Angeles

State: CA

Zip: 90024

Telephone: (310) 317-7400

E-mail: Laura@FixTheCity.org

- Is the appeal being filed on your behalf or on behalf of another party, organization or company?

Self  Other: Fix the City

- Is the appeal being filed to support the original applicant's position?  Yes  No

3. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): \_\_\_\_\_

Company: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_

E-mail: \_\_\_\_\_

*Handwritten signature and notes in blue ink: "214 pages" and a signature.*

4. JUSTIFICATION/REASON FOR APPEAL

Is the entire decision, or only parts of it being appealed?  Entire  Part  
 Are specific conditions of approval being appealed?  Yes  No

If Yes, list the condition number(s) here: \_\_\_\_\_

Attach a separate sheet providing your reasons for the appeal. Your reason must state:

- The reason for the appeal
- How you are aggrieved by the decision
- Specifically the points at issue
- Why you believe the decision-maker erred or abused their discretion

5. APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true:

Appellant Signature: *Aura Lake* Date: 7/5/14

6. FILING REQUIREMENTS/ADDITIONAL INFORMATION

- Eight (8) sets of the following documents are required for each appeal filed (1 original and 7 duplicates)
  - Appeal Application (form CP-7769)
  - Justification/Reason for Appeal
  - Copies of Original Determination Letter
- A Filing Fee must be paid at the time of filing the appeal per LAMC Section 19.01 B
  - Original applicants must provide a copy of the original application receipt(s) (required to calculate their 85% appeal filing fee)
- All appeals require noticing per the applicable LAMC section(s). Original Applicants must provide noticing per the LAMC, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of the receipt.
- Appellants filing an appeal from a determination made by the Department of Building and Safety per LAMC 12.26 K are considered Original Applicants and must provide noticing per LAMC 12.26 K 7, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of receipt.
- A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.
- Appeals of Density Bonus cases can only be filed by adjacent owners or tenants (must have documentation).
- Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the Area or City Planning Commission must be filed within 10 days of the date of the written determination of said Commission.
- A CEQA document can only be appealed if a non-elected decision-making body (ZA, APC, CPC, etc.) makes a determination for a project that is not further appealable. [CA Public Resources Code ' 21151 (c)]

This Section for City Planning Staff Use Only		
Base Fee:	Reviewed & Accepted by (DSC Planner):	Date:
Receipt No.:	Deemed Complete by (Project Planner):	Date:
<input type="checkbox"/> Determination authority notified		<input type="checkbox"/> Original receipt and BTC receipt (if original applicant)

## FIX THE CITY

1557 Westwood Boulevard #235, CA, CA 90024

Messages: 310-317-7400

[Laura.Lake@gmail.com](mailto:Laura.Lake@gmail.com)

[Jamesos@aol.com](mailto:Jamesos@aol.com)

July 5, 2016

### JUSTIFICATION FOR APPEAL TO CPC

#### **8150 SUNSET BOULEVARD VTT-72370-CN AND CPC-2013-2551-CUB-DB-SPR, ENV. 2013-2552-EIR**

Fix the City appeals the approval of the Vesting Tentative Tract Map for 8150 Sunset Boulevard, with respect to (1) due process violations involving informing the public of a street vacation and compensating private easement owners regarding the vacation of a portion of Crescent Heights for vehicular use, (2) the use of city property in a private project, (3) an increase in FAR from 1:1 to 3:1, and (4) inconsistency with the Hollywood Community Plan and MP 2035. We incorporate by reference all documents and testimony submitted for this project.

The Applicant has incorrectly presented the project as a by-right project. The Advisory Agency, in approving the VTT, has violated multiple city and state laws requiring discretionary approvals, and thereby deprived the City Council of its critical role in reviewing a major development project and safeguarding the historical architecture of the site.

We ask that the CPC rescind this approval and remand the application back to the Advisory Agency to comply with laws governing street closures, use of public property, public notice, density bonus requests, and compatibility with the General Plan.

**We ask that the city leave the right turn lane as-is and use the city-owned "island" property at 8118 Sunset Boulevard for 24 affordable housing units.**

We note that the LOD did not address the need for a variance to permit restaurants above the ground floor. This is still needed, but not addressed in the LOD or the revised Application.

### **FIX THE CITY IS AGGRIEVED**

Fix the City is aggrieved by this decision because it will impact the quality of life and emergency services in the community, as well as set a precedent for the Hollywood Community Plan, which we successfully litigated. We continue to be concerned with the provision of adequate infrastructure to protect public safety and assure the quality of life for Angelenos.

### A STREET VACATION IS REQUIRED UNDER CITY AND STATE LAW

1. Only the City Council, and not the Deputy Advisory Agency, has the authority to vacate a street that is part of the Circulation Element of the General Plan. The Applicant must apply for a General Plan Amendment to change the circulation element of the Hollywood Community Plan and the maps shown in MP 2035 (the General Plan Framework Circulation Element). There is no application for a GPA for this project in the file. The Advisory Agency, in approving the VTT, has abused its discretion.
2. To close this portion of Crescent Heights, the City Engineer is required to make a finding that the roadway "is unnecessary for present or prospective public use" (California Streets and Highways Code Section 8324(b)). No such finding has been made. Given the heavy traffic at this intersection, as documented in the EIR, it would not be supported by substantial evidence. The Advisory Agency does not have authority to violate state law mandating this finding.
3. Hundreds of **private easement owners** have no idea that their property rights are being taken without just compensation by the Applicant. The City must provide notice to private easement owners within the original Crescent Heights Tract of 1905. This VTT violates the rights of private easement owners under the California Streets and Highways Code Section 8353(b):

“(b) A private easement claimed by reason of the purchase of a lot by reference to a map or plat upon which the street or highway is shown is not extinguished pursuant to subdivision (a) if, within two years after the date the vacation is complete, the claimant records a verified notice that particularly describes the private easement that is claimed in the office of the recorder of the county in which the vacated street or highway is located.”
4. The Advisory Agency lacks the authority to merge a public street and city property with private property without a street vacation. None of the diagrams of the tract with its air lots include the street. There is no merger and re-subdivision of the street and the city parcel (8118 Sunset) through this tract map. Therefore, a tract map may not be used to vacate the street. A formal street vacation is required. The Applicant cannot merge city property with his own property. That is a taking, and that is what has been approved by the Advisory Agency in a gross abuse of discretion.
5. The Public Hearing Notice of May 24, 2016 (p. 2) described an off-menu incentive involving **“land to be set aside for street purposes”** rather than closure of an existing public street. This is deceptive and violates fundamental rights of due process as guaranteed by state and local law regarding vacating a

## FIX THE CITY

public street (California Streets and Highways Code Sections 8320-8325, and 8353(b) and LAMC 12.37).

6. Including both sides of this roadway to boost FAR as an off-menu incentive for the project violates due process since there is no compensation to the city based on Fair Market Value for the city's half of the street abutting its parcel at 8118 Sunset Boulevard. Use of city property in this manner violates LAMC Chapter 1, Article 1, Section 7, "Real Property." The Applicant at best owns to the mid-line of the street.
7. Use of any city property requires **Fair Market Value** payment if the property is declared surplus, or the property is rented/used by the applicant. There is no evidence of compliance with this requirement under the Department of General Services or the Bureau of Engineering.
8. The map included with the May 24, 2016 Public Hearing Notice showed the street OPEN (VTT Case File). The general public as well as those owning private easements for vehicular access under California Streets and Highways Code Section 8353(b) would have no way to know that a street was going to be closed to vehicular traffic. The notice procedures violated due process requirements under the California Streets and Highway Code and LAMC 12.37.
9. There was no evidence of publication of notice for the public hearing, or that the street would be closed, as required under state and local law for the vacation of a public street.
10. Use of the city-owned 8118 Sunset Boulevard by the Applicant constitutes a gift of public land to a private party without fair market value compensation to the city, without a finding that it is surplus or a remnant parcel, that it is not required for future use. Only the City Council has the authority to permit city land to be used by a private party, and all of the procedures and findings included in Chapter 1, Real Property, Section 7.
11. This project is not consistent with the street and highway maps in the Hollywood Community Plan and MP 2035.
12. There are easements shown on the current ZIMAS map for the project site: the first is the present turn lane, the second is a similar second turn lane or sidewalk that would match the turn lanes on the opposite side of the street at 8100 Sunset Boulevard. There is no analysis or explanation by the Deputy Advisory Agency for why either of the two easements on the project site are to be vacated and replaced by a two-foot dedication. The so-called improvement of the intersection violates LAMC 12.37.A.3 "No additional improvement shall be required on such a

## FIX THE CITY

lot where complete roadway, curb, gutter and sidewalk improves exist within the present dedication contiguous thereto." The Advisory Agency and the City Engineer have abused their discretion.

13. The street was not posted to show the street would be closed as required by state law (Section 8324 California Streets and Highway Code Section 8323).
14. The discussion of Vision Zero on pages 46, 99-100 of the LOD is not supported by any substantial evidence regarding pedestrian, bicycle or auto accidents on the portion of Crescent Heights to be vacated. There is no analysis of the impact of road closure on cyclists and proposed bike routes for this area.

### **PROJECT IS NOT CONSISTENT WITH HOLLYWOOD COMMUNITY PLAN OR MP 2035 AS CLAIMED ON PP. 83-84**

1. The maps for the Hollywood Community Plan and MP 2035 show the roadway open. Therefore, two General Plan Amendments are required to close the street and make it consistent for circulation purposes, with the Hollywood Community Plan.
2. The traffic impact analysis did not address the closest intersections, and failed to reconcile the project impacts, cumulative impacts with the added congestion of MP 2035. Did the cumulative impact analysis include the added congestion of MP 2035?
3. Commercial delivery trucks Havenhurst (p. 94 LOD), a local residential street, will not be compatible with residential use. The grocery store will have early deliveries, as will many restaurants that have requested CUBs. The noise and disruption of large delivery trucks and their beeping warning sounds, will disturb neighbors. This has not been addressed in the EIR and mitigated.
4. The project is not compatible in scale or density with adjacent properties, as shown in the figure submitted by Fix the City. There is substantial evidence in the record from adjacent property owners and their legal representatives that the project will dwarf adjacent properties. It is therefore not consistent with the Hollywood Community Plan ("The Plan encourages the preservation of lower density residential areas, and the conservation of open space lands.").
5. The Statement of Overriding Considerations is predicated upon compliance with the General Plan. It is not in compliance due to closing the street and intensification not permitted in neighboring properties. Therefore, the VTT is spot-zoning through unlawful off-menu incentives:

## FIX THE CITY

- a. Including all of the roadway as FAR; and
  - b. Claiming that the project site is located in HD 1 which has an FAR of 1.5:1, when in fact it is in HD 1D, with an FAR of 1:1 (LAMC 12.25.A).
6. The VTT approved by the Advisory Agency is not consistent with the Hollywood Community Plan, Standards and Criteria, which clearly states:

**“No increase in density shall be effected by zone change or subdivision unless it is determined that the local streets, major and secondary highways, public transportation available in the area of the property involved are adequate to serve the traffic generated.”**

The EIR provides ample substantial evidence that the streets are not adequate and that TR-1 is required. The City of West Hollywood has informed the City of Los Angeles that it will not implement TR-1 and that it is opposed to the project. Therefore, an increase in density through a subdivision is not consistent with the Hollywood Community Plan.

7. The VTT is not consistent with the Hollywood Community Plan Housing Standards and Criteria regarding the adequacy of the existing and assured circulation system and the availability of sewers, fire protection services and facilities and other public utilities. The Plan states that the **intensity of development “shall be limited in accordance with the following criteria:**” the adequacy of the existing circulation system, and the availability of sewers, drainage facilities, fire protection services and facilities, and other public utilities. The LOD does admit on p. 127 that the project has incremental adverse impacts on LAFD response time.

Water supply, water pressure, failing water mains, sewer availability are inadequate to meet current and cumulative demand, based on the EIR’s substantial evidence and the comments submitted to the city. Most of all, due to traffic, staffing cutbacks and population growth, LAFD response time is far below the established standard of reaching the scene within five minutes 90% of the time. None of the three stations that serve the site meet that time. Under these circumstances, the VTT is not consistent with the Hollywood Community Plan.

### **3:1 FAR IS NOT PERMITTED AS AN OFF-MENU INCENTIVE**

1. The request for 3:1 FAR as an off-menu incentive cannot be granted by the Advisory Agency without an application for a CUP under CP-3251-DB. See LAMC 12.24 U.26-Density Bonus Requests for Housing Development Projects in

## FIX THE CITY

which the density increase is greater than the maximum permitted in LAMC Section 12.22 A.25.

Furthermore, LAMC 12.22 Section 25 Affordable Housing Incentives – Density Bonus (f)(4)(ii) specifically requires that the parcel be located in HD 1 (which has an FAR of 1.5:1). This project is located in HD-1D with an FAR of 1:1. It therefore does not meet the requirement to be in any of the HD 1 designations listed in the LAMC above.

Likewise, proximity to a major transit stop is 1500 feet, not anything more. This is also defined in the state statute; thus the city does not have the authority to override the state. Clearly, the legislative intent was to permit a doubling of FAR, not a tripling. Such an increase would require the CUP and findings cited above, which cannot be made, as discussed below.

2. LAMC 12.22 Section 25.A. Affordable Housing Incentives – Density Bonus (g)(3)(i) clearly states that requests for waivers or modifications of any development standard not on the menu cannot be granted if it is “subject to other discretionary applications...” But it IS subject to other discretionary applications under CP 3251-DB, 5/19/16, p. 3.
3. A CUP for more than 35% density increase requires a finding that the approval would not adversely affect or further degrade adjacent properties, the surrounding neighborhood, etc. (CP-3251-DB, 5/19/2016, p. 3). There is substantial evidence in the record that adjacent property owners believe that the intensification of the project would degrade their quality of life and the value of their property. In addition, there is substantial evidence in the record that the project would adversely impact public safety by further slowing first responders. Furthermore, the introduction of a commercial loading dock for truck deliveries to the grocery store and businesses on Havenhurst, a local residential street, will most definitely be incompatible with the Community Plan.
4. Approval of 3:1 FAR would set a growth-inducing precedent for the other commercial properties in the area, which are limited to 1:1 FAR and are predominantly low-rise.

### **ALTERNATIVE 9 AS APPROVED BY THE ADVISORY AGENCY, DOES NOT QUALIFY FOR ELDP STATUS**

As explained by the Legislative Analyst’s letter of May 1, 2014 the project was assumed to create more high-paying jobs by increasing commercial space from 80K SF to 111K SF. Instead, the project approved by the Advisory Agency reduced commercial square footage from 80K SF to 65K SF. Therefore, the assumption that the project will

## FIX THE CITY

increase high-paying, high skilled jobs is not supported by the project as approved. Furthermore, the jobs to be located in the project are not necessarily high-paying, high-skilled jobs: a grocery store and restaurants are not high-skilled, high-paying jobs, for the most part. Therefore, the project cannot remain an ELDP project as approved (see p. 197 LOD).

### INCORPORATION OF CITY PROPERTY AS PROJECT'S OPEN SPACE

Pages 81, 91, 133, 197, of the LOD assert that the city property (8118 Sunset Boulevard and half the roadway) is open space. It is not zoned Open Space or Public Facilities, but rather, C4-1. It is not a park, as claimed elsewhere in the LOD. To be a park, the City would have to dedicate it as a park. It appears that the drawings for the so-called public plaza are a sterile area, passive open space, that will not attract residents or the community. However, landscaping the existing 8118 Sunset as a pocket park, dedicating it as parkland, would be an amenity for the community, as long as it is properly maintained and provides active uses.

Sincerely,

*Laura Lake*

Laura Lake, Ph.D.

*James O'Sullivan*

James O'Sullivan

**FIX THE CITY**

Attachments:

8 copies Letter of Determination,

8 copies of Form CP-7769 (5/25/16)

Office: Van Nuys  
 Applicant Copy  
 Application Invoice No: 30561

City of Los Angeles  
 Department of City Planning



Scan this QR Code® with a barcode reading app on your Smartphone. Bookmark page for future reference.

### City Planning Request

NOTICE: The staff of the Planning Department will analyze your request and accord the same full and impartial consideration to your application, regardless of whether or not you obtain the services of anyone to represent you.

This filing fee is required by Chapter 1, Article 9, L.A.M.C.

Applicant: FIX THE CITY - LAKE, LAURA ( B:310-3177400 )
Representative:
Project Address: 8148-8182 W. SUNSET BOULEVARD

NOTES:

Item	Fee	%	Charged Fee
Appeal by Aggrieved Parties Other than the Original Applicant *	\$89.00	100%	\$89.00
<b>Case Total</b>			<b>\$89.00</b>

Item	Charged Fee
*Fees Subject to Surcharges	\$89.00
Fees Not Subject to Surcharges	\$0.00
<b>Plan &amp; Land Use Fees Total</b>	<b>\$89.00</b>
Expediting Fee	\$0.00
OSS Surcharge (2%)	\$1.78
Development Surcharge (6%)	\$5.34
Operating Surcharge (7%)	\$6.23
General Plan Maintenance Surcharge (5%)	\$4.45
<b>Grand Total</b>	<b>\$106.80</b>
<b>Total Invoice</b>	<b>\$106.80</b>
<b>Total Overpayment Amount</b>	<b>\$0.00</b>
<b>Total Paid</b> (this amount must equal the sum of all checks)	<b>\$106.80</b>

LA Department of Building and Safety  
 VN TONI 201085068 6/30/2016 2:00:09 PM  
 PLAN & LAND USE \$106.80

Council District: 5  
 Plan Area: Hollywood  
 Processed by AGUSTIN, HERMINIGIL on 06/30/2016

Signature: *Herminigil for*



LA Department of Building and Safety  
 VN TONI 201085068 6/30/2016 2:00:09 PM  
 PLAN & LAND USE \$106.80

Sub Total: \$106.80

Receipt #: 0201331585



Luciralia Ibarra <luciralia.ibarra@lacity .org>

**Invitation: 8150 meeting @ Mon Jul 11, 2016 4:30pm - 5pm (luciralia.ibarra@lacity.org)**

1 message

Lisa Webber <lisa.webber@lacity.org>

Mon, Jul 11, 2016 at 12:12 PM

Reply-To: Lisa Webber <lisa.webber@lacity.org>

To: luciralia.ibarra@lacity.org, Carrie Firestone <carrie.firestone@lacity.org>, Vince Bertoni <vince.bertoni@lacity.org>

**8150 meeting**

[more details »](#)

When Mon Jul 11, 2016 4:30pm – 5pm Pacific Time

Calendar [luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org)

- Who
- [lisa.webber@lacity.org](mailto:lisa.webber@lacity.org) - organizer
  - Carrie Firestone
  - [luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org)
  - Vince Bertoni

Going? **Yes** - **Maybe** - **No** [more options »](#)

Invitation from [Google Calendar](#)

You are receiving this email at the account [luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org) because you are subscribed for invitations on calendar [luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org).

To stop receiving these emails, please log in to [https://www .google.com/calendar/](https://www.google.com/calendar/) and change your notification settings for this calendar.

Forwarding this invitation could allow any recipient to modify your RSVP response. [Learn More](#).

**invite.ics**  
2K



Luciralia Ibarra <Luciralia.ibarra@lacity .org>

---

## Commission Hearing Date of 07/28/2016 for Case No. CPC-2013-2551-CUB-DB-SPR Has Been Accepted

1 message

---

Planning.ctsIntranet@lacity .org <Planning.ctsIntranet@lacity .org>

Tue, Jul 12, 2016 at 8:18 AM

To: william.lamborn@lacity.org, christina.toy-lee@lacity .org, LUCIRALIA.IBARRA@lacity.org

CASE NUMBER: CPC-2013-2551-CUB-DB-SPR

REQUESTED HEARING DATE: 07/28/2016

REASON/EXPLANATION: Your request hearing date has been accepted. To avoid cancelation please submit all necessary documents to Commission Of fice.

Date Sent: 07/12/16 at 08:18 AM \* Please note: Do not reply to this email. This email was sent from the web via the Coldfusion Application Server, not an actual email client.



Luciralia Ibarra &lt;Luciralia.ibarra@lacity .org&gt;

## Fwd: FW: Question about the 8150 Sunset Boulevard project

4 messages

**Lisa Webber** <lisa.webber@lacity.org>  
To: Luci Ibarra <Luciralia.ibarra@lacity.org>

Mon, Jul 11, 2016 at 6:03 PM

Take a look at this....

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

From: "Nicholas Maricich" <nicholas.maricich@lacity.org>  
Date: Jul 11, 2016 5:16 PM  
Subject: Fwd: FW: Question about the 8150 Sunset Boulevard project  
To: "Lisa Webber" <lisa.webber@lacity.org>  
Cc:

Hi Lisa,

Do you know more about this issue? Ashley and I are being contacted by the LA Times and I'm not sure I have all of the information in order to be able to answer his question below.

Thanks,  
Nick



**Nicholas P. Maricich** | Director of Planning Policy and Development  
Office of Mayor Eric Garcetti  
City of Los Angeles  
Office: (213) 978-0785  
Cell: (213) 626-9523

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

From: **Dillon, Liam** <Liam.Dillon@latimes.com>  
Date: Mon, Jul 11, 2016 at 4:57 PM  
Subject: FW: Question about the 8150 Sunset Boulevard project  
To: "nicholas.maricich@lacity.org" <nicholas.maricich@lacity.org>

Hi Nick-

I'm Liam Dillon, a statehouse reporter with the LA Times. I just got Ashley's out of office message so I'm hoping you might be able to help with my question. Thanks!!

-Liam

--  
Liam Dillon  
Staff Writer  
Los Angeles Times

Office: (916) 321-4471  
Cell: (916) 287-0528  
Twitter: twitter.com/dillonliam

latimes.com/politics

Subscribe to our daily newsletter at [latimes.com/essentialpolitics](http://latimes.com/essentialpolitics)

My PGP Email Encryption Public Key: <https://pgp.mit.edu/pks/lookup?search=liam.dillon%40latimes.com&op=index>

---

**From:** Dillon, Liam

**Sent:** Monday, July 11, 2016 4:51 PM

**To:** [ashley.atkinson@lacity.org](mailto:ashley.atkinson@lacity.org)

**Subject:** Question about the 8150 Sunset Boulevard project

Hi Ashley-

I'm working on a piece about the possible extension of AB 900, a CEQA streamlining bill and I wanted to check in on the status of the 8150 Sunset Boulevard project. That project did qualify for AB 900 streamlining certification but I know that the project has changed since. Do you know if it will need to reapply for AB 900 certification (or AB 900's successor) or whether the existing certification still stands? Thanks very much.

Sincerely,  
-Liam

--

Liam Dillon  
Staff Writer  
Los Angeles Times

Office: (916) 321-4471

Cell: (916) 287-0528

Twitter: [twitter.com/dillonliam](https://twitter.com/dillonliam)

[latimes.com/politics](http://latimes.com/politics)

Subscribe to our daily newsletter at [latimes.com/essentialpolitics](http://latimes.com/essentialpolitics)

My PGP Email Encryption Public Key: <https://pgp.mit.edu/pks/lookup?search=liam.dillon%40latimes.com&op=index>

---

**Luciralia Ibarra** <[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org)>  
To: Nicholas Maricich <[nicholas.maricich@lacity.org](mailto:nicholas.maricich@lacity.org)>

Tue, Jul 12, 2016 at 8:28 AM

Hi Nick,

The project did get an extension on their ELDP (Environmental Leadership Development Project) approval from the Governor under AB 900. They will not need to reapply. I am waiting to hear back as to when their extension lapses, but my understanding is that it was sufficient time to get them through entitlements this year.

-Luci

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

From: **Lisa Webber** <[lisa.webber@lacity.org](mailto:lisa.webber@lacity.org)>

Date: Mon, Jul 11, 2016 at 6:03 PM

Subject: Fwd: FW: Question about the 8150 Sunset Boulevard project

[Quoted text hidden]



Luciralia Ibarra | Senior City Planner

Major Projects | Department of City Planning | City of Los Angeles  
[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org) | 213.978.1378

---

**Luciralia Ibarra** <luciralia.ibarra@lacity.org>  
To: Nicholas Maricich <nicholas.maricich@lacity.org>  
Cc: Lisa Webber <lisa.webber@lacity.org>

Tue, Jul 12, 2016 at 8:48 AM

Just got confirmation that their ELDP approval under AB 900 expires at the end of this calendar year. Let me know if you need anything else.

- Luci

[Quoted text hidden]

---

**Nicholas Maricich** <nicholas.maricich@lacity.org>  
To: Luciralia Ibarra <luciralia.ibarra@lacity.org>  
Cc: Lisa Webber <lisa.webber@lacity.org>

Tue, Jul 12, 2016 at 9:29 AM

Very helpful. Thanks!

Nick



**Nicholas P. Maricich | Director of Planning Policy and Development**  
**Office of Mayor Eric Garcetti**  
**City of Los Angeles**  
**Office: (213) 978-0785**  
**Cell: (213) 626-9523**

[Quoted text hidden]



Luciralia Ibarra &lt;Luciralia.Ibarra@lacity.org&gt;

## VTT-72370-CN - Letter of Determination

2 messages

**William Lamborn** <william.lamborn@lacity.org>

Thu, Jun 23, 2016 at 2:03 PM

Cc: Luciralia Ibarra <Luciralia.Ibarra@lacity.org>, Julia Duncan <julia.duncan@lacity.org>

Please see attached Letter of Determination for Case No. VTT-72370-CN (8150 Sunset Boulevard Mixed-Use Project).

Sincerely,



William Lamborn  
Major Projects  
Department of City Planning  
200 N. Spring Street, Rm 750  
Ph: 213.978.1470

Please note that I am out of the office every other Friday.



**VTT-72370-CN LOD.pdf**  
14305K

**William Lamborn** <william.lamborn@lacity.org>

Tue, Jul 12, 2016 at 1:45 PM

To: Carl Ripaldi <ripaldi2001@yahoo.com>

Cc: Luciralia Ibarra <Luciralia.Ibarra@lacity.org>

Hi Carl,

Pursuant to Mitigation Measure HIST-3 in the EIR, in the event that relocation of the bank is found to be feasible, there is a 90-day window to find a potential buyer. The feasibility study, which will be subject to City review and approval, will include information on advertisement listings and ways to seek potential buyers.

The feasibility study, the aforementioned 90-day window and if a buyer is found, the development of a Relocation and Rehabilitation Plan and its review by the City's Office of Historic Resources, will all be required prior to the issuance of any demolition permits.

Regards,  
Will Lamborn

On Sun, Jul 10, 2016 at 6:16 PM, Carl Ripaldi <ripaldi2001@yahoo.com> wrote:

Dear William:

Can you indicate to me what efforts will be taken to find a party interested in relocating the Bank Building?

I understand that there is a 90 day window to discover a potential buyer

Will the City do anything to help market the property?

It would make a wonderful MCM museum or art gallery

The Palm Springs Museum purchased a MCM bank building in Palm Springs and has converted it into a gallery for MCM architecture in the City

The Lytton Bank Building would be perfect for a similar use.

The only person I can think of who would have the resources and interest in the MCM building is Eli Broad.

Perhaps the City or Frank Gehry could contact him to see if he would be interested in preserving the building.

It is such a shame to destroy this beautiful building for a parking garage.

Regards,

Carl Peter Ripaldi  
Director WHCA

---

**From:** William Lamborn <[william.lamborn@lacity.org](mailto:william.lamborn@lacity.org)>

**To:**

**Cc:** Luciralia Ibarra <[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org)>; Julia Duncan <[julia.duncan@lacity.org](mailto:julia.duncan@lacity.org)>

**Sent:** Thursday, June 23, 2016 2:03 PM

**Subject:** VTT-72370-CN - Letter of Determination

[Quoted text hidden]

[Quoted text hidden]



Luciralia Ibarra &lt;Luciralia.Ibarra@lacity.org&gt;

## VTT-72370-CN - Letter of Determination

2 messages

William Lamborn &lt;william.lamborn@lacity.org&gt;

Thu, Jun 23, 2016 at 2:03 PM

Cc: Luciralia Ibarra &lt;Luciralia.Ibarra@lacity.org&gt;, Julia Duncan &lt;julia.duncan@lacity.org&gt;

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Sincerely,



William Lamborn  
Major Projects  
Department of City Planning  
200 N. Spring Street, Rm 750  
Ph: [213.978.1470](tel:213.978.1470)

Please note that I am out of the office every other Friday.

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14305K

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**From:** William Lamborn <[william.lamborn@lacity.org](mailto:william.lamborn@lacity.org)>

**To:**

**Cc:** Luciralia Ibarra <[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org)>; Julia Duncan <[julia.duncan@lacity.org](mailto:julia.duncan@lacity.org)>

**Sent:** Thursday, June 23, 2016 2:03 PM

**Subject:** VTT-72370-CN - Letter of Determination

[Quoted text hidden]

[Quoted text hidden]



Luciralia Ibarra &lt;Luciralia.Ibarra@lacity.org&gt;

## Floor Area Question

4 messages

**William Lamborn** <william.lamborn@lacity.org>  
 To: Charmie Huynh <charmie.huynh@lacity.org>  
 Cc: Luciralia Ibarra <Luciralia.Ibarra@lacity.org>

Fri, Jul 8, 2016 at 5:06 PM

Hi Charmie,

Per Luci's request, please see the attached floor area diagram, and draft condition language below:

**"Floor Area.** *The project shall be limited to a maximum 3:1 Floor Area Ratio (FAR).*

*Note to Building and Safety: For the purposes of calculating floor area, the architectural projections within the project site shall not be included. Please see Exhibit E for additional detail."*

Thanks,



William Lamborn  
 Major Projects  
 Department of City Planning  
 200 N. Spring Street, Rm 750  
 Ph: [213.978.1470](tel:213.978.1470)

Please note that I am out of the office every other Friday.

**FAR Diagram.pdf**  
 1584K

**Charmie Huynh** <charmie.huynh@lacity.org>  
 To: William Lamborn <william.lamborn@lacity.org>  
 Cc: Luciralia Ibarra <Luciralia.Ibarra@lacity.org>

Mon, Jul 11, 2016 at 2:34 PM

Thank you William. I believe the project had building overhangs, meaning actual stories, overhanging covered patios below that we count as zoning code floor area. I think the draft condition should address these in addition to architectural projections. Were there any building sections given as part of Exhibit "E" so that we can clearly address these areas of concern?

Charmie Huynh, P.E.

[Development Services Case Management](#)

City of LA, Department of Building and Safety

201 N Figueroa St, Suite 1030

Los Angeles, CA 90012

Direct: [\(213\) 482-6875](tel:213.482.6875) | Main: [\(213\) 482-6864](tel:213.482.6864) | [charmie.huynh@lacity.org](mailto:charmie.huynh@lacity.org)

[Quoted text hidden]

**William Lamborn** <william.lamborn@lacity.org>  
 To: Charmie Huynh <charmie.huynh@lacity.org>

Tue, Jul 12, 2016 at 2:15 PM

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

Hi Charmie,  
Please see attached building sections and site plans.

Thanks,  
[Quoted text hidden]

---

 **2016-05-13\_ALT9\_11X17.pdf**  
3565K

---

**Luciralia Ibarra** <luciralia.ibarra@lacity.org>  
To: William Lamborn <william.lamborn@lacity.org>

Mon, Jul 18, 2016 at 3:16 PM

**"Floor Area.** The project shall be limited to a maximum 3:1 Floor Area Ratio (F AR).

*Note to Building and Safety: For the purposes of calculating floor area, the building and architectural projections noted in light gray and dark gray identified on pages SKR-024-1 through SKR-024-12, shall not be included."*

On Fri, Jul 8, 2016 at 5:06 PM, William Lamborn <william.lamborn@lacity.org> wrote:  
[Quoted text hidden]



**Luciralia Ibarra** | Senior City Planner  
Major Projects | Department of City Planning | City of Los Angeles  
[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org) | [213.978.1378](tel:213.978.1378) | [213.978.1343](tel:213.978.1343) (f)



Luciralia Ibarra &lt;Luciralia.Ibarra@lacity.org&gt;

## Floor Area Question

4 messages

**William Lamborn** <william.lamborn@lacity.org>  
 To: Charmie Huynh <charmie.huynh@lacity.org>  
 Cc: Luciralia Ibarra <Luciralia.Ibarra@lacity.org>

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Thanks,



William Lamborn  
 Major Projects  
 Department of City Planning  
 200 N. Spring Street, Rm 750  
 Ph: [213.978.1470](tel:213.978.1470)

Please note that I am out of the office every other Friday.

**FAR Diagram.pdf**  
 1584K

**Charmie Huynh** <charmie.huynh@lacity.org>  
 To: William Lamborn <william.lamborn@lacity.org>  
 Cc: Luciralia Ibarra <Luciralia.Ibarra@lacity.org>

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Charmie Huynh, P.E.

Development Services Case Management

City of LA, Department of Building and Safety

201 N Figueroa St, Suite 1030

Los Angeles, CA 90012

Direct: [\(213\) 482-6875](tel:213.482.6875) | Main: [\(213\) 482-6864](tel:213.482.6864) | [charmie.huynh@lacity.org](mailto:charmie.huynh@lacity.org)

[Quoted text hidden]

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 To: Charmie Huynh <charmie.huynh@lacity.org>

Tue, Jul 12, 2016 at 2:15 PM

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Thanks,  
[Quoted text hidden]



**2016-05-13\_ALT9\_11X17.pdf**  
3565K

---

**Luciralia Ibarra** <[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org)>  
To: William Lamborn <[william.lamborn@lacity.org](mailto:william.lamborn@lacity.org)>

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On Fri, Jul 8, 2016 at 5:06 PM, William Lamborn <[william.lamborn@lacity.org](mailto:william.lamborn@lacity.org)> wrote:  
[Quoted text hidden]



**Luciralia Ibarra** | Senior City Planner

Major Projects | Department of City Planning | City of Los Angeles

[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org) | 213.978.1378 | 213.978.1343 (f)



Luciralia Ibarra <Luciralia.ibarra@lacity .org>

---

## 8150 Sunset Landscape Plans upload

1 message

---

**William Lamborn** <william.lamborn@lacity.org>  
To: Planning WebPosting <Planning.Webposting@lacity.org>  
Cc: Luciralia Ibarra <Luciralia.ibarra@lacity.org>

Tue, Jul 12, 2016 at 2:58 PM

Hello,  
Can you please upload the attached to the 8150 Sunset "Additional Documents" folder under the title, "July 2016 - Landscape Plans and Rendered Elevations"?

Thank you!

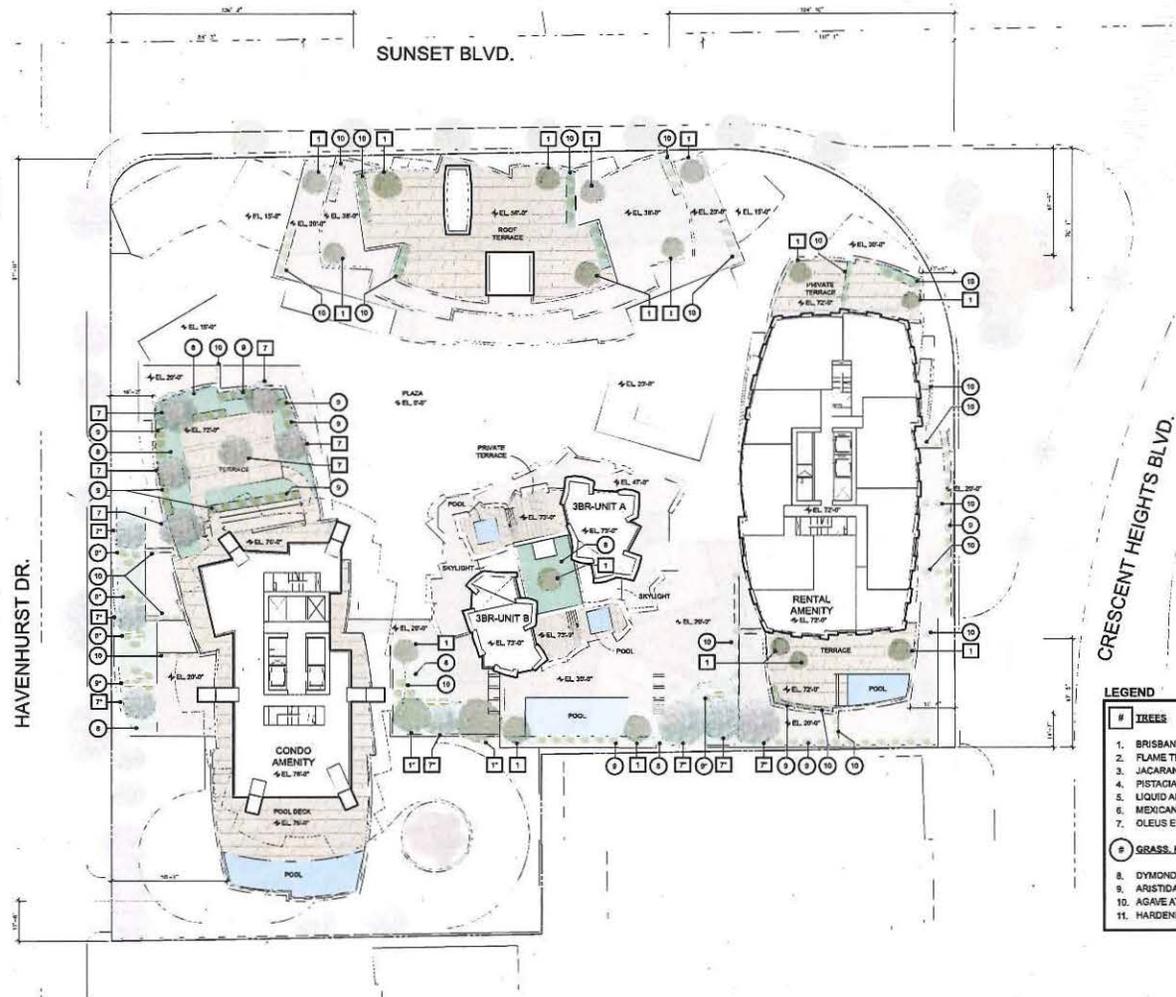


William Lamborn  
Major Projects  
Department of City Planning  
200 N. Spring Street, Rm 750  
Ph: [213.978.1470](tel:213.978.1470)  
Please note that I am out of the office every other Friday.

---

**Landscape plans.pdf**  
7121K





GENERAL NOTE:  
 1. UNLESS NOTED OTHERWISE, VEGETATION ARE PROVIDED IN ABOVE GROUND PLANTER BOXES.  
 2. BELOW GRADE IN-GROUND TYPE PLANTERS ARE INDICATED BY ---.  
 3. A MINIMUM SOIL DEPTH OF 24" WILL BE PROVIDED. SOIL DEPTH VARY RESPECTIVE TO EACH SPECIES.  
 4. STREET TREES AND LANDSCAPING AT PUBLIC CORNER PLAZA TO BE PLANTED IN GROUND WITHOUT PLANTER BOX.

**LEGEND**

#	TREES
1.	BRISBANE BOX
2.	FLAME TREE
3.	JACARANDA
4.	PISTACIA CHINENSIS (CHINESE PISTACHE)
5.	LIQUID AMBAR
6.	MEXICAN FAN PALM TREE
7.	OLEUS EUROPAEA FRUITLESS OLIVE
8.	GRASS, FOCAL GROUND COVER
9.	DYMONDIA MARGARETAE (DYMONDIA)
10.	ARISTIDA PURPUREA (PURPLE THREE-AWNS)
11.	AGAVE ATTENUATA (AGAVE)
12.	HARDENBERGIA COMPTONIANA (LILAC VINE)



**GEHRY PARTNERS, LLP**

ARCHITECT  
 1700 WILSON STREET  
 LOS ANGELES, CALIFORNIA 90017  
 213-693-2000

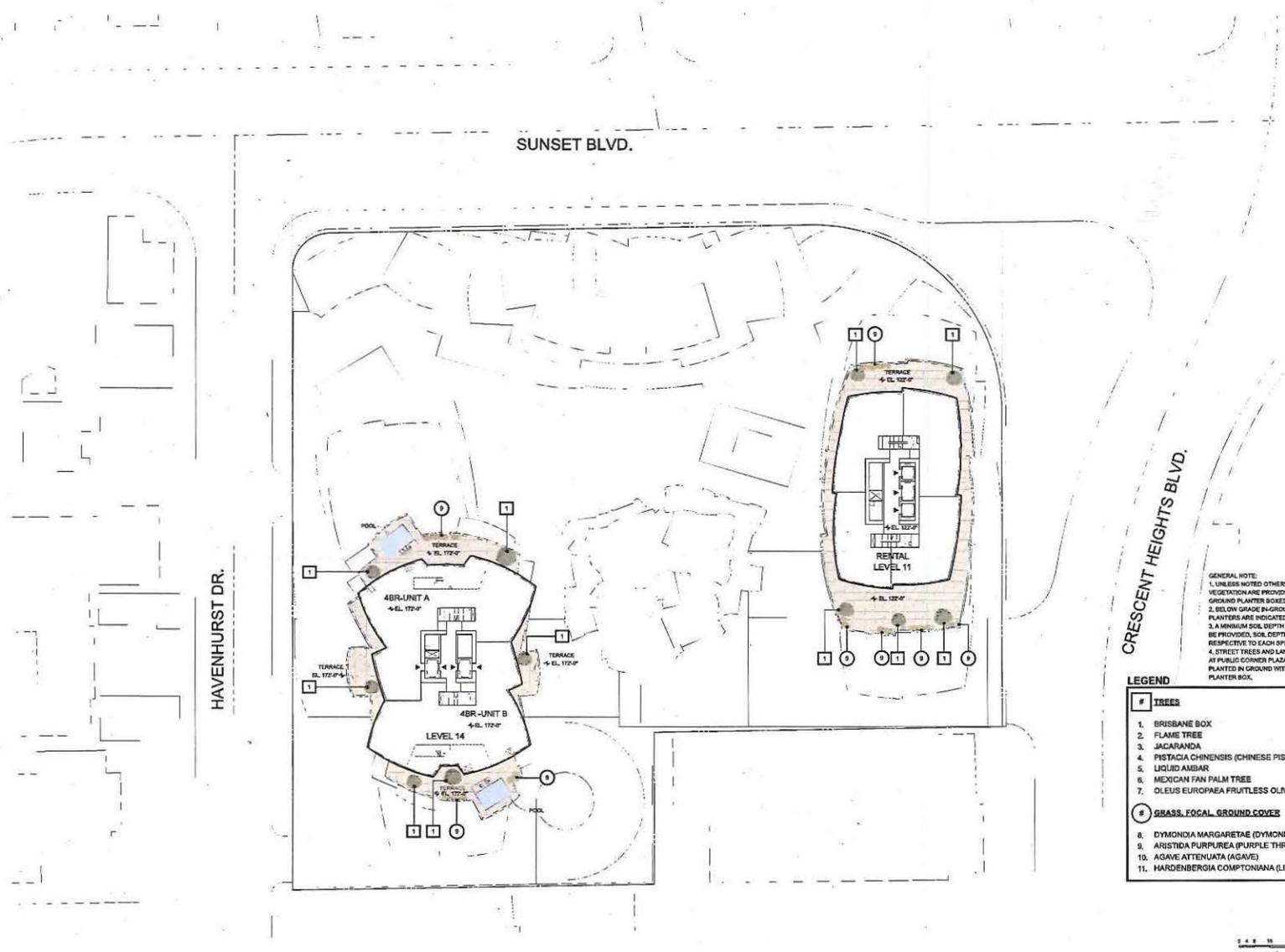
**8150 SUNSET**

8150 SUNSET BLVD, LOS ANGELES, CALIFORNIA

ENVIRONMENTAL IMPACT REPORT  
 ALTERNATIVE 9  
 AMENITY LEVEL LANDSCAPE PLAN

PROJECT NUMBER  
 2015-001  
 SHEET NUMBER  
 SHEET 1 OF 1  
 DATE  
 2015-09-13  
 DRAWN BY  
 2015-09-13

L-002



SUNSET BLVD.

HAVENHURST DR.

CRESCENT HEIGHTS BLVD.

GENERAL NOTE:  
 1. UNLESS NOTED OTHERWISE, VEGETATION ARE PROVIDED IN ABOVE GROUND PLANTER BOXES.  
 2. BELOW GRADE IN-GROUND TYPE PLANTERS ARE INDICATED BY "T".  
 3. A MINIMUM SOIL DEPTH OF 24" WILL BE PROVIDED. SOIL DEPTH VARY RESPECTIVE TO EACH SPECIES.  
 4. STREET TREES AND LANDSCAPING AT PUBLIC CORNER PLAZA TO BE PLANTED IN GROUND WITHOUT PLANTER BOX.

**LEGEND**

#	TREES
1.	BRISBANE BOX
2.	FLAME TREE
3.	JACARANDA
4.	PISTACIA CHINENSIS (CHINESE PISTACHE)
5.	LIQUID AMBAR
6.	MEXICAN FAN PALM TREE
7.	OLEUS EUROPEA FRUITLESS OLIVE
#	GRASS, FOCAL, GROUND COVER
8.	DYMONDIA MARGARETAE (DYMONDIA)
9.	ARISTIDA PURPURICA (PURPLE THREE-AWN)
10.	AGAVE ATTENUATA (AGAVE)
11.	HARDENBERGIA COMPTONIANA (LILAC VINE)



**GEHRY PARTNERS, LLP**

ARCHITECT  
 10101 CRENSHAW BOULEVARD  
 LOS ANGELES, CALIFORNIA 90024  
 (310) 400-2000

**8150 SUNSET**  
 1180 SUNSET BLVD. LOS ANGELES, CALIFORNIA

ENVIRONMENTAL IMPACT REPORT  
 ALTERNATIVE 3  
 UPPER LEVEL LANDSCAPE PLAN

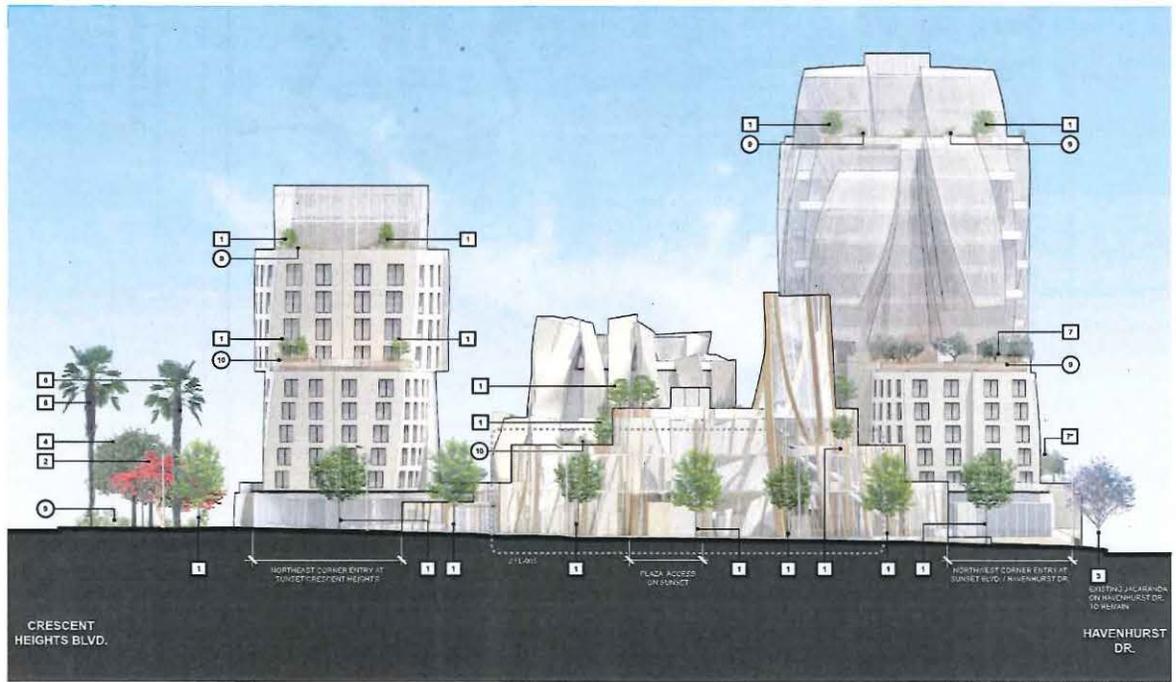
PROJECT NUMBER  
 2015-000  
 DATE  
 07/27/15  
 SCALE  
 1/8" = 1'-0"  
 DRAWN BY  
 JLS  
 CHECKED BY  
 JLS

L-003

GEHRY PARTNERS, LLP



2 ENLARGED NORTH ELEVATION  
SCALE: NTS



1 NORTH ELEVATION RENDERING  
SCALE: 1/16" = 1'-0"

GENERAL NOTE:  
1. UNLESS NOTED OTHERWISE, VEGETATION ARE PROVIDED IN ABOVE GROUND PLANTER BOXES.  
2. BELOW GRADE IN-GROUND TYPE PLANTERS ARE INDICATED BY "B".  
3. A MINIMUM SOIL DEPTH OF 24" WILL BE PROVIDED. SOIL DEPTH VARY RESPECTIVE TO EACH SPECIES.  
4. STREET TREES AND LANDSCAPING AT PUBLIC CORNER PLAZA TO BE PLANTED IN GROUND WITHOUT PLANTER BOX.

**LEGEND**

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1.	BRISBANE BOX
2.	FLAME TREE
3.	JACARANDA
4.	PISTACIA CHINENSIS (CHINESE PISTACHE)
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11.	HARDENBERGIA COMPTONIANA (LILAC VINE)

0 4 8 16 32

GEHRY PARTNERS, LLP

ARCHITECT  
1201 KLEINER STREET  
LOS ANGELES, CALIFORNIA 90001  
(310) 425-0200

8150 SUNSET  
8150 SUNSET BLVD. LOS ANGELES, CALIFORNIA

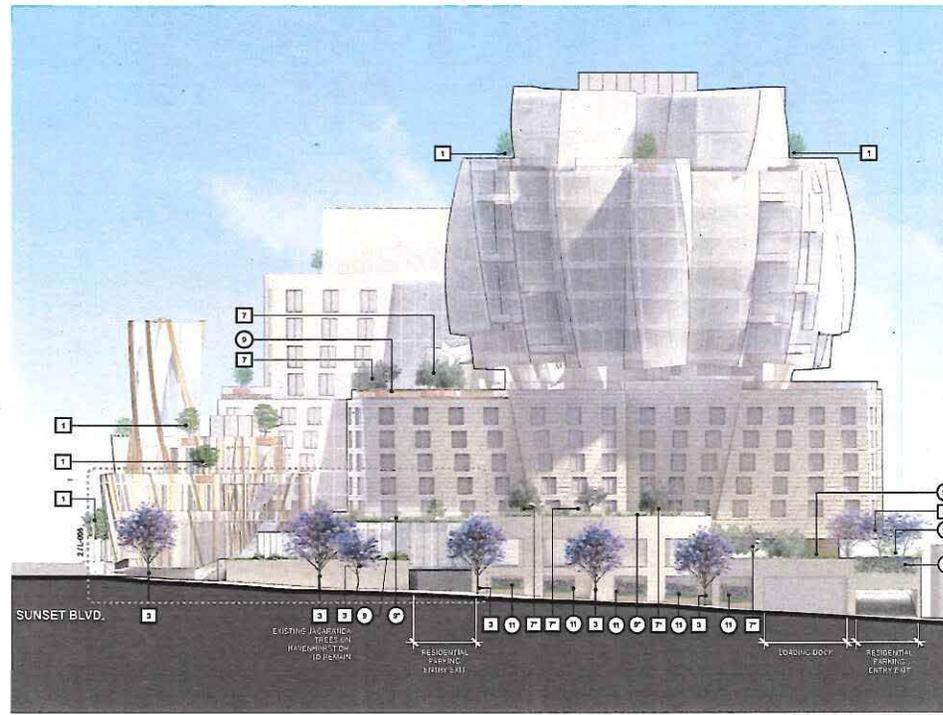
ENVIRONMENTAL IMPACT REPORT  
ALTERNATIVE 9  
RENDERED BUILDING ELEVATION -  
NORTH

PROJECT NUMBER  
2015-005  
DATE  
5/10/15  
DRAWN BY  
JHE  
DATE  
5/10/15

SHEET NUMBER  
L-005



2 ENLARGED WEST ELEVATION  
SCALE: NTS



1 WEST ELEVATION RENDERING  
SCALE: 1/16" = 1'-0"

GENERAL NOTE:  
1. UNLESS NOTED OTHERWISE, VEGETATION IS PROVIDED IN ABOVE GROUND PLANTER BOXES.  
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**LEGEND**

- | #   | TREES                                 |
|-----|---------------------------------------|
| 1.  | BRISBANE BOX                          |
| 2.  | FLAME TREE                            |
| 3.  | JACARANDA                             |
| 4.  | PISTACIA CHINENSIS (CHINESE PISTACHE) |
| 5.  | LIQUID AMBAR                          |
| 6.  | MEDICAN FAN PALM TREE                 |
| 7.  | OLEUS EUROPAEA FRUITLESS OLIVE        |
| #   | GRASS, FOCAL, GROUND COVER            |
| 8.  | DYMONDIA MARGARETAE (DYMONDIA)        |
| 9.  | ARISTIDA PURPUREA (PURPLE THREE-AWN)  |
| 10. | AGAVE ATTENUATA (AGAVE)               |
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**GEHRY PARTNERS, LLP**  
ARCHITECT  
300 SOUTH MAIN STREET  
LOS ANGELES, CALIFORNIA 90058  
(213) 403-0288

**8150 SUNSET**  
8150 SUNSET BLVD, LOS ANGELES, CALIFORNIA

ENVIRONMENTAL IMPACT REPORT  
ALTERNATIVE 9  
RENDERED BUILDING ELEVATION -  
WEST

PROJECT NUMBER	2019-005	DATE	01/11/2019
PROJECT NAME	8150 SUNSET	PROJECT NO.	L-006
DATE	2019-05-12	SCALE	AS SHOWN



GENERAL NOTE:  
 1. UNLESS NOTED OTHERWISE, VEGETATION ARE PROVIDED IN ABOVE GRADING PLANTER BOXES.  
 2. BELOW GRADE IN-GROUND TYPE PLANTERS ARE INDICATED BY "I".  
 3. A MINIMUM SOIL DEPTH OF 24" WILL BE PROVIDED. SOIL DEPTH VARY RESPECTIVE TO BACK DRIVES.  
 4. STREET TREES AND LANDSCAPING AT PUBLIC CORNER PLAZA TO BE PLANTED IN GROUND WITHOUT PLANTER BOX.

**LEGEND**

T TREES	
1.	BRISBANE BOX
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G GRASS, FOCAL GROUND COVER	
8.	DYMONDIA MARGARETAE (DYMONDIA)
9.	ARISTIDA PURPUREA (PURPLE THREE-AWN)
10.	AGAVE ATTENUATA (AGAVE)
11.	HARDENBERGIA COMPTONIANA (LILAC VINE)

0 4 8 16 32

**GEHRY PARTNERS, LLP**

1000 WEST  
 1001 WEST 30TH STREET  
 LOS ANGELES, CALIFORNIA 90007  
 (213) 451-3000

**8150 SUNSET**

8150 SUNSET BLVD. LOS ANGELES, CALIFORNIA

ENVIRONMENTAL IMPACT REPORT  
 ALTERNATIVE 9  
 RENDERED BUILDING ELEVATION -  
 SOUTH

L-007

PROJECT NUMBER  
 2015-005  
 SHEET  
 1/107 OF 107  
 DATE  
 2/28/2015  
 22' x 34' 1/2"  
 1/8" = 1'-0"

DATE  
 2/28/2015  
 22' x 34' 1/2"  
 1/8" = 1'-0"



2 ENLARGED EAST ELEVATION  
SCALE: NTS



1 EAST ELEVATION RENDERING  
SCALE: 1/16" = 1'-0"

GENERAL NOTE:  
1. UNLESS NOTED OTHERWISE, VEGETATION ARE PROVIDED IN ABOVE GROUND PLANTER BOXES.  
2. BELOW GRADE IN-GROUND TYPE PLANTERS ARE INDICATED BY "O".  
3. A MINIMUM SOIL DEPTH OF 24" WILL BE PROVIDED. SOIL DEPTH VARY RESPECTIVE TO EACH SPECIES.  
4. STREET TREES AND LANDSCAPING AT PUBLIC CORNER PLAZA TO BE PLANTED IN GROUND WITHOUT PLANTER BOX.

LEGEND

#	TREES
1	BRISBANE BOX
2	FLAME TREE
3	JACARANDA
4	PISTACIA CHINENSIS (CHINESE PISTACHE)
5	LIQUD AMBAR
6	MEXICAN FAN PALM TREE
7	OLEUS EUROPAEA FRUITLESS OLIVE
#	GRASS, FOCAL, GROUND COVER
8	DYMONDIA MARGARETAE (DYMONDIA)
9	ARISTIDA PURPUREA (PURPLE THREE-AWN)
10	AGAVE ATTENUATA (AGAVE)
11	HARDENBERGIA COMPTONIANA (LILAC VINE)

0 4 8 16 32

GEHRY PARTNERS, LLP

ARCHITECT  
1001 BRUNNEN STREET  
LOS ANGELES, CALIFORNIA 90006  
PH: 424.200.9000

8150 SUNSET

8150 SUNSET BLVD, LOS ANGELES, CALIFORNIA

ENVIRONMENTAL IMPACT REPORT  
ALTERNATIVE 9  
RENDERED BUILDING ELEVATION -  
EAST

PROJECT NUMBER  
2015-006  
DATE  
10/14/15  
SCALE  
1/16" = 1'-0"  
DATE  
2015.09.12  
DRAWN BY  
GPH/ML

SHEET NUMBER

L-008

DATE PLOTTED



OLEUS EUROPAEA FRUITLESS OLIVE



MEXICAN FAN PALM TREE



LIQUID AMBAR



PISTACIA CHINENSIS (CHINESE PISTACHE)



JACARANDA



FLAME TREE



BRISBANE BOX

TREES



HARDENBERGIA COMPTONIANA (LILAC VINE)



AGAVE ATTENUATA (AGAVE)



ARISTIDA PURPUREA (PURPLE THREE-AWN)



DYMONDIA MARGARETAE (DYMONDIA)

GRASS, FOCAL, GROUND COVER

PLAZA PAVING



PLAZA PAVING



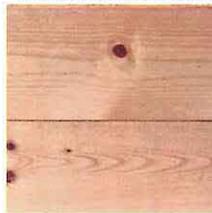
GLAZING WITH FRIT



REFERENCE | IAC BUILDING, NEW YORK

GLAZING WITH FRIT

CURTAINWALL GLAZING WITH WOOD MULLIONS



GLULAM

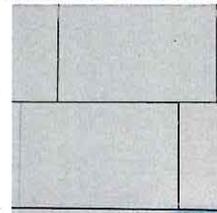


GLAZING WITH GLASS MULLION REFERENCE | SERPENTINE PAVILLION

STONE CLADDING ENCLOSURE



WHITE STONE



WHITE STONE PANELS

GEHRY PARTNERS, LLP

ARCHITECT  
7000 BEVERLY STREET  
LOS ANGELES, CALIFORNIA 90048  
(310) 442-2000

8150 SUNSET

1100 SUNSET BLVD. LOS ANGELES, CALIFORNIA

1/20

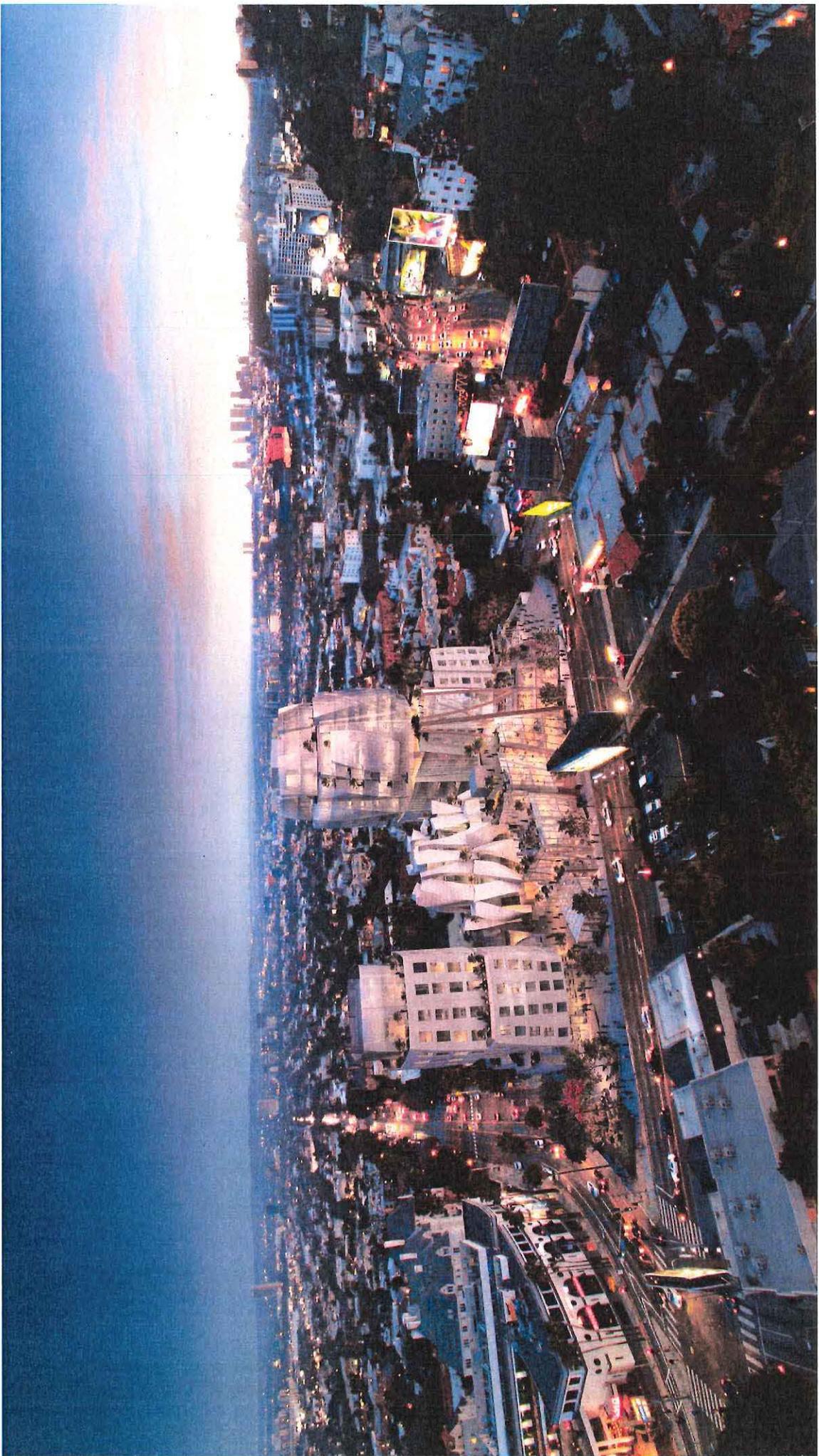
ENVIRONMENTAL IMPACT REPORT  
ALTERNATIVE 9  
BUILDING MATERIALS AND  
PLANT PALETTE

PROJECT NUMBER  
2015.005  
DATE  
1/20  
DRAWN BY  
2016.02.02  
DATE  
1/20

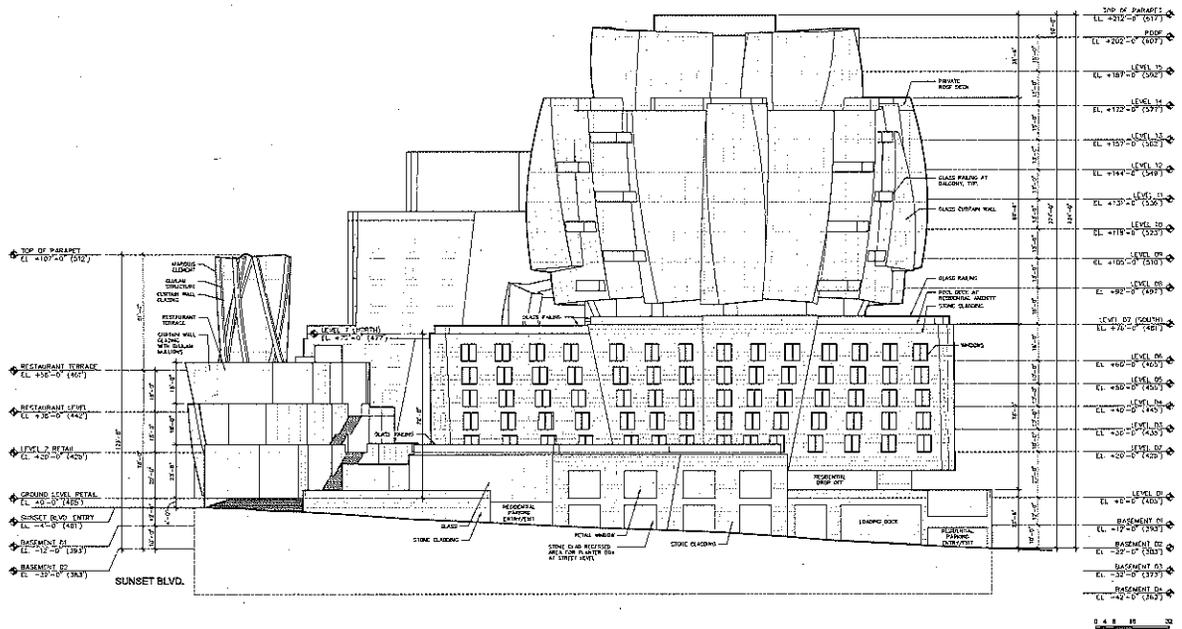
SHEET NUMBER

L-009

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**GEHRY PARTNERS, LLP**  
 ARCHITECT  
 1200 WESTWALK STREET  
 LOS ANGELES, CALIFORNIA 90024  
 (310) 491-2000

**8150 SUNSET**  
 8150 SUNSET BLVD, LOS ANGELES, CALIFORNIA

ENVIRONMENTAL IMPACT REPORT  
 ALTERNATIVE 9  
 WEST ELEVATION

PROJECT NUMBER  
 09161001  
 SCALE  
 1/8" = 1'-0"  
 DRAWING NO.  
 09161012  
 DATE  
 09/15/09

SHEET NUMBER  
**A120**







Luciralia Ibarra <Luciralia.ibarra@lacity .org>

---

**Automatic reply: 8150 Sunset**

1 message

---

**Scott Lunceford** <SLunceford@weho.org>  
To: Luciralia Ibarra <Luciralia.ibarra@lacity.org>

Wed, Jul 13, 2016 at 10:42 AM

I will be out of the office starting Friday, July 8th at noon, and returning on Monday July 18th. If you need immediate assistance, please contact the Community Development Department at [\(323\) 848-6475](tel:323-848-6475) Otherwise, I will respond when I return.



Luciralia Ibarra <Luciralia.Ibarra@lacity .org>

**8150 Sunset Boulevard**

1 message

**Nytzen, Michael** <michaelnytzen@paulhastings.com>

Wed, Jul 13, 2016 at 4:12 PM

To: Luci Ibarra <Luciralia.Ibarra@lacity.org>, William Lamborn <william.lamborn@lacity.org>

Cc: "Haber, Jeffrey S." <jeffreyhaber@paulhastings.com>

Luci and Will:

Attached is a letter from the applicant for the 8150 Sunset Boulevard project responding to issues raised after the May 24, 2016 hearing and in the various appeals filed under Case Nos. ENV2013-2552-EIR and VT72370-CN.

Please let us know if you have any questions or would like to discuss.

Regards,

Michael



**E. Michael Nytzen | Senior Land Use Project Manager**

Paul Hastings LLP | 515 South Flower Street, Twenty-Sixth Floor, Los Angeles, CA 90071 | Direct: +1.213.683.5713 | Main: +1.213.683.6000 | Fax: +1.213.996.3003 | michaelnytzen@paulhastings.com | www.paulhastings.com

\*\*\*\*\*

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**8150 Sunset - 7.13.16 Letter to DCP.pdf**

11/6/2016

City of Los Angeles Mail - 8150 Sunset Boulevard



285K



Luciralia Ibarra &lt;Luciralia.ibarra@lacity.org&gt;

## Alquist-Priolo Zone Map

7 messages

**Luciralia Ibarra** <Luciralia.ibarra@lacity.org>

Wed, Jul 13, 2016 at 5:27 PM

To: Frank Bush <frank.bush@lacity.org>

Hi Frank,

I hope you are doing well. I am working on a project located at 8150 Sunset in Hollywood (between Crescent Heights and La Cienega), that is identified as being within Alquist Priolo Fault Study Zone. In our EIR, we relied on a November 2014 Map and California Geological Survey Fault Evaluation Report FER 253 Supplement No. 1 that was also referenced in our official letter from B&S Grading (John Weight).

We currently have an appeal that references a December 2015 Map that was released by the State. We are trying to determine if the appellant's assertion is accurate relative to the state having released an updated Map and whether B&S Grading's conclusions will change as a result of that new (or more recent) map. We tried to navigate the State's website but haven't found anything relative to a December 2015 map.

We have reached out to John Weight, however, we are pressed for time to finalize our report for City Attorney review and I'm hoping you can assist us in getting this information as soon as your staff is able.

Thank you so much,  
Luci



**Luciralia Ibarra** | Senior City Planner

Major Projects | Department of City Planning | City of Los Angeles

[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org) | 213.978.1378 | 213.978.1343 (f)

**Luciralia Ibarra** <Luciralia.ibarra@lacity.org>

Wed, Jul 13, 2016 at 5:27 PM

To: William Lamborn <william.lamborn@lacity.org>

[Quoted text hidden]

**Frank Bush** <frank.bush@lacity.org>

Wed, Jul 13, 2016 at 7:56 PM

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

Cc: Pascal Challita <pascal.challita@lacity.org>

I am forwarding your email to Pascal Challita who is the manager responsible for the LADBS Grading Division, he will respond back to you ASAP.

Sent from my T-Mobile 4G LTE Device

----- Original message -----

From: Luciralia Ibarra <Luciralia.ibarra@lacity.org>

Date: 7/13/16 5:27 PM (GMT-08:00)

To: Frank Bush <[frank.bush@lacity.org](mailto:frank.bush@lacity.org)>  
Subject: Alquist-Priolo Zone Map

----- Original message -----

From: Luciralia Ibarra <[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org)>  
Date: 7/13/16 5:27 PM (GMT-08:00)  
To: Frank Bush <[frank.bush@lacity.org](mailto:frank.bush@lacity.org)>  
Subject: Alquist-Priolo Zone Map

Hi Frank,

I hope you are doing well. I am working on a project located at 8150 Sunset in Hollywood (between Crescent Heights and La Cienega), that is identified as being within Alquist Priolo Fault Study Zone. In our EIR, we relied on a November 2014 Map and California Geological Survey Fault Evaluation Report FER 253 Supplement No. 1 that was also referenced in our official letter from B&S Grading (John Weight).

We currently have an appeal that references a December 2015 Map that was released by the State. We are trying to determine if the appellant's assertion is accurate relative to the state having released an updated Map and whether B&S Grading's conclusions will change as a result of that new (or more recent) map. We tried to navigate the State's website but haven't found anything relative to a December 2015 map.

We have reached out to John Weight, however, we are pressed for time to finalize our report for City Attorney review and I'm hoping you can assist us in getting this information as soon as your staff is able.

Thank you so much,  
Luci



**Luciralia Ibarra** | Senior City Planner  
Major Projects | Department of City Planning | City of Los Angeles  
[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org) | [213.978.1378](tel:213.978.1378) | [213.978.1343](tel:213.978.1343) (f)

---

**Luciralia Ibarra** <[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org)>  
To: Frank Bush <[frank.bush@lacity.org](mailto:frank.bush@lacity.org)>

Thu, Jul 14, 2016 at 7:45 AM

Thank you so much!

[Quoted text hidden]

---

**Pascal Challita** <[pascal.challita@lacity.org](mailto:pascal.challita@lacity.org)>  
To: Luciralia Ibarra <[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org)>  
Cc: Frank Bush <[frank.bush@lacity.org](mailto:frank.bush@lacity.org)>, Daniel Schneiderei <[Daniel.Schneiderei@lacity.org](mailto:Daniel.Schneiderei@lacity.org)>, John Weight <[john.weight@lacity.org](mailto:john.weight@lacity.org)>

Thu, Jul 14, 2016 at 3:17 PM

Luci,

Please see attached the Department Approval letter dated 10/19/2015 (Log #83343-02) for the project located at 8150 Sunset Blvd. This letter includes an approval of an Alquist Priolo (AP) required fault investigation. The study applies to an AP zone regardless of the refinements done by the State in the 2015 revised official map.

For additional questions or concerns regarding this matter, Engineering Geologist Daniel Schneiderei is copied on this email and may also be contacted at [\(213\)482-0430](tel:213.482.0430)

Thanks,

Pascal Challita, GE  
Assistant Bureau Chief  
Inspection Bureau  
Los Angeles Department of Building and Safety  
(213) 482-0492(O)  
(213) 482-0499(F)

[Quoted text hidden]

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 **83343-02.pdf**  
1024K

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**Luciralia Ibarra** <luciralia.ibarra@lacity.org> Thu, Jul 14, 2016 at 3:26 PM  
To: Pascal Challita <pascal.challita@lacity.org>  
Cc: Frank Bush <frank.bush@lacity.org>, Daniel Schneiderei <Daniel.Schneiderei@lacity.org>, John Weight <john.weight@lacity.org>

Thank you so much.  
This is very helpful.  
-Luci  
[Quoted text hidden]

---

**Luciralia Ibarra** <luciralia.ibarra@lacity.org> Thu, Jul 14, 2016 at 3:27 PM  
To: William Lamborn <william.lamborn@lacity.org>

fyi  
[Quoted text hidden]

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 **83343-02.pdf**  
1024K

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FRANK BUSH  
EXECUTIVE OFFICER

CITY OF LOS ANGELES  
INTER-DEPARTMENTAL CORRESPONDENCE

**GEOLOGY AND SOILS REPORT APPROVAL LETTER**

October 19, 2015

LOG # 83343-02  
SOILS/GEOLOGY FILE - 2  
AP

**To:** Jim Tokunaga, Deputy Advisory Agency  
Department of City Planning  
200 N. Spring Street, 7<sup>th</sup> Floor, Room 750

**From:** John Weight, Grading Division Chief  
Department of Building and Safety

Tentative Tract: 72370  
LOT(S): 1 Master Lot and 10 Airspace Lots  
LOCATION: 8150 W. Sunset Boulevard

<u>CURRENT REFERENCE REPORT/LETTER(S)</u>	<u>REPORT No.</u>	<u>DATE(S) OF DOCUMENT</u>	<u>PREPARED BY</u>
Response Report	123-92034	08/10/2015	Golder Associates
Addendum No. 1 Report	123-92034	"	"
Laboratory Test Report	---	07/30/2015	HAI

<u>PREVIOUS REFERENCE REPORT/LETTER(S)</u>	<u>REPORT No.</u>	<u>DATE(S) OF DOCUMENT</u>	<u>PREPARED BY</u>
Dept. Correction Letter	83343-01	06/29/2015	LADBS
Soils Report	123-92034	05/18/2015	Golder Associates
Response Report	123-92034	"	"
Geology Report	123-92034-02	"	"
Dept. Correction Letter	83343	11/21/2014	LADBS
Geology Report	123-92034-02	01/27/2014	Golder Associates
Soils Report	123-92034	10/03/2014	"

The Grading Division of the Department of Building and Safety has reviewed the referenced reports that concern a proposed multi-level residential and commercial development, including one building with a 9-story and a 16-story portion and a separate 3 story building. Two subterranean levels are proposed. Cross-sections in the reports indicate that basement emanations are proposed up to the property lines on all sides, to depths of some 27 feet along Sunset and Crescent Heights Boulevards, and some 12 feet deep along the rear property line. According to the reports, the site gently slopes to

the south and is occupied by commercial developments. All of the existing structures are to be removed to accommodate the proposed development. The earth materials at the subsurface exploration locations consist of alluvium. Although not encountered in the exploration, some artificial fill is expected to be present on site related to existing retaining walls. All existing structures on the site are to be demolished. The consultants recommend to support the proposed structures on conventional, mat-type and/or drilled-pile foundations bearing on native undisturbed soils and/or properly placed fill.

The property is located within an Official Alquist-Priolo Earthquake Fault Zone (APEFZ) that was established (November 6, 2014) by the California Geological Survey for the Hollywood fault on the USGS 7.5 minute Hollywood Quadrangle. The fault investigation consisted of a transect of continuous core borings and CPT's within the street along the western edge of the site (Havenhurst Drive) and within the southwest portion of the site. Based on the continuity of stratigraphy, the consultants conclude that no active faults underlie the site. Because the exploration did not extend 50 feet beyond the northern part of the site, a reinforce foundation area is recommended at the northwest corner of the site to reduce the impact of minor off-fault deformation in the event that an active fault is located just beyond the site exploration.

The referenced reports are acceptable, provided the following conditions are complied with during site development:

(Note: Numbers in parenthesis ( ) refer to applicable sections of the 2014 City of LA Building Code. P/BC numbers refer the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.).

1. The Department has concerns regarding the recommendations for drilled cast-in-place friction piles. In a discussion with the soil engineer, it was noted that current plans are to support the proposed building(s) on a mat foundation, and that piles are not currently proposed. Hence, this approval does not extend to piles at this time. If pile are to be considered later, a supplemental report shall be submitted for review to the Grading Division providing details of the analyses which support pile recommendations, in particular, justification of the OCRs that were utilized for determinations of  $K_0$  for the Holocene age sands with SPT blow counts, N, averaging 15.
2. The geologist and soils engineer shall review and approve the detailed plans prior to issuance of any permits. This approval shall be by signature on the plans that clearly indicates the geologist and soils engineer have reviewed the plans prepared by the design engineer and that the plans include the recommendations contained in their reports. (7006.1)
3. All recommendations of the report by Golder Associates dated 08/10/2015 response report signed by Ryan Hillman, RCE 71988 and Alan Hull, CEG 2315, and the 05/18/2015 soils report and the 05/18/2015 response report signed by Anthony Augetto, RCE 55314 and Alan Hull, CEG 2315, which in addition to or more restrictive than the conditions contained herein shall also be incorporated into the plans for the project. (7006.1)
4. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans. Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit. (7006.1)
5. A grading permit shall be obtained. (106.1.2)

6. During construction, the project engineering geologist shall observe and log in detail the proposed basement excavations where the natural alluvial soils are exposed. The project engineering geologist shall post a notice on the job site for the City Grading Inspector/Geologist and the Contractor stating that the excavation (or portion thereof) has been observed and documented and meets the conditions of the report. No fill or lagging shall be placed until the LADBS geologist has verified the documentation. If evidence of active faulting is observed, the Grading Division shall be notified immediately. (Code Section 91.7009)
7. A supplemental report that summarizes the geologist's observations (including photographs and logs of excavations) shall be submitted to the Grading Division of the Department upon completion of the excavations.
8. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density (D1556). Placement of gravel in lieu of compacted fill is allowed only if complying with Section 91.7011.3 of the Code. (7011.3)
9. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill. (1809.2)
10. Compacted fill pads for the support of footings shall consist of removing all existing fill and unsuitable soils and replacing with properly compacted fill, as recommended. Compacted fill shall be placed on competent native soils approved for support by the soils engineer by bottom inspection.
11. Compacted fill for the support of foundations shall extend beyond the footings a minimum distance equal to the depth of the fill below the bottom of footings or a minimum of 3 feet, whichever is greater. (7011.3)  
  
Where lateral overexcavation cannot be carried out, a supplemental report providing alternative recommendations supported by appropriate analysis justifying bearing capacities and that total and differential settlements are within acceptable limits shall be submitted to the Grading Division for review.
12. If import soils are used, no footings shall be poured until the soils engineer has submitted a compaction report containing in-place shear test data and settlement data to the Grading Division of the Department, and obtained approval. (7008.2)
13. Drainage in conformance with the provisions of this Code shall be maintained during and subsequent to construction. (7013.12)
14. Grading shall be scheduled for completion prior to the start of the rainy season, or detailed temporary erosion control plans shall be filed in a manner satisfactory to the Grading Division of the Department and the Department of Public Works, Bureau of Engineering, B-Permit Section, for any grading work in excess of 200 cu yd. (7007.1)

15. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the State Construction Safety Orders enforced by the State Division of Industrial Safety. (3301.1)
16. Construction of trenches or excavations which are 5 feet or deeper and into which a person is required to descend requires a permit from the State Division of Industrial Safety prior to obtaining a grading permit. (3301.1)
17. Prior to the issuance of any permit which authorizes an excavation where the excavation is to be of a greater depth than are the walls or foundation of any adjoining building or structure and located closer to the property line than the depth of the excavation, the owner of the subject site shall provide the Department with evidence that the adjacent property owner has been given a 30-day written notice of such intent to make an excavation. (3307.1)
18. Where any excavation would remove lateral support (as defined in 3307.3.1) from a public way or adjacent property or structure, unshored excavations are not allowed and the excavation shall be shored as recommended.
19. Shoring shall be designed for lateral earth pressures no less than specified in the 08/10/2015 Addendum No. 1 for the corresponding conditions of wall restraint indicated therein; all surcharge loads shall be included into the design.
20. The soils engineer shall review and approve the shoring plans prior to issuance of the permit. (7006.1)
21. Installation of shoring, shall be performed under the inspection and approval of the soils engineer. (7008.2, 7009)
22. Where an excavation removes lateral support (as defined in 3307.3.1) from an adjacent structure, the shoring shall be designed for a maximum lateral deflection limit, specified by the soils engineer to prevent damage to the adjacent structures. A maximum lateral deflection limit greater than ½ inch shall be justified by analysis in a supplemental report submitted to the Grading Division for review. Where an excavation removes lateral support (as defined in 3307.3.1) from an adjacent public way or property, a maximum lateral deflection limit shall be specified by the soils engineer to prevent damage to the adjacent public way. A recommendation for more than 1 inch shall be justified by analysis in a supplemental report submitted to the Grading Division for review.
23. Prior to the issuance of the permits, the soils engineer and/or the structural designer shall evaluate the surcharge loads used in the report calculations for the design of the retaining walls and shoring. If the surcharge loads used in the calculations do not conform to the actual surcharge loads, the soil engineer shall submit a supplementary report with revised recommendations to the Department for approval.
24. End bearing foundations shall be supported in competent natural soils or approved compacted fill, as recommended and approved by the soils engineer by inspection.
25. The seismic design shall be based on a Site Class D as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check.

26. Response 12 in the 05/18/2015 response report indicates that all retaining and basement walls exceeding 6 feet in height shall be designed for an EFP of no less than 57 pcf (for an FS=1.50 on retained earth). In the section titled "Lateral Earth Pressures for Retaining Walls" starting on page 15 of the 05/18/2015 geotechnical report it is noted that the at-rest pressure for the design of restrained walls is 57 pcf. All surcharge loads shall be incorporated into the design.
27. Retaining/basement walls shall be designed for additional loadings due to earthquake ground motions (in plf of wall) of  $30H^2(H$  in feet) applied at 0.6H above the base of wall, as recommended on page 16 of the 05/18/2015 geotechnical report. (1803.5.12)
28. All retaining walls shall be provided with a standard surface backdrain system and all drainage shall be conducted to the street in an acceptable manner and in a non-erosive device. (7013.11)
29. All retaining walls shall be provided with a subdrain system to prevent possible hydrostatic pressure behind the wall, as recommended. Prior to issuance of any permit, the retaining wall subdrain system recommended in the soil report shall be incorporated into the foundation plan which shall be reviewed and approved by the soils engineer of record.
30. Prefabricated drainage composites (Miradrain) (Geotextiles) may be only used in addition to traditionally accepted methods of draining retained earth. The minimum accepted subdrain method allowed by the Department is 12" x 12" x 12" rock pockets with weep hole to daylight spaced no more than 8 feet on center.
31. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector. (7008.2 & 108.9)
32. Basement walls and floors shall be waterproofed/dampproofed with an L.A. City approved "Below-grade" waterproofing/dampproofing material with a research report number. (1703)
33. Where no hydrostatic pressure will occur, basement walls and floor slabs-on-grade shall be dampproofed (1805.2).
34. The structures shall be connected to the public sewer system. (P/BC 2014-027)
35. All roof and pad drainage shall be conducted to the improved street or other location in a manner that is acceptable to the Department and acceptable to the Department of Public Works. (7013.10)
36. Prior to excavation, an initial inspection shall be called with LADBS Inspector at which time sequence of shoring, protection fences and dust and traffic control will be scheduled.
37. Any recommendations prepared by the geologist and/or the soils engineer for correction of geological hazards found during grading shall be submitted to the Grading Division of the Department for approval prior to utilization in the field. (7008.3)
38. The geologist and soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading. (7008 & 1705.6)

39. A registered grading deputy inspector approved by and responsible to the soils engineer shall be required to provide inspection for shoring, tie-back, and pile installation. (1705.6)
40. All friction pile or caisson drilling and installation shall be performed under the inspection and approval of the geologist and soils engineer. The geologist/soils engineer shall indicate the distance that friction piles or caissons penetrate into competent alluvium in a written field memorandum. (1803.5.5, 1704.9)
41. Prior to the pouring of concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. He/She shall post a notice on the job site for the LADBS Building Inspector and the Contractor stating that the work so inspected meets the conditions of the report, but that no concrete shall be poured until the City Building Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Grading Division of the Department upon completion of the work. (108.9 & 7008.2)
42. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. He/She shall post a notice on the job site for the City Grading Inspector and the Contractor stating that the soil inspected meets the conditions of the report, but that no fill shall be placed until the LADBS Grading Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be included in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. In addition, an Engineer's Certificate of Compliance with the legal description as indicated in the grading permit and the permit number shall be included. (7011.3)
43. No foundations or slabs-on-grade supported in new compacted fill shall be poured until the compaction report is submitted and approved by the Grading Division of the Department.
44. The installation and testing of tie-back anchors shall comply with the recommendations included in the report or the standard sheets titled "Requirements For Temporary Tieback Earth Anchors", whatever is more restrictive. (Research Report #23835)

DCS 

DCS/CD:dcs/cd  
Log No. 83343-02  
213-482-0480

cc: AG SCH 8150 Sunset Boulevard, Owner  
Michael Nytzen, Applicant  
Golder Associates, Project Consultant  
LA District Office



Luciralia Ibarra &lt;luciralia.ibarra@lacity .org&gt;

---

**8150 Sunset site posting upload**

1 message

---

**William Lamborn** <william.lamborn@lacity.org>  
To: Planning WebPosting <Planning.Webposting@lacity.org>  
Cc: Luciralia Ibarra <luciralia.ibarra@lacity.org>

Thu, Jul 14, 2016 at 7:03 PM

Hello,

Can you please upload the attached to the 8150 Sunset "Additional Documents" folder under the title, "City Planning Commission Hearing Notice - Site Posting"?

Thank you!



William Lamborn  
Major Projects  
Department of City Planning  
200 N. Spring Street, Rm 750  
Ph: [213.978.1470](tel:213.978.1470)

Please note that I am out of the office every other Friday.

**8150 Sunset CPC Hearing Notice.pdf**

135K

CITY OF LOS ANGELES  
CALIFORNIA



DEPARTMENT OF CITY PLANNING

**NOTICE OF CITY PLANNING COMMISSION HEARING**

All interested persons are invited to attend the public hearing at which you may listen, ask questions, or present testimony regarding the project.

<b>Hearing By:</b>	City Planning Commission	<b>Case Nos.:</b>	CPC-2013-2551-MCUP-DB-SPR
<b>Date:</b>	Thursday, July 28, 2016	<b>CEQA No.:</b>	ENV-2013-2552-EIR
<b>Time:</b>	After 8:30 AM		SCH No. 2013091044
<b>Place:</b>	Van Nuys City Hall Council Chambers 2 <sup>nd</sup> Floor 14410 Sylvan Street Van Nuys, CA 91401	<b>Incidental Cases:</b>	VTT-72370-CN-1A
		<b>Project Name:</b>	8150 Sunset Boulevard Mixed-Use Project
		<b>Council No.:</b>	4, Honorable – David Ryu
		<b>Plan Area:</b>	Hollywood
<b>Staff Contact:</b>	William Lamborn	<b>Specific Plan:</b>	None
<b>Phone No.:</b>	(213) 978-1470	<b>Certified NC:</b>	Hollywood Hills West
<b>E-Mail:</b>	William.lamborn@lacity.org	<b>GPLU:</b>	Neighborhood Office Commercial
		<b>Zone:</b>	C4-1D
		<b>Applicant:</b>	AG SCH 8150 Sunset Owner, LP
		<b>Representative:</b>	Michael Nytzen, Paul Hastings LLP

**PROJECT LOCATION:** 8148-8182 West Sunset Boulevard; 1438-1486 North Havenhurst Drive; 1435-1443 North Crescent Heights Boulevard.

**PROJECT PROPOSED:** The project, as approved by the Advisory Agency on June 23, 2016, proposes the construction of a mixed-use development that includes approximately 65,000 square feet of commercial retail and restaurant uses, 249 residential units of which 28 will be set aside for Very Low Income households, and 820 parking spaces within four subterranean and semi-subterranean levels. The project site is currently occupied by two commercial buildings and associated parking, all of which would be removed to allow for the project.

**REQUESTED ACTION:**

The City Planning Commission will consider:

Appeals of the Deputy Advisory Agency's approval of Vesting Tentative Tract No. 72370-CN, including:

1. Pursuant to Section 21082.1(c) of the California Public Resources Code, certification of the **Environmental Impact Report**, findings, Statement of Overriding Considerations and accompanying mitigation measures and Mitigation Monitoring Program for ENV-2013-2552-EIR, SCH No. 2013091044;
2. Pursuant to Section 17.03 of the Los Angeles Municipal Code (LAMC), **Vesting Tentative Tract Map No. 72370-CN**, located at 8148-8182 West Sunset Boulevard; 1438-1486 North Havenhurst Drive; 1435-1443 North Crescent Heights Boulevard, consisting of **one master lot and 10 air space lots** for the development of **249 residential dwelling units, including 28 units set-aside for Very Low Income households, and 65,000 square feet of commercial uses**, as shown on map stamp-dated April 13, 2016 in the Hollywood Community Plan.

**APPLICANT:** AG SCH 8150 Sunset Owner, LP

**APPELLANTS:** (1) Laura Lake, Fix the City  
 (2) JDR Crescent, LLC; IGI Crescent, LLC  
 (3) Scott Lunceford, City of West Hollywood  
 (4) Susane Manner

**CPC-2013-2551-MCUP-DB-SPR**

1. Pursuant to Section 21082.1(c) of the California Public Resources Code, review and consider the adequacy of the previously certified Environmental Impact Report (EIR), ENV-2013-2552-EIR, SCH No. 2013091044, including the Environmental Findings, Project Design Features, Mitigation Monitoring Program, and Statement of Overriding Considerations.
2. Pursuant to LAMC Section 12.24-W,1, a **Master Conditional Use** for the sale and/or dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with four restaurant/dining uses, and the sale of a full line of alcoholic beverages for off-site consumption in conjunction with a grocery store;
3. Pursuant to LAMC Section 12.22-A,25(c), a **Density Bonus** setting aside 11% (28 units) of the total units for Very Low Income Households, and the utilization of **Parking Option 1** to allow one on-site parking space for each residential unit of zero to one bedrooms, two on-site parking spaces for each residential unit of two to three bedrooms, and two-and-one-half on-site parking spaces for each residential unit of four or more bedrooms. The applicant is requesting two **Off-Menu Affordable Housing Incentives** as follows:
  - a. Pursuant to LAMC Section 12.22-A,25(g)(3), an Off-Menu Incentive to allow the lot area including any land to be set aside for street purposes to be included in calculating the maximum allowable floor area, in lieu of as otherwise required by LAMC Section 17.05; and
  - b. Pursuant to LAMC Section 12.22-A,25(g)(3), an Off-Menu Incentive to allow a 3:1 Floor Area Ratio for a Housing Development Project in which 50% of the commercially zoned parcel is located within 1,560 feet of a Transit Stop, in lieu of the 1,500 foot distance specified in LAMC Section 12.22-A,25(f)(4)(ii); and
4. Pursuant to Section 16.05 of the LAMC, **Site Plan Review** for a project which creates or results in an increase of 50 or more dwelling units and 50,000 gross square feet of nonresidential floor area.

**EXHAUSTION OF ADMINISTRATIVE REMEDIES:** If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

**ADVICE TO PUBLIC:** The exact time this case will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Los Angeles City Planning Department, Commission Office, 200 N. Spring Street, Room 532, Los Angeles, CA 90012 (attention: James K. Williams, James.K.Williams@lacity.org).

**REVIEW OF FILE:** VTT-72370 and CPC-2013-2551-MCUP-DB-SPR, including the application, environmental assessment, and appeals (VTT-72370-CN-1A), are available for public inspection at this location between the hours 8:00 a.m. to 4:00 p.m., Monday through Friday. Please call William Lamborn at (213) 978-1470 ([william.lamborn@lacity.org](mailto:william.lamborn@lacity.org)) several days in advance to assure that the files will be available. The files are not available for review the day of the hearing.

**ACCOMMODATIONS:** As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. *Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su*

*estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance.*

Other services, such as translation between English and other languages, may also be provided upon request. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling the staff person referenced in this notice. *Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.*



**LOS ANGELES**  
 201 N. LOS ANGELES ST., STE. 13A  
 LOS ANGELES, CA 90012  
 TEL: (213)617-9600, FAX: (213)617-9643

**VAN NUYS**  
 14540 SYLVAN ST.  
 VAN NUYS, CA 91411  
 TEL: (818) 779-8866, FAX: (818) 779-8870

**CONTRACT**

**CASE NUMBER:** VTT-72370-CN, CPC-13-2551-CUB-DB-SPR **BTCID:** LA16-618  
**REFERENCE:** LA16-289/LA13-589 **DATE:** 7/14/2016  
**SITE ADDRESS:** 8148-8182 W. SUNSET BLVD.  
**AUTHORIZED BY:** WINSTON

**DESCRIPTION OF SERVICES AND FEES:**

Labels and Mailing Preparation - Number	0	x \$1.77	
Mailing Only - Number	0	x \$1.42	
Appeals - Number		x \$1.52	
Posting of Site - Number of signs	1	x \$75.00 (1 <sup>st</sup> )	\$195.00
	2	x \$60.00 (addtl.)	
Research/Add'l N.C. and Council Notification			<del>\$12.20</del>
All Weather Posting (optional)		\$20.00	
Removal of Signs (optional)	0	\$50.00	

**TOTAL DUE: \$195.00**

A COPY OF THIS FORM MUST BE PRESENTED TO THE PLANNING DEPARTMENT AT THE TIME OF FILING TO HAVE YOUR APPLICATION DEEMED "COMPLETE"	
Note: If applicant/map maker is retaining labels for addition of case number, labels must be returned to BTC within 7 days from the date of this invoice, or BTC will be forced to produce labels and charge the applicant/map maker. If bill is not paid, further processing of your other cases will stop. For cases requiring immediate mailing, labels must be submitted on the day of payment or BTC will produce labels and charge applicant/map maker.	x <i>an</i>
The City of LA usually generates a determination letter comprising of one(1) to three(3) pages which requires 1st Class postage. If your project requires a determination letter that exceeds three pages, you will be billed for excess postage and material costs that are due on receipt of bill. A \$ 50.00 fee will be charged if you want a copy of the BTC file(s).	x <i>an</i>
Refunds and Credits only valid one year from the original filing date. Cancellations and changes are subject to a 20% or \$50.00 handling fee, whichever is greater. Returned checks subject to a \$200.00 fee. If the check is fraudulent, the City will be notified that the invoice is null and void. A fee of 10% will be charged to re-activate all null and void Invoices.	x <i>an</i>
If instructed by the city that your case has gone to appeal, we will immediately mail out per city instructions. The cost of mail and processing of \$1.52/label, is immediately due to us from you. It is to be paid within 10 days. If we do not receive payment within 10 days, a 10% a month (starting after 10 days) fee will be charged and due.	x <i>an</i>

Signature: *Michael Nytzen*  
 Telephone: (213) 683-5713  
 Print Name: AG-SCH 8150 SUNSET BLVD./MICHAEL NYTZEN

Refunds and Credits only valid one year from the original filing date.



**PAID**  
 7-14-16  
 CASH 2595



Luciralia Ibarra &lt;Luciralia.Ibarra@lacity .org&gt;

---

**8150 Sunset Applicant Letter upload**

1 message

**William Lamborn** <william.lamborn@lacity.org>

Thu, Jul 14, 2016 at 7:05 PM

To: Planning WebPosting &lt;Planning.Webposting@lacity.org&gt;

Cc: Luciralia Ibarra &lt;Luciralia.Ibarra@lacity.org&gt;

Hello,

Can you please upload the attached to the 8150 Sunset "Correspondence" folder under the title, "Letter from the Applicant - July 13, 2016"?

Thank you!



William Lamborn  
Major Projects  
Department of City Planning  
200 N. Spring Street, Rm 750  
Ph: [213.978.1470](tel:213.978.1470)

Please note that I am out of the of fice every other Friday.



---

**8150 Sunset - 7.13.16 Letter to DCP.pdf**

285K



Luciralia Ibarra &lt;Luciralia.Ibarra@lacity .org&gt;

---

**8150 7/14 Correspondence Upload**

1 message

**William Lamborn** <william.lamborn@lacity.org>

Thu, Jul 14, 2016 at 7:06 PM

To: Planning WebPosting &lt;Planning.Webposting@lacity.org&gt;

Cc: Luciralia Ibarra &lt;Luciralia.Ibarra@lacity.org&gt;

Hello,

Can you please upload the attached to the 8150 Sunset "Correspondence" folder under the title, "Correspondence - July 14, 2016"?

Thank you!



William Lamborn  
Major Projects  
Department of City Planning  
200 N. Spring Street, Rm 750  
Ph: [213.978.1470](tel:213.978.1470)

Please note that I am out of the office every other Friday.

**Correspondence 2016.07.14.pdf**

67K



William Lamborn <william.lamborn@lacity.org>

---

## Please don't demolish the Litton Savings Building!

1 message

---

Jodi Cohn <jodi2010@gmail.com>  
To: william.lamborn@lacity.org

Wed, Jul 13, 2016 at 9:00 PM

Hello Mr. Lamborn.

I am writing to ask you to advocate for the Litton savings building at Sunset and Crescent Heights. The building is in good condition, is part of our cultural heritage and could easily be worked into the proposed design for a larger building. Please consider preserving it. Thank you for your consideration.

Jodi Cohn, Los Angeles



**Nytzen, Michael** <michaelnytzen@paulhastings.com>

Mon, Jul 18, 2016 at 10:08 AM

To: Luci Ibarra <luciralia.ibarra@lacity.org>, William Lamborn <william.lamborn@lacity.org>

Cc: "Haber, Jeffrey S." <jeffreyhaber@paulhastings.com>

Good morning, here are the certified mail receipts and proof of delivery for the RP-DEIR and notice of extension of RP-DEIR comment period.

---

**From:** Nytzen, Michael  
**Sent:** Friday, July 15, 2016 2:19 PM  
**To:** Luci Ibarra; William Lamborn  
**Subject:** 8150 Sunset: RP-DEIR Distribution

[Quoted text hidden]

[Quoted text hidden]



**Mailing Confirmation.pdf**

231K

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### Product & Tracking Information

### Available Actions

Postal Product:

Features:  
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DATE & TIME	STATUS OF ITEM	LOCATION
September 11, 2015 , 11:19 am	Delivered	LOS ANGELES, CA 90012
Your item was delivered at 11:19 am on September 11, 2015 in LOS ANGELES, CA 90012.		
September 11, 2015 , 1:35 am	Departed USPS Origin Facility	LOS ANGELES, CA 90052
September 10, 2015 , 10:32 am	Arrived at USPS Origin Facility	LOS ANGELES, CA 90052
September 10, 2015 , 5:17 am	Departed USPS Facility	SANTA ANA, CA 92799
September 9, 2015 , 9:15 pm	Arrived at USPS Origin Facility	SANTA ANA, CA 92799
September 9, 2015 , 7:57 pm	Departed Post Office	SANTA ANA, CA 92799
September 9, 2015 , 2:03 pm	Acceptance	SANTA ANA, CA 92799

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**Updated Delivery Day:** Monday, October 26, 2015

## Product & Tracking Information

## Available Actions

**Postal Product:**

**Features:**  
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DATE & TIME	STATUS OF ITEM	LOCATION
October 26, 2015 , 12:34 pm	Delivered	LOS ANGELES, CA 90012

Your item was delivered at 12:34 pm on October 26, 2015 in LOS ANGELES, CA 90012.

October 26, 2015 , 11:29 am	Out for Delivery	LOS ANGELES, CA 90012
October 26, 2015 , 11:19 am	Sorting Complete	LOS ANGELES, CA 90012
October 26, 2015 , 5:26 am	Arrived at Unit	LOS ANGELES, CA 90012
October 24, 2015 , 6:10 pm	Departed USPS Origin Facility	LOS ANGELES, CA 90052
October 24, 2015 , 8:00 am	Arrived at USPS Origin Facility	LOS ANGELES, CA 90052
October 24, 2015 , 5:18 am	Departed USPS Facility	SANTA ANA, CA 92799
October 23, 2015 , 8:31 pm	Arrived at USPS Origin Facility	SANTA ANA, CA 92799
October 23, 2015 , 8:22 pm	Departed Post Office	SANTA ANA, CA 92799
October 23, 2015 , 4:07 pm	Acceptance	SANTA ANA, CA 92799

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CITY PLANNING**

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**JAMES K. WILLIAMS**  
COMMISSION EXECUTIVE ASSISTANT II  
(213) 978-1300

**CITY OF LOS ANGELES**  
CALIFORNIA



**ERIC GARCETTI**  
MAYOR

**EXECUTIVE OFFICES**  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801

**MICHAEL J. LOGRANDE**  
DIRECTOR  
(213) 978-1271

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

**JAN ZATORSKI**  
DEPUTY DIRECTOR  
(213) 978-1273

FAX: (213) 978-1275

INFORMATION  
<http://planning.lacity.org>

**September 10, 2015**

**CITY CASE NO.: ENV-2013-2552-EIR**

**STATE CLEARINGHOUSE NO.: 2013091044**

**PROJECT NAME: 8150 Sunset Boulevard Mixed-Use Project**

**LOCATION: 8150 W. Sunset Boulevard, Los Angeles, CA 90046**

**COUNCIL DISTRICT: 4 – David E. Ryu**

**DUE DATE: October 26, 2015**

**REQUEST FOR COMMENTS ON RECIRCULATED PORTIONS OF THE DRAFT  
ENVIRONMENTAL IMPACT REPORT**

Recirculated Portions of the Draft EIR (“RP-DEIR”) have been prepared to examine and disclose the potential environmental impacts of a new Project Alternative to the proposed 8150 Sunset Boulevard Mixed-Use Project, as well as other corrections and additions to the Draft EIR, under the above-referenced City Case file number. A computer disc (CD) of the RP-DEIR is enclosed for your reference.

We request your comments on the RP-DEIR, in particular those environmental issues that are relevant to your agency’s area of expertise. Comments should be submitted to this office in writing, preferably by e-mail, and must be submitted by the due date given above.

Please direct your response to:

Srimal Hewawitharana  
Environmental Analysis Section  
Department of City Planning  
200 North Spring Street, Room 750  
Los Angeles, CA 90012  
Fax: (213) 978-1343  
E-Mail: [planning.envreview@lacity.org](mailto:planning.envreview@lacity.org)

Michael J. LoGrande  
Director of Planning

A handwritten signature in black ink, reading "Simal P. Hewawitharana". The signature is written in a cursive style with a large initial 'S' and a distinct 'P'.

Simal P. Hewawitharana  
Environmental Specialist II  
Environmental Analysis Section

Office of the Mayor  
External Affairs  
Heather Repenning, Director  
200 N. Spring St., Room 303  
Los Angeles, CA. 90012

Office of the Mayor  
Economic Development  
Kelli Bernard  
200 N. Spring St., Room 1300  
Los Angeles, CA. 90012

City Planning Commission  
Department of City Planning  
Commission Office  
200 N. Spring St., Room 272  
Los Angeles, CA. 90012

Edgar Garcia  
Office of Historic Resources  
200 N. Spring St., Room 620  
Los Angeles, CA. 90012  
Mail Stop 395

Attn: Mercedes Marquez  
Los Angeles Housing Department  
1200 W. 7<sup>th</sup> St., 9<sup>th</sup> Floor  
Los Angeles, CA. 90017  
Mail Stop 958

Jodean M. Giese (Power Systems)  
Dept. of Water & Power  
111 N. Hope St., Room 1121  
Los Angeles, CA. 90012  
Mail Stop 800

James B. McDaniel (Water Systems)  
Dept. of Water & Power  
111 N. Hope St., Room 1455  
Los Angeles, CA. 90012  
Mail Stop 800

Karen Coca – Env. Affairs Officer  
Bureau of Sanitation – Solid Waste Div.  
1149 S. Broadway, 10<sup>th</sup> Floor  
Los Angeles, CA. 90015  
Mail Stop 944

Ray Saidi  
Bureau of Engineering  
Land Development/Mapping Division  
201 N. Figueroa St., Suite 200  
Los Angeles, CA. 90012  
Mail Stop 901

Kosta Kaporis – Environmental Engineer  
Department of Public Works  
BOS, Watershed Protection Division  
1149 S. Broadway, 10<sup>th</sup> Floor  
Los Angeles, CA. 90015

Darryl Ford  
Department of Recreation and Parks  
221 N. Figueroa St., 2<sup>nd</sup> Floor  
Los Angeles, CA. 90012  
Mail Stop 682

Rachel Kwok, Environmental Planner  
Strategic & Transportation Planning  
1685 Main Street, Room 212  
PO BOX 2200  
Santa Monica, CA. 90407

Eloisa Sarao  
Business Office  
Los Angeles Public Library  
630 W. 5<sup>th</sup> St.  
Los Angeles, CA. 90071

Jim Doty  
Bureau of Engineering, Env. Group  
1149 S. Broadway, 6<sup>th</sup> Floor, Ste. 600  
Los Angeles, CA. 90015-2213  
Mail Stop 939

Attn: Policy & Planning Unit  
Los Angeles Housing Department  
1200 W. 7<sup>th</sup> St., 9<sup>th</sup> Floor  
Los Angeles, CA. 90017  
Mail Stop 958

Tom Erb  
Department of Water and Power  
Water Systems, Water Supply Assessment  
111 N. Hope St., Room 1460  
Los Angeles, CA. 90012

Mr. Charles C. Holloway (Supervisor of  
Environmental Assessment)  
Dept. of Water & Power  
111 N. Hope St., Room 1044  
Los Angeles, CA. 90012  
Mail Stop 800

Daniel Hackney – Env. Supervisor  
Bureau of Sanitation – Solid Waste Div.  
1149 S. Broadway, 10<sup>th</sup> Floor  
Los Angeles, CA. 90015  
Mail Stop 944

City of Los Angeles Police Department  
Crime Prevention Unit  
100 W. 1<sup>st</sup> St., Room 250  
Los Angeles, CA. 90012  
Mail Stop 400

Construction Services Unit  
City of Los Angeles Fire Department  
200 N. Main St.  
Los Angeles, CA. 90012  
Mail Stop 250

Hollywood Hills West Neighborhood  
Council  
7095 Hollywood Blvd., Suite # 1004  
Hollywood, CA. 90028

Bel Air Beverly Crest Neighborhood  
Council  
PO BOX 252007  
Los Angeles, CA. 90025

Ron Lorenzen  
Department of Public Works  
Urban Forestry Division  
1149 S. Broadway St., 4<sup>th</sup> Floor  
Los Angeles, CA. 90015

LA Dept. of Transportation  
Wes Pringle  
100 S. Main St., 9<sup>th</sup> Floor  
Los Angeles, CA. 90012

Elizabeth Carvajal  
CRA/LA Special Projects Officer  
1200 W. 7<sup>th</sup> St., 2<sup>nd</sup> Floor  
Los Angeles, CA. 90017

Andy Niknafs (Water Systems Master  
Planning Group)  
Dept. of Water and Power  
111 N. Hope St., Room 1348  
Los Angeles, CA. 90012

Dan Meyers – Civil Engineer  
Bureau of Sanitation – Solid Waste Div.  
1149 South Broadway, 10<sup>th</sup> Floor  
Los Angeles, CA. 90015  
Mail Stop 944

Fernando Gonzalez  
Bureau of Sanitation – Wastewater  
Engineering Services Division  
2714 Media Center Dr.  
Los Angeles, CA. 90065

Engineering Bureau  
Building and Safety Department  
201 N. Figueroa St., Room 1030  
Los Angeles, CA. 90012  
Mail Stop 115

Hydrant and Access Unit  
City of Los Angeles Fire Department  
221 N. Figueroa St., Ste. 1500  
Los Angeles, CA. 90012  
Mail Stop 250

Melinda Gejer  
Department of Recreation & Parks  
221 N. Figueroa St., 1<sup>st</sup> Floor  
Los Angeles, CA. 90012  
Mail Stop 625/11



Luciralia Ibarra &lt;Luciralia.Ibarra@lacity.org&gt;

---

**Staff Reports Due - July 28 (CPC Van Nuys)**

1 message

**James Williams** <james.k.williams@lacity.org>

Mon, Jul 18, 2016 at 10:28 AM

To: Erin Strelch <erin.strelch@lacity.org>, Courtney Shum <courtney.shum@lacity.org>, William Lamborn <william.lamborn@lacity.org>, Blake Lamb <blake.lamb@lacity.org>, Luciralia Ibarra <Luciralia.Ibarra@lacity.org>, Jenna Monterrosa <jenna.monterrosa@lacity.org>, Oliver Netburn <olivernetburn@lacity.org>, Jojo Pewsawang <jojo.pewsawang@lacity.org>

Good morning Planners,

Your staff reports are due at this time for the July 28 CPC meeting in Van Nuys.

Please email or post a copy of the cover sheet to your staff report on the N drive ... N > Pln New > Stffrpt > CPC agenda > hearing date.

There is a folder (for July 14) that has been appropriately placed. You can use it as an example of what you should place in your folder.

Cover sheet in Word. Staff Report with exhibits. Staff report with exhibits separated. Each exhibit labeled as maps, elevations etc. It is a big agenda and Lisa is expecting to review it on Wednesday. Please send 10 hard copies by Wednesday at 10 am.

Thanks,

James

--

**James K. Williams**

Commission Executive Assistant II  
City Wide Planning Commission

Department of City Planning  
200 N. Spring St., Rm. 532  
Los Angeles, CA 90012  
Mail Stop 395  
213-978-1295

[James.K.Williams@lacity.org](mailto:James.K.Williams@lacity.org)



Luciralia Ibarra &lt;Luciralia.Ibarra@lacity.org&gt;

---

**8150 Sunset - CPC**

2 messages

**Gabe Kramer** <gkramer@marathon-com.com>

Mon, Jul 18, 2016 at 11:44 AM

To: "IRIS.FAGAR-AWAKUNI@LACITY.ORG" &lt;IRIS.FAGAR-AWAKUNI@lacity.org&gt;

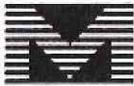
Cc: "Luciralia.Ibarra@lacity.org" &lt;Luciralia.Ibarra@lacity.org&gt;

Hi Iris,

I just left you a voicemail and wanted to send you my info so you have it digitally. I got your contact info from Luci who suggested I reach out regarding a couple issues regarding Frank Gehry's presentation before CPC on the 28<sup>th</sup>. If you'd give me a call back at your earliest convenience I'd greatly appreciate it. [323-655-4660](tel:323-655-4660).

Thanks!

Gabe

**Gabriel Kramer**Marathon Communications | 5900 Wilshire Boulevard, Suite 1550, Los Angeles, CA, 90036 | Main:  
[323.655.4660](tel:323.655.4660) | Fax: [323.655.6478](tel:323.655.6478) | [gkramer@marathon-com.com](mailto:gkramer@marathon-com.com) | [www.marathon-com.com](http://www.marathon-com.com)

---

**Luciralia Ibarra** <Luciralia.Ibarra@lacity.org>

Mon, Jul 18, 2016 at 3:27 PM

To: Iris Fagar-Awakuni &lt;iris.fagar-awakuni@lacity.org&gt;

Cc: Lisa Webber &lt;lisa.webber@lacity.org&gt;

Hi Iris,

Just to follow up: Frank Gehry will be bringing his large scale model to the hearing and would like to coordinate with us on the availability of a Freight Elevator at Van Nuys City Hall and he may want to know how much space would be potentially available to set up the model.

Thank you for your help,

Luci

[Quoted text hidden]

--



Luciralia Ibarra | Senior City Planner

11/6/2016

City of Los Angeles Mail - 8150 Sunset - CPC

Major Projects | Department of City Planning | City of Los Angeles

[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org) | 213.978.1378 | 213.978.1343 (f)



Luciralia Ibarra &lt;Luciralia.Ibarra@lacity.org&gt;

## 8150 Sunset Mixed-Use Project

7 messages

**Scott Lunceford** <SLunceford@weho.org>  
To: Luciralia Ibarra <Luciralia.Ibarra@lacity.org>

Mon, Jul 18, 2016 at 5:31 PM

Conference call with City of Los Angeles staff to discuss our concerns regarding the project prior to City of LA PC meeting on 7/28.

**Luciralia Ibarra** <Luciralia.Ibarra@lacity.org>  
To: Tomas Carranza <tomas.carranza@lacity.org>, William Lamborn <william.lamborn@lacity.org>

Mon, Jul 18, 2016 at 6:38 PM

Are you available to join Monday morning.

[Quoted text hidden]

**Tomas Carranza** <tomas.carranza@lacity.org>  
To: Luciralia Ibarra <Luciralia.Ibarra@lacity.org>  
Cc: William Lamborn <william.lamborn@lacity.org>

Tue, Jul 19, 2016 at 8:45 AM

On Monday 7/25? If yes, then I am available anytime between 1 and 4 PM.

[Quoted text hidden]

--

### Tomas Carranza, PE

Principal Transportation Engineer

Transportation Planning & Land Use Review

Los Angeles Department of Transportation

213.972.8476    



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**Luciralia Ibarra** <Luciralia.Ibarra@lacity.org>  
To: Tomas Carranza <tomas.carranza@lacity.org>  
Cc: William Lamborn <william.lamborn@lacity.org>

Tue, Jul 19, 2016 at 8:59 AM

930 maybe?

[Quoted text hidden]

--



**Luciralia Ibarra** | Senior City Planner

Major Projects | Department of City Planning | City of Los Angeles

[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org) | 213.978.1378 | 213.978.1343 (f)

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**Luciralia Ibarra** <luciralia.ibarra@lacity.org>  
To: Tomas Carranza <tomas.carranza@lacity.org>

Tue, Jul 19, 2016 at 8:59 AM

That's the only time this west hollywood planner had....

[Quoted text hidden]

---

**Tomas Carranza** <tomas.carranza@lacity.org>  
To: Luciralia Ibarra <luciralia.ibarra@lacity.org>  
Cc: William Lamborn <william.lamborn@lacity.org>

Tue, Jul 19, 2016 at 10:02 AM

OK - I can make that work.

On Tue, Jul 19, 2016 at 8:59 AM, Luciralia Ibarra <luciralia.ibarra@lacity.org> wrote:

[Quoted text hidden]

[Quoted text hidden]

---

**Luciralia Ibarra** <luciralia.ibarra@lacity.org>  
To: Tomas Carranza <tomas.carranza@lacity.org>  
Cc: William Lamborn <william.lamborn@lacity.org>

Tue, Jul 19, 2016 at 12:00 PM

Thank you!

[Quoted text hidden]



Luciralia Ibarra <Luciralia.Ibarra@lacity .org>

### CPC-2013-2551-MCUP-DB-SPR Hearing Notice for Posting

5 messages

William Lamborn <william.lamborn@lacity.org>

Wed, Jul 13, 2016 at 3:45 PM

To: BTC <bettertc@aol.com>

Cc: "Nytzen, Michael" <michaelnytzen@paulhastings.com>, Luciralia Ibarra <Luciralia.Ibarra@lacity .org>, Christina Toy <christina.toy-lee@lacity .org>

Hello,

Please see attached Hearing Notice for on-site posting for the subject project (8150 Sunset Boulevard Mixed-Use Project). The hearing is scheduled for July 28 and is subject to a 10-day posting requirement.

Thank you,

--



William Lamborn  
Major Projects  
Department of City Planning  
200 N. Spring Street, Rm 750  
Ph: 213.978.1470

Please note that I am out of the office every other Friday.

8150 Sunset CPC Hearing Notice.pdf  
68K

Nytzen, Michael <michaelnytzen@paulhastings.com>

Wed, Jul 13, 2016 at 4:22 PM

To: William Lamborn <william.lamborn@lacity .org>, BTC <bettertc@aol.com>

Cc: Luciralia Ibarra <Luciralia.Ibarra@lacity.org>, Christina Toy <christina.toy-lee@lacity .org>

Thank you. I will give BTC (Downtown office) a check for the posting fee tomorrow morning.

Regards,

Michael

**From:** William Lamborn [mailto:william.lamborn@lacity.org]  
**Sent:** Wednesday, July 13, 2016 3:45 PM  
**To:** BTC  
**Cc:** Nytzen, Michael; Luciralia Ibarra; Christina Toy  
**Subject:** CPC-2013-2551-MCUP-DB-SPR Hearing Notice for Posting

[Quoted text hidden]

\*\*\*\*\*

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For additional information, please visit our website at [www.paulhastings.com](http://www.paulhastings.com)

**Nytzen, Michael** <michaelnytzen@paulhastings.com>

Thu, Jul 14, 2016 at 9:05 AM

To: William Lamborn <william.lamborn@lacity.org>, BTC <bettertc@aol.com>

Cc: Luciralia Ibarra <luciralia.ibarra@lacity.org>, Christina Toy <christina.toy-lee@lacity.org>, "Haber, Jeffrey S." <jeffreyhaber@paulhastings.com>

Good morning. The BTC receipt for payment of the posting fee is attached.

Regards,

Michael

**From:** William Lamborn [mailto:[william.lamborn@lacity.org](mailto:william.lamborn@lacity.org)]  
**Sent:** Wednesday, July 13, 2016 3:45 PM  
**To:** BTC  
**Cc:** Nytzen, Michael; Luciralia Ibarra; Christina Toy  
**Subject:** CPC-2013-2551-MCUP-DB-SPR Hearing Notice for Posting

Hello,

[Quoted text hidden]

\*\*\*\*\*

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For additional information, please visit our website at [www.paulhastings.com](http://www.paulhastings.com)

 **8150 Sunset - BTC Receipt LA16-289.pdf**  
64K

**Nytzen, Michael** <michaelnytzen@paulhastings.com>

Fri, Jul 15, 2016 at 12:16 PM

To: William Lamborn <william.lamborn@lacity.org>

Cc: Luciralia Ibarra <luciralia.ibarra@lacity.org>, Christina Toy <christina.toy-lee@lacity.org>

The affidavit of the site posting for the CPC meeting is attached.

**From:** William Lamborn [mailto:[william.lamborn@lacity.org](mailto:william.lamborn@lacity.org)]  
**Sent:** Wednesday, July 13, 2016 3:45 PM  
**To:** BTC  
**Cc:** Nytzen, Michael; Luciralia Ibarra; Christina Toy  
**Subject:** CPC-2013-2551-MCUP-DB-SPR Hearing Notice for Posting

Hello,

[Quoted text hidden]

\*\*\*\*\*

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.

For additional information, please visit our website at [www.paulhastings.com](http://www.paulhastings.com)

---

 **CPC Posting Affidavit.pdf**  
2244K

---

**Luciralia Ibarra** <[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org)>  
To: William Lamborn <[william.lamborn@lacity.org](mailto:william.lamborn@lacity.org)>

Tue, Jul 19, 2016 at 12:09 PM

did we upload this already?

-Luci

[Quoted text hidden]

--



**Luciralia Ibarra** | Senior City Planner  
Major Projects | Department of City Planning | City of Los Angeles  
[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org) | [213.978.1378](tel:213.978.1378) | [213.978.1343](tel:213.978.1343) (f)

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 **CPC Posting Affidavit.pdf**  
2244K

CITY OF LOS ANGELES  
CALIFORNIA



DEPARTMENT OF CITY PLANNING

**NOTICE OF CITY PLANNING COMMISSION HEARING**

All interested persons are invited to attend the public hearing at which you may listen, ask questions, or present testimony regarding the project.

<b>Hearing By:</b>	City Planning Commission	<b>Case Nos.:</b>	CPC-2013-2551-MCUP-DB-SPR
<b>Date:</b>	Thursday, July 28, 2016	<b>CEQA No.:</b>	ENV-2013-2552-EIR
<b>Time:</b>	After 8:30 AM		SCH No. 2013091044
<b>Place:</b>	Van Nuys City Hall Council Chambers 2 <sup>nd</sup> Floor 14410 Sylvan Street Van Nuys, CA 91401	<b>Incidental Cases:</b>	VTT-72370-CN-1A
		<b>Project Name:</b>	8150 Sunset Boulevard Mixed-Use Project
		<b>Council No.:</b>	4, Honorable – David Ryu
<b>Staff Contact:</b>	William Lamborn	<b>Plan Area:</b>	Hollywood
<b>Phone No.:</b>	(213) 978-1470	<b>Specific Plan:</b>	None
<b>E-Mail:</b>	William.lamborn@lacity.org	<b>Certified NC:</b>	Hollywood Hills West
		<b>GPLU:</b>	Neighborhood Office Commercial
		<b>Zone:</b>	C4-1D
		<b>Applicant:</b>	AG SCH 8150 Sunset Owner, LP
		<b>Representative:</b>	Michael Nytzen, Paul Hastings LLP

**PROJECT LOCATION:** 8148-8182 West Sunset Boulevard; 1438-1486 North Havenhurst Drive; 1435-1443 North Crescent Heights Boulevard.

**PROJECT PROPOSED:** The project, as approved by the Advisory Agency on June 23, 2016, proposes the construction of a mixed-use development that includes approximately 65,000 square feet of commercial retail and restaurant uses, 249 residential units of which 28 will be set aside for Very Low Income households, and 820 parking spaces within four subterranean and semi-subterranean levels. The project site is currently occupied by two commercial buildings and associated parking, all of which would be removed to allow for the project.

**REQUESTED ACTION:**

The City Planning Commission will consider:

Appeals of the Deputy Advisory Agency's approval of Vesting Tentative Tract No. 72370-CN, including:

1. Pursuant to Section 21082.1(c) of the California Public Resources Code, certification of the **Environmental Impact Report**, findings, Statement of Overriding Considerations and accompanying mitigation measures and Mitigation Monitoring Program for ENV-2013-2552-EIR, SCH No. 2013091044;
2. Pursuant to Section 17.03 of the Los Angeles Municipal Code (LAMC), **Vesting Tentative Tract Map No. 72370-CN**, located at 8148-8182 West Sunset Boulevard; 1438-1486 North Havenhurst Drive; 1435-1443 North Crescent Heights Boulevard, consisting of **one master lot and 10 air space lots** for the development of **249 residential dwelling units, including 28 units set-aside for Very Low Income households, and 65,000 square feet of commercial uses**, as shown on map stamp-dated April 13, 2016 in the Hollywood Community Plan.

**APPLICANT:** AG SCH 8150 Sunset Owner, LP  
**APPELLANTS:** (1) Laura Lake, Fix the City  
(2) JDR Crescent, LLC; IGI Crescent, LLC  
(3) Scott Lunceford, City of West Hollywood  
(4) Susane Manner

CPC-2013-2551-MCUP-DB-SPR

1. Pursuant to Section 21082.1(c) of the California Public Resources Code, review and consider the adequacy of the previously certified Environmental Impact Report (EIR), ENV-2013-2552-EIR, SCH No. 2013091044, including the Environmental Findings, Project Design Features, Mitigation Monitoring Program, and Statement of Overriding Considerations.
2. Pursuant to LAMC Section 12.24-W,1, a **Master Conditional Use** for the sale and/or dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with four restaurant/dining uses, and the sale of a full line of alcoholic beverages for off-site consumption in conjunction with a grocery store;
3. Pursuant to LAMC Section 12.22-A,25(c), a **Density Bonus** setting aside 11% (28 units) of the total units for Very Low Income Households, and the utilization of **Parking Option 1** to allow one on-site parking space for each residential unit of zero to one bedrooms, two on-site parking spaces for each residential unit of two to three bedrooms, and two-and-one-half on-site parking spaces for each residential unit of four or more bedrooms. The applicant is requesting two **Off-Menu Affordable Housing Incentives** as follows:
  - a. Pursuant to LAMC Section 12.22-A,25(g)(3), an Off-Menu Incentive to allow the lot area including any land to be set aside for street purposes to be included in calculating the maximum allowable floor area, in lieu of as otherwise required by LAMC Section 17.05; and
  - b. Pursuant to LAMC Section 12.22-A,25(g)(3), an Off-Menu Incentive to allow a 3:1 Floor Area Ratio for a Housing Development Project in which 50% of the commercially zoned parcel is located within 1,560 feet of a Transit Stop, in lieu of the 1,500 foot distance specified in LAMC Section 12.22-A,25(f)(4)(ii); and
4. Pursuant to Section 16.05 of the LAMC, **Site Plan Review** for a project which creates or results in an increase of 50 or more dwelling units and 50,000 gross square feet of nonresidential floor area.

**EXHAUSTION OF ADMINISTRATIVE REMEDIES:** If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

**ADVICE TO PUBLIC:** The exact time this case will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Los Angeles City Planning Department, Commission Office, 200 N. Spring Street, Room 532, Los Angeles, CA 90012 (attention: James K. Williams, James.K.Williams@lacity.org).

**REVIEW OF FILE:** VTT-72370 and CPC-2013-2551-MCUP-DB-SPR, including the application, environmental assessment, and appeals (VTT-72370-CN-1A), are available for public inspection at this location between the hours 8:00 a.m. to 4:00 p.m., Monday through Friday. Please call William Lamborn at (213) 978-1470 ([william.lamborn@lacity.org](mailto:william.lamborn@lacity.org)) several days in advance to assure that the files will be available. The files are not available for review the day of the hearing.

**ACCOMMODATIONS:** As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. *Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su*

*estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance.*

Other services, such as translation between English and other languages, may also be provided upon request. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling the staff person referenced in this notice. *Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.*

201 N. Los Angeles St., Ste. 13A  
Los Angeles, Ca 90012  
(213) 617-9600  
Fax (213) 617-9643

**btc**

14540 Sylvan St., Ste A  
Van Nuys, California 91411  
(818) 779-8866  
Fax (818) 779-8870

CERTIFICATE OF POSTING FOR PUBLIC HEARING

City of Los Angeles  
Department of City Planning  
200 North Spring Street  
Los Angeles, CA 90012-4801

CASE NO. CPC-2013-2551

- ( ) Community Planning Bureau-Metro/South/East
  - ( ) Community Planning Bureau-West/Coastal
  - ( ) Community Planning Bureau - Valley
  - ( ) Subdivisions/Parcel Maps -
  - ( ) Zoning Administration -
  - ( ) City/Area Planning Commission Office
- To verify the Commission information, call the Commission Office at (213) 978-1300.

CERTIFICATE OF POSTING

This certifies that I/WE have posted the "NOTICE OF PUBLIC HEARING" sign for

MCOP DB SPR

(type of request) 1438-1486 N. Havenhurst Dr,

located at 8148-8182 W. Sunset Blvd, 1435-1443 N. Crescent Heights  
(address of development)

Public Hearing scheduled Thursday, July 28, 2016

I hereby certify under the penalty of perjury that I posted the above-mentioned NOTICE OF PUBLIC HEARING on the

15<sup>th</sup> day of July 2016

Owner/Applicant (Print)

OR

JESSICA GERR  
Representative/Posting Agent (Print)

Signature

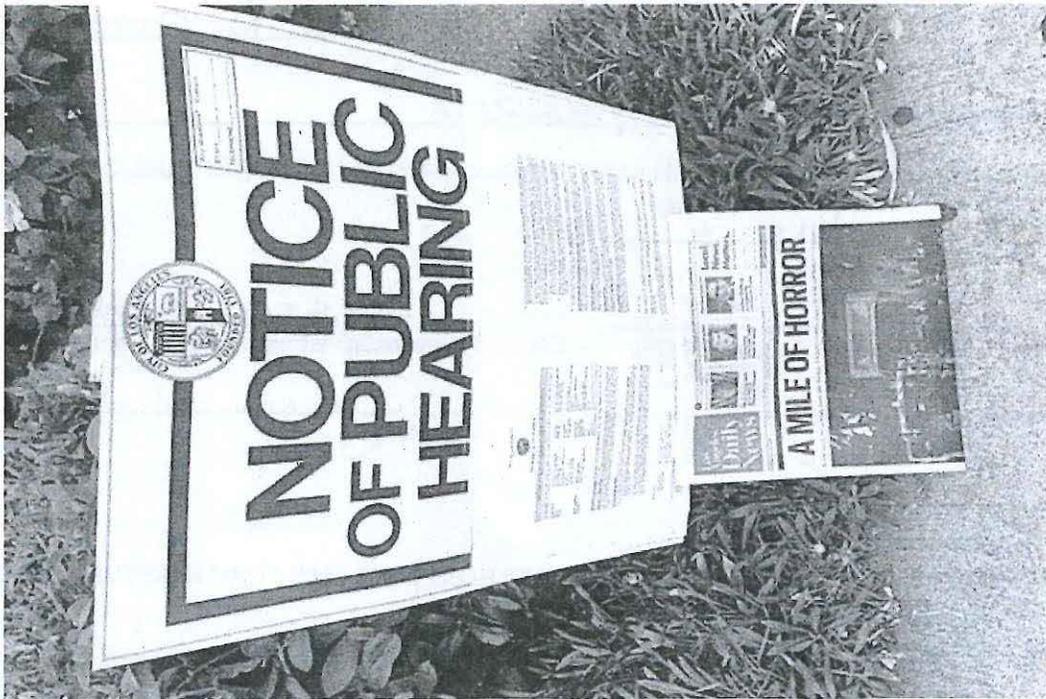
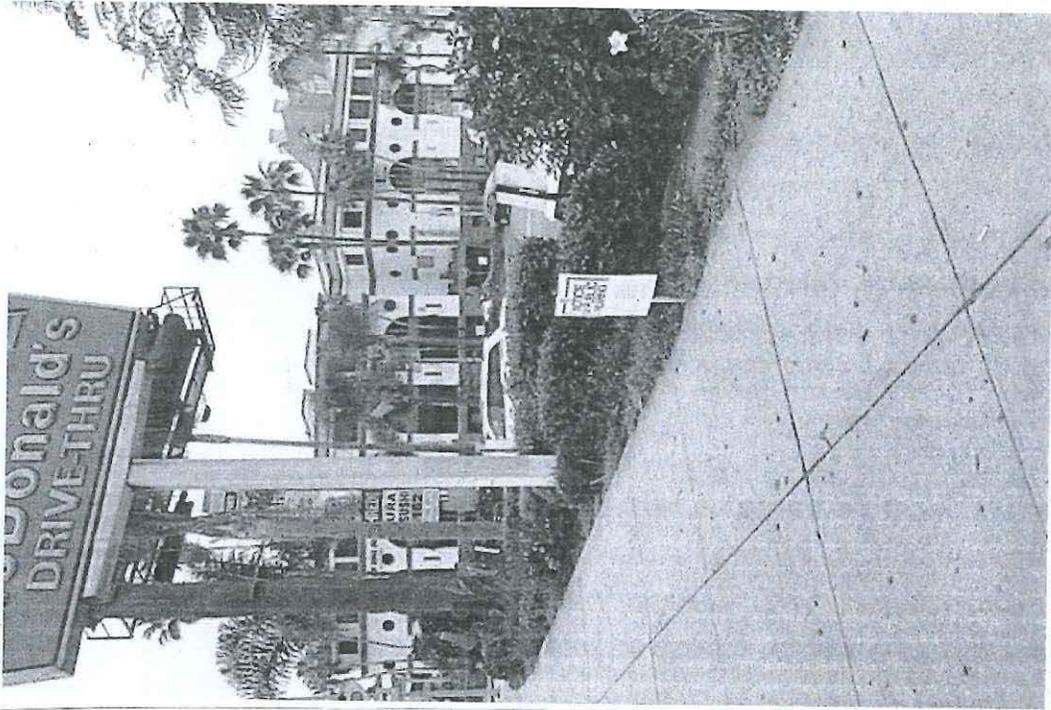
Signature

Date

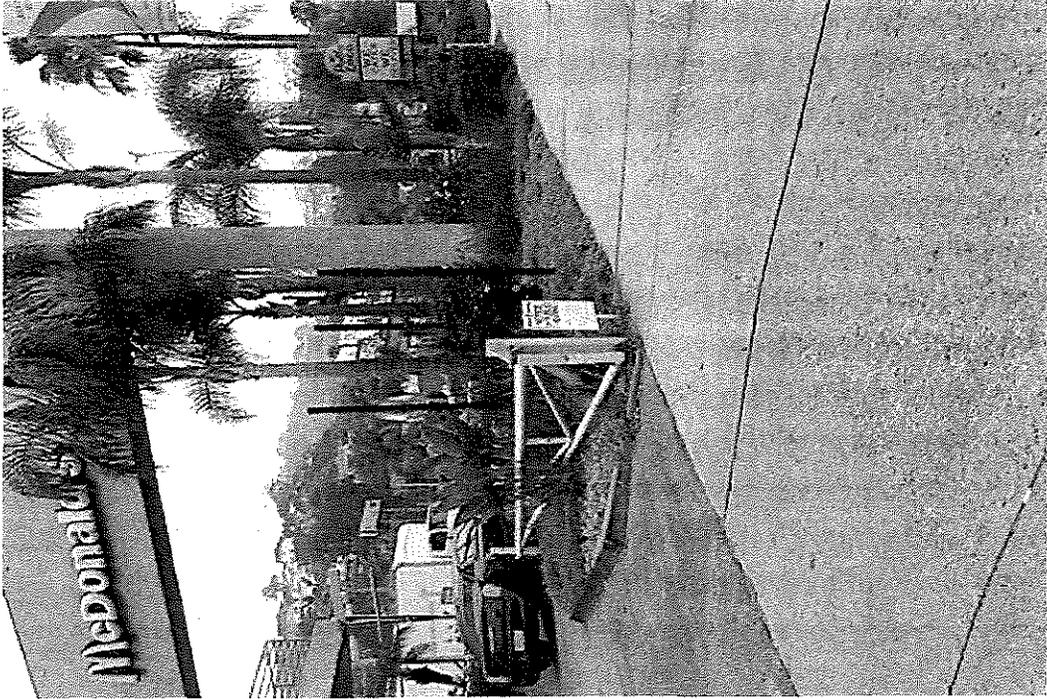
THE PROCESSING OF YOUR CASE WILL NOT BE COMPLETED UNTIL THIS FORM IS RETURNED TO THE CASE FILE FOR YOUR PROJECT (SEE ABOVE FOR ROOM NUMBERS).

DEPARTMENT POLICY REQUIRES THAT FOR VERIFICATION OF THE DATE OF POSTING A MINIMUM OF TWO PHOTOGRAPHS MUST BE TAKEN (FRONT PAGE OF A NEWSPAPER WITH THE DATE CLEARLY READABLE IN THE PHOTOGRAPH NEXT TO THE SIGN AND ANOTHER SHOWING THE SIGN(S) POSTED ON THE SITE FROM ACROSS THE STREET).

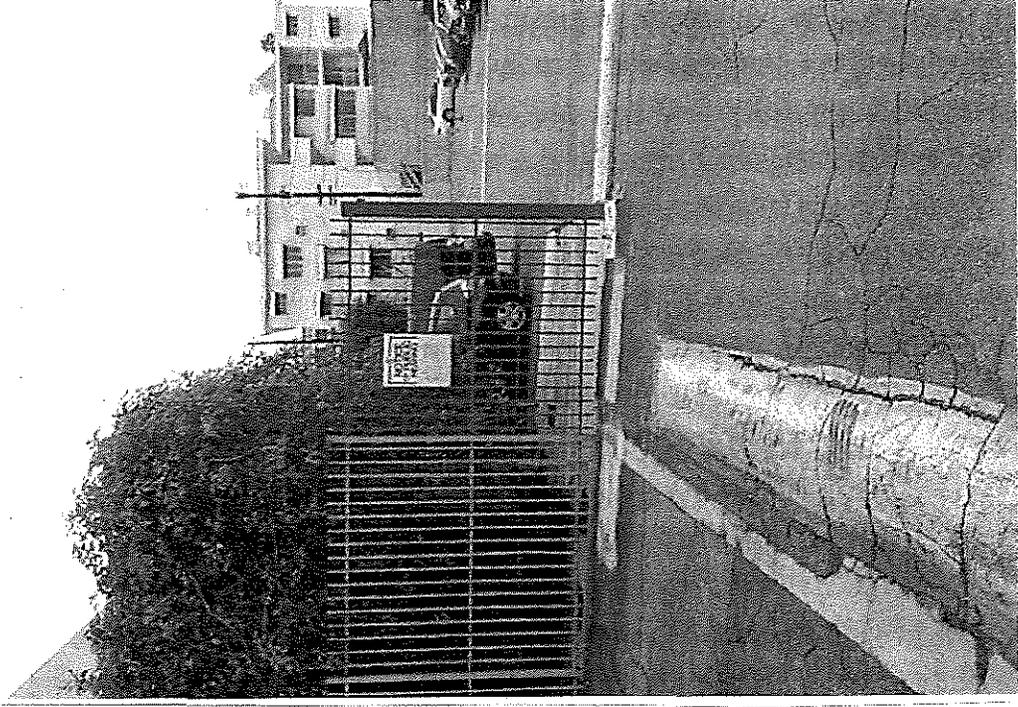
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SUNSET



CRESCENT HEIGHTS



HAVENHURST

# Los Angeles Daily News

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**ENTERTAINMENT**  
**Most Emmy nods go to HBO'S 'Game of Thrones'**  
Television » A4



**DODGERS**  
**Is acquiring 'elite-level' talent ahead for team?**  
Sports



**SUPREME COURT**  
**Justice Ginsburg apologizes for criticism of Trump**  
Nation+World » A13

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Los Angeles Daily News

**TODAY** H: 88 L: 57  
**SAT.** H: 86 L: 58  
**SUN.** H: 89 L: 58  
See the full weather forecast » PAGE A18

Friday, July 15, 2016 \$1.00 [FACEBOOK.COM/LADAILYNEWS](https://www.facebook.com/ladailynews) [TWITTER.COM/LADAILYNEWS](https://twitter.com/ladailynews)

[dailynews.com](http://dailynews.com)

FRANCE ATTACK

# A MILE OF HORROR

Terror suspected as truck slams into throngs of holiday revelers; at least 80 dead and 'bodies everywhere'





Luciralia Ibarra &lt;luciralia.ibarra@lacity.org&gt;

---

## 8150 Sunset - CPC Staff Report and VTT Appeal Report

1 message

---

**William Lamborn** <william.lamborn@lacity.org>

Tue, Jul 19, 2016 at 5:41 PM

To: "Nytzen, Michael" &lt;michaelnytzen@paulhastings.com&gt;, tsiegel@townscapepartners.com

Cc: Luciralia Ibarra &lt;luciralia.ibarra@lacity.org&gt;, Christina Toy &lt;christina.toy-lee@lacity.org&gt;

Tyler and Michael,  
Please see attached CPC Staff Report and VTT Appeal Report.

Regards,



William Lamborn  
Major Projects  
Department of City Planning  
200 N. Spring Street, Rm 750  
Ph: [213.978.1470](tel:213.978.1470)

Please note that I am out of the office every other Friday.

---

### 2 attachments

**VTT-72370-CN-1A Appeal Staff Rec Report.pdf**  
2968K

**CPC-2551 Rec Report.pdf**  
15519K



Luciralia Ibarra <Luciralia.Ibarra@lacity.org>

---

## CPC-2013-2551-MCUP-DB-SPR Staff Report

1 message

---

William Lamborn <william.lamborn@lacity.org>

Tue, Jul 19, 2016 at 5:43 PM

Cc: Luciralia Ibarra <Luciralia.Ibarra@lacity.org>, Christina Toy <christina.toy-lee@lacity.org>

Please see attached Staff Recommendation Report for Case No. CPC-2013-2551-MCUP-DB-SPR (8150 Sunset Mixed-Use Project).

Sincerely,



William Lamborn  
Major Projects  
Department of City Planning  
200 N. Spring Street, Rm 750  
Ph: [213.978.1470](tel:213.978.1470)

Please note that I am out of the office every other Friday.



**CPC-2551 Rec Report.pdf**  
15519K



Luciralia Ibarra &lt;Luciralia.ibarra@lacity .org&gt;

---

**VTT-72370-CN-1A Appeal Report**

1 message

**William Lamborn** <william.lamborn@lacity.org>

Tue, Jul 19, 2016 at 5:45 PM

To: laura@fixthecity.org

Cc: Luciralia Ibarra &lt;Luciralia.ibarra@lacity.org&gt;, Christina Toy &lt;christina.toy-lee@lacity .org&gt;

Please see attached Appeal Recommendation Report for Case No. VTT-72370-CN-1A (8150 Sunset Blvd).

Regards,



William Lamborn  
Major Projects  
Department of City Planning  
200 N. Spring Street, Rm 750  
Ph: [213.978.1470](tel:213.978.1470)

Please note that I am out of the office every other Friday.



---

**VTT-72370-CN-1A Appeal Staff Rec Report.pdf**  
2968K



Luciralia Ibarra &lt;Luciralia.Ibarra@lacity .org&gt;

---

**VTT-72370-CN-1A Appeal Report (Manners / Wilion)**

1 message

**William Lamborn** <william.lamborn@lacity.org>

Tue, Jul 19, 2016 at 5:48 PM

To: mannersgroup@gmail.com, Allan Wilion &lt;aew@aewlaw.net&gt;

Cc: Luciralia Ibarra &lt;Luciralia.Ibarra@lacity.org&gt;, Christina Toy &lt;christina.toy-lee@lacity .org&gt;

Please see attached Appeal Recommendation Report for Case No. VTT-72370-CN-1A (8150 Sunset Blvd).

Regards,



William Lamborn  
Major Projects  
Department of City Planning  
200 N. Spring Street, Rm 750  
Ph: [213.978.1470](tel:213.978.1470)

Please note that I am out of the office every other Friday.



---

**VTT-72370-CN-1A Appeal Staff Rec Report.pdf**  
2968K



Luciralia Ibarra <Luciralia.Ibarra@lacity .org>

---

## VTT-72370-CN-1A Appeal Report (West Hollywood)

1 message

---

**William Lamborn** <william.lamborn@lacity.org>

Tue, Jul 19, 2016 at 5:49 PM

To: slunceford@weho.org

Cc: Christina Toy <christina.toy-lee@lacity.org>, Luciralia Ibarra <Luciralia.Ibarra@lacity.org>

Please see attached Appeal Recommendation Report for Case No. VTT -72370-CN-1A (8150 Sunset Blvd).

Regards,



William Lamborn  
Major Projects  
Department of City Planning  
200 N. Spring Street, Rm 750  
Ph: [213.978.1470](tel:213.978.1470)

Please note that I am out of the office every other Friday.

---

**VTT-72370-CN-1A Appeal Staff Rec Report.pdf**  
2968K



Luciralia Ibarra <Luciralia.Ibarra@lacity.org>

---

## VTT-72370-CN-1A Appeal Report (JDR Crescent / Glushon)

1 message

---

**William Lamborn** <william.lamborn@lacity.org>

Tue, Jul 19, 2016 at 5:51 PM

To: rglushon@lunaglushon.com, kkropp@lunaglushon.com

Cc: Luciralia Ibarra <Luciralia.Ibarra@lacity.org>, Christina Toy <christina.toy-lee@lacity.org>

Please see attached Appeal Recommendation Report for Case No. VTT -72370-CN-1A (8150 Sunset Blvd).

Regards,



William Lamborn  
Major Projects  
Department of City Planning  
200 N. Spring Street, Rm 750  
Ph: [213.978.1470](tel:213.978.1470)

Please note that I am out of the office every other Friday.

---

**VTT-72370-CN-1A Appeal Staff Rec Report.pdf**  
2968K



Luciralia Ibarra &lt;Luciralia.Ibarra@lacity.org&gt;

---

**8150 Sunset CPC Staff Report and VTT Appeal Report**

1 message

**William Lamborn** <william.lamborn@lacity.org>

Tue, Jul 19, 2016 at 5:52 PM

To: Julia Duncan &lt;julia.duncan@lacity.org&gt;

Cc: Luciralia Ibarra &lt;Luciralia.Ibarra@lacity.org&gt;, Christina Toy &lt;christina.toy-lee@lacity.org&gt;

Hi Julia,

Attached please find the CPC Staff Recommendation Report and VTT Appeal Report for the 8150 Sunset project.

Best,

---



William Lamborn

Major Projects

Department of City Planning

200 N. Spring Street, Rm 750

Ph: [213.978.1470](tel:213.978.1470)

Please note that I am out of the office every other Friday.

---

**2 attachments****CPC-2551 Rec Report.pdf**

15519K

**VTT-72370-CN-1A Appeal Staff Rec Report.pdf**

2968K



Luciralia Ibarra &lt;luciralia.ibarra@lacity .org&gt;

---

**Revised VTT -72370-CN-1A Appeal Report (Lake)**

1 message

---

**William Lamborn** <william.lamborn@lacity.org>

Wed, Jul 20, 2016 at 1:41 PM

To: [laura@fixthecity.org](mailto:laura@fixthecity.org)

Cc: Luciralia Ibarra &lt;luciralia.ibarra@lacity.org&gt;, Christina Toy &lt;christina.toy-lee@lacity .org&gt;

Please see attached Revised Appeal Recommendation Report for Case No. VTT -72370-CN-1A (8150 Sunset Blvd). The Report has been revised to make minor typographical corrections on pages 1 and 2.

Regards,



William Lamborn  
Major Projects  
Department of City Planning  
200 N. Spring Street, Rm 750  
Ph: [213.978.1470](tel:213.978.1470)

Please note that I am out of the office every other Friday.



---

**VTT-72370-CN-1A Appeal Staff Rec Report REVISED.pdf**

2905K



Luciralia Ibarra &lt;Luciralia.ibarra@lacity .org&gt;

---

**Revised VTT -72370-CN-1A Appeal Report (JDR Crescent / Glushon)**

1 message

**William Lamborn** <william.lamborn@lacity.org>

Wed, Jul 20, 2016 at 1:42 PM

To: rglushon@lunaglushon.com, kkropp@lunaglushon.com

Cc: Luciralia Ibarra &lt;Luciralia.ibarra@lacity.org&gt;, Christina Toy &lt;christina.toy-lee@lacity .org&gt;

Please see attached Revised Appeal Recommendation Report for Case No. VTT -72370-CN-1A (8150 Sunset Blvd). The Report has been revised to make minor typographical corrections on pages 1 and 2.

Regards,



William Lamborn

Major Projects

Department of City Planning

200 N. Spring Street, Rm 750

Ph: [213.978.1470](tel:213.978.1470)

Please note that I am out of the office every other Friday.

**VTT-72370-CN-1A Appeal Staff Rec Report REVISED.pdf**

2905K



Luciralia Ibarra &lt;Luciralia.ibarra@lacity .org&gt;

---

**Revised VTT -72370-CN-1A Appeal Report (West Hollywood)**

1 message

---

**William Lamborn** <william.lamborn@lacity.org>

Wed, Jul 20, 2016 at 1:43 PM

To: slunceford@weho.org

Cc: Christina Toy &lt;christina.toy-lee@lacity .org&gt;, Luciralia Ibarra &lt;Luciralia.ibarra@lacity.org&gt;

Please see attached Revised Appeal Recommendation Report for Case No. VTT -72370-CN-1A (8150 Sunset Blvd). The Report has been revised to make minor typographical corrections on pages 1 and 2.

Regards,



William Lamborn  
Major Projects  
Department of City Planning  
200 N. Spring Street, Rm 750  
Ph: [213.978.1470](tel:213.978.1470)

Please note that I am out of the office every other Friday.

---

 **VTT-72370-CN-1A Appeal Staff Rec Report REVISED.pdf**  
2905K



Luciralia Ibarra &lt;Luciralia.Ibarra@lacity .org&gt;

---

**Revised VTT -72370-CN-1A Appeal Report (Manners / Wilion)**

1 message

**William Lamborn** <william.lamborn@lacity.org>

Wed, Jul 20, 2016 at 1:44 PM

To: mannersgroup@gmail.com, Allan Wilion &lt;aew@aewlaw.net&gt;

Cc: Christina Toy &lt;christina.toy-lee@lacity.org&gt;, Luciralia Ibarra &lt;Luciralia.Ibarra@lacity.org&gt;

Please see attached Revised Appeal Recommendation Report for Case No. VTT -72370-CN-1A (8150 Sunset Blvd). The Report has been revised to make minor typographical corrections on pages 1 and 2.

Regards,



William Lamborn  
Major Projects  
Department of City Planning  
200 N. Spring Street, Rm 750  
Ph: [213.978.1470](tel:213.978.1470)

Please note that I am out of the office every other Friday.

---

 **VTT-72370-CN-1A Appeal Staff Rec Report REVISED.pdf**  
2905K



Luciralia Ibarra &lt;Luciralia.ibarra@lacity .org&gt;

## Revised VTT -72370-CN-1A Appeal Report

4 messages

**William Lamborn** <william.lamborn@lacity.org>

Wed, Jul 20, 2016 at 1:39 PM

To: "Nytzen, Michael" <michaelnytzen@paulhastings.com>, tsiegel@townscapepartners.com  
 Cc: Luciralia Ibarra <Luciralia.ibarra@lacity.org>, Christina Toy <christina.toy-lee@lacity .org>

Tyler and Michael,

Please see attached Revised VTT Appeal Report. The Report has been revised to make minor typographical corrections on pages 1 and 2.

Regards,



William Lamborn  
 Major Projects  
 Department of City Planning  
 200 N. Spring Street, Rm 750  
 Ph: [213.978.1470](tel:213.978.1470)

Please note that I am out of the office every other Friday.

**VTT-72370-CN-1A Appeal Staff Rec Report REVISED.pdf**  
 2905K

**William Lamborn** <william.lamborn@lacity.org>

Wed, Jul 20, 2016 at 1:40 PM

To: Julia Duncan <julia.duncan@lacity.org>  
 Cc: Luciralia Ibarra <Luciralia.ibarra@lacity.org>, Christina Toy <christina.toy-lee@lacity .org>

Hi Julia,

Please see attached Revised Appeal Recommendation Report for Case No. VTT -72370-CN-1A (8150 Sunset Blvd). The VTT Appeal Report has been revised to make minor typographical corrections on pages 1 and 2.

Best,



William Lamborn  
 Major Projects  
 Department of City Planning  
 200 N. Spring Street, Rm 750  
 Ph: [213.978.1470](tel:213.978.1470)

Please note that I am out of the office every other Friday.

**VTT-72370-CN-1A Appeal Staff Rec Report REVISED.pdf**  
 2905K

**Julia Duncan** <julia.duncan@lacity.org>

Thu, Jul 21, 2016 at 2:17 PM

To: William Lamborn <william.lamborn@lacity.org>  
Cc: Luciralia Ibarra <luciralia.ibarra@lacity.org>, Christina Toy <christina.toy-lee@lacity.org>, Sarah Dusseault <sarah.dusseault@lacity.org>

Hello William and thank you for sending. Could you please send me a copy of the projects Pro Forma Economic Feasibility form that was submitted by the applicants?

Thank you and see you next Thursday!

Sincerely,

Julia

Sincerely,

Julia

**COUNCILMEMBER • DISTRICT 4**  
**DAVID RYU**  
**SERVING OUR NEIGHBORHOODS**

**Julia Duncan**  
Planning Deputy

Los Angeles City Councilmember David Ryu

Direct: 213.473.7004

<http://www.davidryu.com/>

[Quoted text hidden]

---

**William Lamborn** <william.lamborn@lacity.org>

Thu, Jul 21, 2016 at 3:10 PM

To: Julia Duncan <julia.duncan@lacity.org>

Cc: Luciralia Ibarra <luciralia.ibarra@lacity.org>, Christina Toy <christina.toy-lee@lacity.org>, Sarah Dusseault <sarah.dusseault@lacity.org>

Hi Julia,

Please see attached. Please note that there is a financial feasibility analysis (and peer review) for both the original project and for Alternative 9 (proposed project). All documents are included here as attachments.

Best,

Will

[Quoted text hidden]

---

### 3 attachments

 **DBFinancialFeasibilityAnalysis .pdf**  
1346K

 **Alt 9\_ Financial Feasibility Analysis.pdf**  
434K

 **Alternative 9 Financial Feasibility Analysis Peer Review .pdf**  
215K



Luciralia Ibarra &lt;Luciralia.ibarra@lacity .org&gt;

## Revised VTT -72370-CN-1A Appeal Report

4 messages

**William Lamborn** <william.lamborn@lacity.org>

Wed, Jul 20, 2016 at 1:39 PM

To: "Nytzen, Michael" <michaelnytzen@paulhastings.com>, tsiegel@townscapepartners.com

Cc: Luciralia Ibarra <Luciralia.ibarra@lacity.org>, Christina Toy <christina.toy-lee@lacity .org>

Tyler and Michael,

Please see attached Revised VTT Appeal Report. The Report has been revised to make minor typographical corrections on pages 1 and 2.

Regards,



William Lamborn  
Major Projects  
Department of City Planning  
200 N. Spring Street, Rm 750  
Ph: [213.978.1470](tel:213.978.1470)

Please note that I am out of the office every other Friday.

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2905K

**William Lamborn** <william.lamborn@lacity.org>

Wed, Jul 20, 2016 at 1:40 PM

To: Julia Duncan <julia.duncan@lacity.org>

Cc: Luciralia Ibarra <Luciralia.ibarra@lacity.org>, Christina Toy <christina.toy-lee@lacity .org>

Hi Julia,

Please see attached Revised Appeal Recommendation Report for Case No. VTT -72370-CN-1A (8150 Sunset Blvd). The VTT Appeal Report has been revised to make minor typographical corrections on pages 1 and 2.

Best,



William Lamborn  
Major Projects  
Department of City Planning  
200 N. Spring Street, Rm 750  
Ph: [213.978.1470](tel:213.978.1470)

Please note that I am out of the office every other Friday.

**VTT-72370-CN-1A Appeal Staff Rec Report REVISED.pdf**  
2905K

**Julia Duncan** <julia.duncan@lacity.org>

Thu, Jul 21, 2016 at 2:17 PM

To: William Lamborn <william.lamborn@lacity.org>

Cc: Luciralia Ibarra <luciralia.ibarra@lacity.org>, Christina Toy <christina.toy-lee@lacity.org>, Sarah Dusseault <sarah.dusseault@lacity.org>

Hello William and thank you for sending. Could you please send me a copy of the projects Pro Forma Economic Feasibility form that was submitted by the applicants?

Thank you and see you next Thursday!

Sincerely,

Julia

Sincerely,

Julia

**COUNCILMEMBER • DISTRICT 4**  
**DAVID RYU**  
**SERVING OUR NEIGHBORHOODS**

**Julia Duncan**  
Planning Deputy

Los Angeles City Councilmember David Ryu

Direct: 213.473.7004

<http://www.davideryu.com/>

[Quoted text hidden]

---

**William Lamborn** <william.lamborn@lacity.org>

Thu, Jul 21, 2016 at 3:10 PM

To: Julia Duncan <julia.duncan@lacity.org>

Cc: Luciralia Ibarra <luciralia.ibarra@lacity.org>, Christina Toy <christina.toy-lee@lacity.org>, Sarah Dusseault <sarah.dusseault@lacity.org>

Hi Julia,

Please see attached. Please note that there is a financial feasibility analysis (and peer review) for both the original project and for Alternative 9 (proposed project). All documents are included here as attachments.

Best,

Will

[Quoted text hidden]

---

### 3 attachments

 **DBFinancialFeasibilityAnalysis .pdf**  
1346K

 **Alt 9\_ Financial Feasibility Analysis.pdf**  
434K

 **Alternative 9 Financial Feasibility Analysis Peer Review .pdf**  
215K



Luciralia Ibarra &lt;Luciralia.ibarra@lacity .org&gt;

**City Planning Commission Agenda Package - July 28 - Van Nuys**

1 message

James Williams &lt;delivery@yousendit.com&gt;

Thu, Jul 21, 2016 at 3:26 PM

Reply-To: james.k.williams@lacity .org

To: Luciralia.ibarra@lacity.org

**HIGHTAIL****Files have been sent to you**

from james.k.williams@lacity .org via Hightail.

Good day Commissioners,

Please see the attached agenda and staff reports (including exhibits) for the July 28 CPC meeting in Van Nuys. Please contact me if you have any challenges in opening these documents.

James

77 files were sent to you.

-  [CPC Agenda - July 28, 2016.pdf](#)
-  [Item 5 CPC-2014-4279 - Request for Continuance.pdf](#)
-  [Item 5 CPC-2014-4279 Revised Staff Report.pdf](#)
-  [Item 5 CPC-2014-4279 Exhibit A Renderings.pdf](#)
-  [Item 5 CPC-2014-4279 Exhibit B1\\_ZIMAS.pdf](#)
-  [Item 5 CPC-2014-4279 Exhibit B2\\_Radius.pdf](#)
-  [Item 5 CPC-2014-4279 Exhibit B3\\_ZoneChange.pdf](#)



Item 5 CPC-2014-4279 Exhibit C Photos.pdf

Item 5 CPC-2014-4279 Exhibit D\_Errata.pdf

Item 6 VTT-72370-CN-1A Appeal Staf Report.pdf

Item 6 VTT-72370-CN-1A Exhibit A - Appeals.pdf

Item 6 VTT-72370-CN-1A Exhibit B - VTT-72370 Decision Letter.pdf

Item 6 VTT-72370 Comments (1).pdf

Item 6 VTT-72370 Comments (2).pdf

Item 6 VTT-72370 Comments (3).pdf

Item 6 VTT-72370 Comments (4).pdf

Item 6 VTT-72370 Comments (5).pdf

Item 7 CPC-2013-2551 Staf Report.pdf

Item 7 CPC-2013-2551 Exhibit A ZIMAS.pdf

Item 7 CPC-2013-2551 Exhibit B RadiusMap.pdf

Item 7 CPC-2013-2551 Exhibit C Pro Forma.pdf

 Item 7 CPC-2013-2551 Exhibit D DrawingSet Elevations Landscape FAR.pdf

 Item 8 CPC-2016-1032 - Staf Report.pdf

 Item 8 CPC-2016-1032 Exhibit A - Maps.pdf

 Item 8 CPC-2016-1032 Exhibit B - Plans.pdf

 Item 8 CPC-2016-1032 Exhibit C - Environmental Clearance.pdf

 Item 8 CPC-2016-1032 Exhibit D - DOT Approval Letter.pdf

 Item 8 CPC-2016-1032 Exhibit E - Building Line Ordinances.pdf

 Item 9 CPC-2016-1034 Staf Report.pdf

 Item 9 CPC-2016-1034 Exhibit A DA Agreement.pdf

 Item 9 CPC-2016-1034 Exhibit B Ordinance.pdf

 Item 10 CPC-2013-1595 Staf Report.pdf

 Item 10 CPC-2013-1595 Exhibit A - Plans.pdf

 Item 10 CPC-2013-1595 Exhibit B - Map.pdf

 Item 10 CPC-2013-1595 Exhibit C - ENV-2013-1596.pdf

 Item 10 CPC-2013-1595 Exhibit D - ProForma and Peer Review.pdf

-  Item 10 CPC-2013-1595 Exhibit E- Viewshed Analysis.pdf
-  Item 10 CPC-2013-1595 Exhibit F - LADOT Traffic Approval.pdf
-  Item 10 CPC-2013-1595 Exhibit G - FLW Conservancy.pdf
-  Item 10 CPC-2013-1595 Exhibit H - UNESCO FLW.pdf
-  Item 10 CPC-2013-1595 Appendix A - Air Quality ASMBLD.pdf
-  Item 10 CPC-2013-1595 Appendix B - Historic Report ASMBLD.pdf
-  Item 10 CPC-2013-1595 Appendix C - Geotechnical ASMBLD.pdf
-  Item 10 CPC-2013-1595 Appendix E - Noise Data ASMBLD.pdf
-  Item 10 CPC-2013-1595 Appendix F - Traffic ASMBLD.pdf
-  Item 10 CPC-2013-1595 Appendix G - Shade and Shadow Analysis ASMBLD.pdf
-  Item 10 CPC-2013-1595 Appendix H - Views.pdf
-  Item 10 CPC-2013-1595 Appendix I - Land Use ASMBLD.pdf
-  Item 10 CPC-2013-1595 MITIGATION MONITORING PROGRAM.pdf
-  Item 10 CPC-2013-1595 Traffic Analysis Updated Related Projects 4900 Hollywood Feb 2, 2016.pdf
-  Item 11 VTT-73814 Staff Report.pdf

-  Item 11 VTT-73814 Appeal 1.pdf
-  Item 11 VTT-73814 Appeal 2.pdf
-  Item 11 VTT-73814 Elevations.pdf
-  Item 11 VTT-73814 Maps.pdf
-  Item 11 VTT-73814 MND.pdf
-  Item 11 VTT-73814 Response Comment.pdf
-  Item 11 VTT-73814 Tract Determination.pdf
-  Item 12 CPC-2015-4680 Staf Report.pdf
-  Item 12 CPC-2015-4680 Elevations.pdf
-  Item 12 CPC-2015-4680 Maps.pdf
-  Item 12 CPC-2015-4680 MND.pdf
-  Item 13 CPC-2015-4522 Staf Report.pdf
-  Item 13 CPC-2015-4522 Exhibit A (Maps).PDF
-  Item 13 CPC-2015-4522 Exhibit B (Plans and Renderings).pdf

-  [Item 13 CPC-2015-4522 Exhibit C \(Environmental Clearance and MMP\).pdf](#)
-  [Item 13 CPC-2015-4522 Exhibit D \(LADOT Letter and Addendum\).pdf](#)
-  [Item 13 CPC-2015-4522 Exhibit E \(Third Party Review and Pro Forma\).pdf](#)
-  [Item 13 CPC-2015-4522 Exhibit F \(Street Dedication Motion\).pdf](#)
-  [Item 13 CPC-2015-4522 Exhibit G \(Applicant Volunteered Improvements\).pdf](#)
-  [Item 14 CPC-2015-4440 Staf Report.pdf](#)
-  [Item 14 CPC-2015-4440 Exhibit A - Plans.pdf](#)
-  [Item 14 CPC-2015-4440 Exhibit B - Vicinity Map.pdf](#)
-  [Item 14 CPC-2015-4440 Exhibit C - Existing Land Uses and Zoning.pdf](#)
-  [Item 14 CPC-2015-4440 Exhibit D - Proposed Land Uses and Zoning.pdf](#)
-  [Item 14 CPC-2015-4440 Exhibit E - Site Photos.pdf](#)
-  [Item 14 CPC-2015-4440 Exhibit F - ENV-2015-4441-MNDandMMP.pdf](#)

#### Download Files

Your files will expire on **August 26, 2016 15:26 PDT** unless you [Save to folders](#), then you will have online access anytime.

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11/6/2016

City of Los Angeles Mail - City Planning Commission Agenda Package - July 2016



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Luciralia Ibarra &lt;Luciralia.Ibarra@lacity.org&gt;

## Fwd: CD 4 8150 Sunset DOT Letter

2 messages

Vince Bertoni <vince.bertoni@lacity.org>

Thu, Jul 21, 2016 at 5:14 PM

To: Lisa Webber <lisa.webber@lacity.org>, Luciralia Ibarra <Luciralia.Ibarra@lacity.org>, Charlie Rausch <charlie.rausch@lacity.org>

FYI

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

From: **Julia Duncan** <julia.duncan@lacity.org>

Date: Thu, Jul 21, 2016 at 5:12 PM

Subject: CD 4 8150 Sunset DOT Letter

To: Vince Bertoni <vince.bertoni@lacity.org>, Seleta Reynolds <seleta.reynolds@lacity.org>, Tomas Carranza <tomas.carranza@lacity.org>, Wes Pringle <wes.pringle@lacity.org>

Cc: Sarah Dusseault <sarah.dusseault@lacity.org>, Catherine Landers <catherine.landern@lacity.org>, Estevan Montemayor <estevan.montemayor@lacity.org>

Hello All,

Attached is a letter from the Councilman regarding the DOT Assessment for the 8150 Sunset Project.

Sincerely,

Julia

COUNCILMEMBER • DISTRICT 4  
**DAVID RYU**  
 SERVING OUR NEIGHBORHOODS

**Julia Duncan**  
 Planning Deputy

Los Angeles City Councilmember David Ryu

Direct: 213.473.7004

<http://www.davidryu.com/>

**Vincent P. Bertoni, AICP**  
 Director of Planning



DEPARTMENT OF CITY PLANNING

D 213.978.1271 F 213.978.1275

E vince.bertoni@lacity.org

200 N. Spring St., Suite 525C

Los Angeles, CA 90012

7-21-16 Planning & DOT RE 8150 Sunset.pdf  
 348K

11/6/2016

City of Los Angeles Mail - Fwd: CD 4 8150 Sunset DOT Letter

**Luciralia Ibarra** <luciralia.ibarra@lacity.org>

Thu, Jul 21, 2016 at 5:16 PM

To: William Lamborn <william.lamborn@lacity.org>, Christina Toy <christina.toy-lee@lacity.org>

Fyi

[Quoted text hidden]



**7-21-16 Planning & DOT RE 8150 Sunset.pdf**  
348K



DAVID E. RYU  
COUNCILMEMBER, FOURTH DISTRICT

July 21, 2016

Seleta J. Reynolds  
General Manager  
Department of Transportation  
100 S. Main St., 10<sup>th</sup> Floor  
Los Angeles, CA 90012

Mr. Vince Bertoni  
Director of Planning  
City Planning Department  
200 N. Main St., 5<sup>th</sup> Floor  
Los Angeles, CA 90012

**RE: 8150 Sunset; CPC-2013-2551-CUB-DB-SPR; ENV-2013-2552-EIR**

Ms. Reynolds and Mr. Bertoni,

I am writing to express concern over the Traffic Impact Assessment for the 8150 Mixed-Use Development project dated February 28, 2014. The original Traffic Impact Assessment of the Traffic Analysis prepared by Hirsch/Green Transportation Consulting, Inc. and reviewed by LADOT is deficient and incomplete due to significant changes made to the project subsequent to the review.

We need a new assessment to adequately evaluate impacts. Specifically, changes from the original project to the current project resulted in reallocations in both commercial and residential floor area. In addition, the February 2014 assessment evaluated a project that provided access points at the three currently existing driveways. The project as proposed today, and what will be before the City Planning Commission on July 28, 2016, has eliminated the existing driveway on Sunset Blvd. Whether its trip generation or traffic circulation that would impact the studied unsignalized intersections it is absolutely necessary that this evaluation and assessment occur prior to the City Planning Commission taking action.

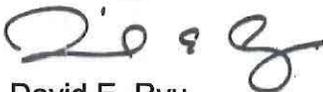
Ms. Reynolds and Mr. Bertoni  
July 21, 2016  
Page 2

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I respectfully request that the Department of Transportation assess an updated traffic analysis based on the project changes, including, the proposed elimination of an entrance off Sunset Blvd. The Department should also further evaluate the proposed elimination of the sweeping right turn and all potential options, and provide a recommendation for a comprehensive and best alternative to improving the Sunset Blvd. and Crescent Heights intersection.

I thank you for your careful consideration.

Sincerely,



David E. Ryu  
Councilmember

c: Tomas Carranza, Senior Transportation Engineer  
Wes Pringle, Transportation Engineer  
David H. Ambroz, President  
Renee Dake Wilson, AIA, Vice President  
Robert L. Ahn, Commissioner  
Caroline Choe, Commissioner  
Richard Katz, Commissioner  
John W. Mack, Commissioner  
Samantha Millman, Commissioner  
Veronica Padilla-Campos, Commissioner  
Dana Perlman, Commissioner



Luciralia Ibarra <Luciralia.Ibarra@lacity .org>

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## 8150 Sunset upload - Ryu letter

1 message

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**William Lamborn** <william.lamborn@lacity.org>  
To: Planning WebPosting <Planning.Webposting@lacity.org>  
Cc: Luciralia Ibarra <Luciralia.Ibarra@lacity.org>

Fri, Jul 22, 2016 at 9:11 AM

Hello,

Can you please upload the attached to the 8150 Sunset "Additional Documents" folder, under the title "Councilmember Ryu Letter - July 21, 2016"?

Thank you!



William Lamborn  
Major Projects  
Department of City Planning  
200 N. Spring Street, Rm 750  
Ph: [213.978.1470](tel:213.978.1470)

Please note that I am out of the office every other Friday.

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**7-21-16 Planning & DOT RE 8150 Sunset.pdf**  
348K



DAVID E. RYU  
COUNCILMEMBER, FOURTH DISTRICT

July 21, 2016

Seleta J. Reynolds  
General Manager  
Department of Transportation  
100 S. Main St., 10<sup>th</sup> Floor  
Los Angeles, CA 90012

Mr. Vince Bertoni  
Director of Planning  
City Planning Department  
200 N. Main St., 5<sup>th</sup> Floor  
Los Angeles, CA 90012

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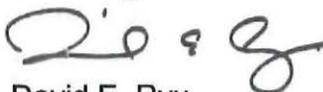
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Councilmember

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Richard Katz, Commissioner  
John W. Mack, Commissioner  
Samantha Millman, Commissioner  
Veronica Padilla-Campos, Commissioner  
Dana Perlman, Commissioner



Luciralia Ibarra &lt;Luciralia.Ibarra@lacity.org&gt;

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**8150 at Commission**

1 message

**Julia Duncan** <julia.duncan@lacity.org>

Fri, Jul 22, 2016 at 9:31 AM

To: Lisa Webber &lt;lisa.webber@lacity.org&gt;, Luciralia Ibarra &lt;Luciralia.Ibarra@lacity.org&gt;

Cc: Sarah Dusseault &lt;sarah.dusseault@lacity.org&gt;

Hello Lisa and Luci,

Thank you so much for sitting down with us a few weeks back regarding the 8150 Sunset Project. We wanted to circle back before the Commission Hearing next Thursday. After continued review we do not feel that the findings can be made for a 3:1 FAR increase via the off-menu incentive over the 1:1 FAR allowed for by the zone's D limitation. I have also attached a letter we sent requesting DOT to complete a new Traffic Impact Assessment. DOT had not reviewed the updated Traffic Analysis following changes to the project. Please let me know if you have any questions.

Sincerely,

Julia

--

Sincerely,

Julia

\*Julia Duncan\*

\*Planning Deputy\*

\*Los Angeles City Councilmember David Ryu \*

Direct: 213. &lt;213.605.4145&gt;473.7004

&lt;nicholas.greif@lacity.org&gt;\*http://www.davideryu.com/

&lt;http://www.davideryu.com/&gt;\*

**CD4 8150 LADOT Letter.pdf**

129K



**DAVID E. RYU**  
**COUNCILMEMBER, FOURTH DISTRICT**

July 21, 2016

**Seleta J. Reynolds**  
General Manager  
Department of Transportation  
100 S. Main St., 10<sup>th</sup> Floor  
Los Angeles, CA 90012

**Mr. Vince Bertoni**  
Director of Planning  
City Planning Department  
200 N. Main St., 5<sup>th</sup> Floor  
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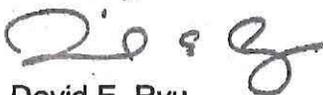
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Veronica Padilla-Campos, Commissioner  
Dana Perlman, Commissioner





Luciralia Ibarra &lt;luciralia.ibarra@lacity.org&gt;

**RE: Accepted: 8150 Sunset Mixed-Use Project @ Mon Jul 25, 2016 9:30am - 10am (PDT) (luciralia.ibarra@lacity.org)**

1 message

**Scott Lunceford** <SLunceford@weho.org>

Mon, Jul 25, 2016 at 8:18 AM

To: "luciralia.ibarra@lacity.org" &lt;luciralia.ibarra@lacity.org&gt;

Hi Luci,

I've got another of-site person calling in, so we're going to use GoToMeeting for the conference call. Here are the phone number and access code:

Phone Number : **(408) 650-3123**

Access Code: 286-823-909

Please let me know if you have any issues connecting.

Many Thanks,

Scott Lunceford, AICP  
Associate Planner  
Current and Historic Preservation Planning  
City of West Hollywood  
[slunceford@weho.org](mailto:slunceford@weho.org)  
323-848-6427

*Download the "Power Tool" that can help get things fixed quickly*

-----Original Appointment-----

**From:** Google Calendar [<mailto:calendar-notification@google.com>] **On Behalf Of** luciralia.ibarra@lacityorg**Sent:** Monday, July 18, 2016 6:38 PM**To:** Scott Lunceford**Subject:** Accepted: 8150 Sunset Mixed-Use Project @ Mon Jul 25, 2016 9:30am - 10am (PDT)

(luciralia.ibarra@lacityorg)

**When:** Monday, July 25, 2016 9:30 AM-10:00 AM (UTC-08:00) Pacific Time (US & Canada).**Where:** Stephanie's Office

[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org) has accepted this invitation.

**8150 Sunset Mixed-Use Project**

Conference call with City of Los Angeles staff to discuss our concerns regarding the project prior to City of LA PC meeting on 7/28.

11/6/2016

City of Los Angeles Mail - RE: Accepted: 8150 Sunset Mixed-Use Project @ Mon Jul 25, 2016 9:30am - 10am (PDT) (luciralia.ibarra@lacity

Mon Jul 25, 2016 9:30am – 10am Pacific

When

Time

Where

Stephanie's Of fice ([map](#))

Calendar

[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org)

• Scott Lunceford - organizer

Who

• [luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org)

- creator

Invitation from [Google Calendar](#)

You are receiving this courtesy email at the account [slunceford@weho.org](mailto:slunceford@weho.org) because you are an attendee of this event.

To stop receiving future updates for this event, decline this event. Alternatively you can sign up for a Google account at [calendar/](https://www.google.com/calendar/) and control your notification settings for your entire calendar

<https://www.google.com/>

Forwarding this invitation could allow any recipient to modify your RSVP response.

[Learn More](#).

<< File: invite.ics >>