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Sent time: 05/28/2020 05:39:05 PM
To: Mindy.nguyen@lacity.org
Cc: Mitch O'Farrell <councilmember.ofarrell@lacity.org>; georgesarco@gmail.com; mayor.garcetti@lacity.org
Subject: ENV-2018-2116
Attachments: Scan 1.pdf Scan.pdf

George Andraos
Arkadi Hayrapetyan
Joseph's Café
1775 Ivar Avenue
Los Angeles, CA 90028

May 28, 2020

Via Email to mindy.nguyen@lacity.org

Mindy Nguyen
City of Los Angeles, Department of City Planning
221 North Figueroa Street, Suite 1350
Los Angeles, CA 90012

Re: ***ENV-2018-2116-EIR***

Dear Ms. Nguyen,

We submit this joint comment letter as the owner and operator of the property located at 1775 Ivar Avenue, directly abutting the proposed Hollywood Center Project to the west, at the southwesterly corner of the intersection of Ivar Ave. and Yucca St. Our property was originally built in 1931 and has operated as Joseph's Café, a restaurant with public dancing and live entertainment for over thirty years. Our property was recently featured in Quentin Tarantino's *Once Upon A Time In... Hollywood* depicting classic Hollywood and taking advantage of the iconic view of the Capital Records from our site. While we recognize the importance of thoughtful development in Hollywood, in reviewing the Draft EIR for the Hollywood Center Project we note the following concerns and potential for impacts on one of its immediately adjacent neighbors, Josephs Café.

First, we are concerned over the project's impacts at the intersection and Ivar Ave. and Yucca St. and parking in the area. Our property is situated at the southwestern corner of the intersection and we are all too familiar with the heavy congestion and traffic that occurs daily. We also fear the project would exacerbate existing disastrous parking conditions in the vicinity—this is particularly important as the project not only creates additional need for parking but also removes a large number of existing surface parking spaces from the area. As proposed, we are not sure how the intersection and parking could possibly support a project of this scale.

Second, we are concerned over losing our views of the Capital Records Building. Our property has had a clear view of the Capital Records Building since it was constructed.

Third, we note the Draft EIR lacks an accurate characterization of our property and is devoid of analysis on mitigating potential impacts to our property and its uniquely sensitive and long-standing use. The Draft EIR does not mention Joseph's Café and only generally references the following on page III-3: "The structures directly west of the Project Site on the west side of Ivar Avenue include two, three-story multi-family buildings and various retail, restaurant, and service uses." Joseph's Café should be specifically analyzed as an established entertainment and restaurant venue, with live entertainment, dancing, and night/morning hours. There should be an analysis not only about the project's impact on surrounding uses, but also existing uses' impact

and compatibility on the incoming project. If a residential or senior living structure is proposed directly next to our operation, noise and other considerations should be studied.

Fourth, we echo the potential impacts and increased stress on existing public services availability and aging infrastructure such as wastewater, police, and fire that have been commented on by other interested parties and surrounding property owners.

Lastly, we ask the City consider our comments and also that the public comment period on the Draft EIR be extended to at least 90 days following the end of the "Stay At Home" order.

Respectfully,



Arkadi Magrapetsyan



GEORGE ANDRAOS