



William Lamborn <william.lamborn@lacity.org>

6346 Hollywood Blvd.

Danna Rosenthal <DRosenthal@assessor.lacounty.gov>
To: William Lamborn <william.lamborn@lacity.org>

Tue, Mar 13, 2018 at 7:47 AM

Hi Will,

Thanks for getting back to me. Is this a typical timeline for a project with so many variances?

Regards,

Danna

From: William Lamborn [mailto:william.lamborn@lacity.org]
Sent: Monday, March 12, 2018 3:06 PM
To: Danna Rosenthal <DRosenthal@assessor.lacounty.gov>
Subject: Re: 6346 Hollywood Blvd.

[Quoted text hidden]



William Lamborn <william.lamborn@lacity.org>

6346 Hollywood Blvd.**William Lamborn** <william.lamborn@lacity.org>

Tue, Mar 13, 2018 at 8:14 AM

To: Danna Rosenthal <DRosenthal@assessor.lacounty.gov>

Hi Danna,

The short answer is it depends. All projects involving discretionary action by the City must comply with the California Environmental Quality Act (CEQA) prior to the City acting on them, and an Environmental Impact Report is the longest and most involved of the range of environmental clearances under CEQA. The project is requesting multiple entitlements, including a General Plan Amendment and Zone Change (although it is not requesting a Variance, which is a specific entitlement in the zoning code). Many projects with these types of requests require an EIR, but not all. The main variable is generally not the entitlement requests, but rather what the potential impacts of the project would be on the environment under CEQA.

Best,

Will

[Quoted text hidden]



William Lamborn <william.lamborn@lacity.org>

6346 Hollywood Blvd.

3 messages

Danna Rosenthal <DRosenthal@assessor.lacounty.gov>
To: "william.lamborn@lacity.org" <william.lamborn@lacity.org>

Fri, Mar 9, 2018 at 10:51 AM

Hi William,

I'm with the Los Angeles County Assessor's Office and I was wondering if you had any updates on the 6436 Hollywood Blvd project. They are appealing their current roll value and any information on the entitlement/permit progress would be helpful.

Thank you,

Danna Rosenthal
Appraiser Specialist
Special Commercial Properties
213/893-0739
drosenthal@assessor.lacounty.gov




Sign up for Newsletter
Assessor's Website



William Lamborn <william.lamborn@lacity.org>
To: DRosenthal@assessor.lacounty.gov

Fri, Mar 9, 2018 at 10:51 AM

I am out of the office and will return on Monday, March 12. I will respond to your email at that time. If the matter is urgent, please contact Heather Bleemers at (213) 978-0092 (heather.bleemers@lacity.org).

 Inline image 1
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>
To: Danna Rosenthal <DRosenthal@assessor.lacounty.gov>

Mon, Mar 12, 2018 at 3:05 PM

Hi Danna,
A Draft Environmental Impact Report is currently being prepared for this project, pursuant to CEQA. The Draft and Final EIR will need to be completed before the City decision makers conduct hearings and consider their entitlement requests, which include a zone change, height district change, and conditional use permits (Case No. CPC-2016-3176-VZC-HD-CU-MCUP-SPR).

Best,
Will
[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.



William Lamborn <william.lamborn@lacity.org>

Project name: Hollywood & Wilcox Case No.: ENV-2016-3177-EIR Locations: 6430-6440 W. Hollywood Blvd. and 1624-1648 N. Wilcox Ave. L.A. Ca. 90028

2 messages

Hunter Photography <heysuzhunter@gmail.com>

Tue, Jul 11, 2017 at 11:43 AM

To: william.lamborn@lacity.org

Mr. Lamborn,

I am sending this in regards to the project slated for Hollywood and Wilcox also known as the LeFrak project. I have many concerns with this project as it is being proposed as a high end residential project. There are many issues with this as we already have an eight percent vacancy rating in Hollywood. We already have too much luxury housing which is then being unlawfully used for hotel purposes. This is already the case with East Town apartments in Hollywood. There is no mechanism in place to ensure that residential units are being used and utilized for the purposes they are intended for. The only way of mitigating this is for the planning department to contract with the developers that all new housing construction can never be utilized for hotel or TORS usage. By not contracting this, the city is intentionally looking the other way at the unlawful use of our housing while 30,000 homeless sleep on the street. It is hugely irresponsible to push in more luxury market rate housing during a "housing crisis". The planning department can no longer ignore the connection of the cumulative impacts that flooding our housing stock with market rate housing is having on our escalating homeless rates. This is only being compounded by the fact that there is zero oversight by the planning department to make sure our housing stock units are being used for the intended purpose of residential and not hotel purposes. I do not agree with any environmental findings that refuse to acknowledge the long term environmental damage that producing too much luxury housing will have in the long term effect on our already detrimental housing crisis. Especially when those same units are not under the influence of a free market due to tampering by being used for hotel purposes.

I also hereby adopt all records of objections in regards to this project.

Susan Hunter

CPLA

LATU

William Lamborn <william.lamborn@lacity.org>

Wed, Jul 12, 2017 at 8:44 AM

To: Hunter Photography <heysuzhunter@gmail.com>

Susan,

Thank you for your comments. They have been received and will be included in the public record for the project.

Regards,

Will Lamborn

On Tue, Jul 11, 2017 at 11:43 AM, Hunter Photography <heysuzhunter@gmail.com> wrote:

Mr. Lamborn,

I am sending this in regards to the project slated for Hollywood and Wilcox also known as the LeFrak project. I have many concerns with this project as it is being proposed as a high end residential project. There are many issues with this as we already have an eight percent vacancy rating in Hollywood. We already have too much luxury housing which is then being unlawfully used for hotel purposes. This is already the case with East Town apartments in Hollywood. There is no mechanism in place to ensure that residential units are being used and utilized for the purposes they are intended for. The only way of mitigating this is for the planning department to contract with the developers that all new housing construction can never be utilized for hotel or TORS usage. By not contracting this, the city is intentionally looking the other way at the unlawful use of our housing while 30,000 homeless sleep on the street. It is hugely irresponsible to push in more luxury market rate housing during a "housing crisis". The planning department can no longer ignore the connection of the cumulative impacts that flooding our housing stock with market rate housing is having on our escalating homeless rates. This is only being compounded by the fact that there is zero oversight by the planning department to make sure our housing stock units are being used for the intended purpose of residential and not hotel purposes. I do not agree with any environmental findings that refuse to acknowledge the long term environmental damage that producing too much luxury housing will have in the long term effect on our already

detrimental housing crisis. Especially, when those same units are not under the influence of a free market due to tampering by being used for hotel purposes.

I also hereby adopt all records of objections in regards to this project.

Susan Hunter

CPLA

LATU



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>

6436 W Hollywood Blvd [CPC-2016-3176-VZC-HD-CU-MCUP-SPR]

3 messages

Travis Wester <travischnc@gmail.com>

Mon, Jun 5, 2017 at 3:21 PM

To: william.lamborn@lacity.org

Cc: Roger Davis <rogerchnc@gmail.com>, Michael Popwell <MichaelPopwellCHNC@gmail.com>

Hello William,

I hope you are well. I'm writing to inform you that the project located at 6436 W Hollywood Blvd will be placed on the agenda for the June 12th meeting of the Central Hollywood Neighborhood Council PLUM Committee.

You are listed as the staff assigned to this project, please let me know if that has changed.

Thank you ~

one,

Travis Wester

CHNC/PLUM Committee Co-Secretary

Central Hollywood Neighborhood Council

TravisCHNC@gmail.com

William Lamborn <william.lamborn@lacity.org>

Tue, Jun 6, 2017 at 10:53 AM

To: Travis Wester <travischnc@gmail.com>

Cc: Roger Davis <rogerchnc@gmail.com>, Michael Popwell <MichaelPopwellCHNC@gmail.com>

Hello Travis,

Thanks for your email. Yes, I am the City staff assigned to this case. Just to confirm, City staff does not typically attend these neighborhood council meetings. Please me know if you have any questions concerning the project.

Best,

[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.

Travis Wester <travischnc@gmail.com>

Tue, Jun 6, 2017 at 11:38 AM

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

Cc: Roger Davis <rogerchnc@gmail.com>, Michael Popwell <MichaelPopwellCHNC@gmail.com>

Hello William,

I'm sorry, I did not mean to imply that you should attend the meeting.

I only wished to inform you that the meeting would be taking place, and the case mentioned above would be heard. We have had issues with projects misrepresenting their relationship with the Neighborhood Council to the Planning Dept. in

the past, so I wanted to reach out directly.

Have a great week!

one,

Travis Wester

CHNC/PLUM Committee Co-Secretary
Central Hollywood Neighborhood Council
TravisCHNC@gmail.com

On Jun 6, 2017, at 10:53 AM, William Lamborn <william.lamborn@lacity.org> wrote:

Hello Travis,

Thanks for your email. Yes, I am the City staff assigned to this case. Just to confirm, City staff does not typically attend these neighborhood council meetings. Please me know if you have any questions concerning the project.

Best,

On Mon, Jun 5, 2017 at 3:21 PM, Travis Wester <travischnc@gmail.com> wrote:

Hello William,

I hope you are well. I'm writing to inform you that the project located at 6436 W Hollywood Blvd will be placed on the agenda for the June 12th meeting of the Central Hollywood Neighborhood Council PLUM Committee.

You are listed as the staff assigned to this project, please let me know if that has changed.

Thank you ~

one,

Travis Wester

CHNC/PLUM Committee Co-Secretary
Central Hollywood Neighborhood Council
TravisCHNC@gmail.com

—

<image.png>

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>

6220 West Yucca

Lily Beirami <LBeirami@moranandco.com>
To: William Lamborn <william.lamborn@lacity.org>

Thu, Mar 9, 2017 at 5:46 PM

Thank you very much for the additional information!

There are two other developments that I'm also researching. Do you know if these two projects have received entitlements?

1. Hollywood and Wilcox (6436 W. Hollywood Boulevard)
2. City Lights Los Feliz

Any information would be greatly appreciated.

Thank you,

Lily

Lily Beirami

Moran & Company

(949) 242-4079

lbeirami@moranandco.com

From: William Lamborn [mailto:william.lamborn@lacity.org]
Sent: Thursday, March 9, 2017 5:16 PM
To: Lily Beirami <LBeirami@moranandco.com>
Subject: Re: 6220 West Yucca

[Quoted text hidden]



William Lamborn <william.lamborn@lacity.org>

6220 West Yucca

William Lamborn <william.lamborn@lacity.org>
To: Lily Beirami <LBeirami@moranandco.com>

Mon, Mar 13, 2017 at 9:43 AM

Hi Lily,

The Hollywood/Wilcox project is undergoing CEQA review and has not received entitlements. An Initial Study is currently being prepared for the project.

I'm not familiar with City Lights Los Feliz. Please contact Nuri Cho (nuri.cho@lacity.org) for further information on that project.

Best,
Will

[Quoted text hidden]



Sarah Molina-Pearson <sarah.molina-pearson@lacity .org>

Public Records Act Request and Request for Mailed Notice of Public Hearings and Actions- 6436 West Hollywood Blvd

1 message

Godfrey Wachira <godfrey@creedla.com>

Sun, Nov 20, 2016 at 3:34 PM

To: "sarah.molina-pearson@lacity.org" <sarah.molina-pearson@lacity.org>

November 4, 2016

Via Email and U.S. Mail

Sarah Molina-Pearson

City of Los Angeles Planning Department

200 N. Spring Street, Room 750

Los Angeles, CA 90012

sarah.molina-pearson@lacityorg

RE: Public Records Act Request and Request for Mailed Notice of Public Hearings and Actions- 6436 West Hollywood Blvd (CASE NO. CPC-2016-3176-VZC-HD-CU-MCUBPR)

Dear Ms. Pearson:

CREED LA is writing to request a copy of any and all records related to the 6436 West Hollywood Blvd project (City Case No. CPC-2016-3176-VZC-HD-CU-MCUP-SPR). The developer is proposing up to a 15-story mixed-use building with 260 residential units and 17,800 sf of commercial space. We are also writing to request copies of all communications and mailed notice of any and all hearings and/or actions related to the Project.

Our request for mailed notice of all hearings includes hearings, study sessions and community meetings related to the Project, certification of the MND (or recirculated DEIR), and approval of any Project entitlements. This request is made pursuant to Public Resources Code Sections 21092.2, 21080.4, 21083.9, 21092.108 and 21152 and Government Code Section 65092, which require local agencies to mail such notices to any person who has filed a written request for them with the clerk of the agency governing body. Our request includes notice to any City actions, hearings or other proceedings regarding the Project, Project approvals and any actions taken, or additional documents released pursuant to the California Environmental Quality Act.

Our request for all records related to the Project is made pursuant to the California Public Records Act. (Government Code § 6250 et seq.) This request is also made pursuant to Article I, section 3(b) of the California Constitution, which provides a constitutional right of access to information concerning the conduct of government. Article I, section 3(b) provides that any statutory right to information shall be broadly construed to provide the

12/14/2018 City of Los Angeles Mail - Public Records Act Request and Request for Mailed Notice of Public Hearings and Actions- 6488 Hollywood Blvd
greatest access to government information and further requires that any statute that limits the right of access to
information shall be narrowly construed.

We will pay for any direct costs of duplication associated with filling this request \$200. However,
please contact me at (877) 810-7473 with a cost estimate before copying/scanning the materials.

Pursuant to Government Code Section 6253.9, if the requested documents are in electronic format and are
10 MB or less (or can be easily broken into sections of 10 MB or less), please email them to me as attachments.

My contact information is:

U.S. Mail

Jeff Modrzejewski

CREED LA

501 Shatto Place, Suite 200

Los Angeles, CA. 90020

Email

Jeff@creedla.com

Please call me if you have any questions. Thank you for your assistance with this matter



Sincerely

Jeff Modrzejewski

Executive Director

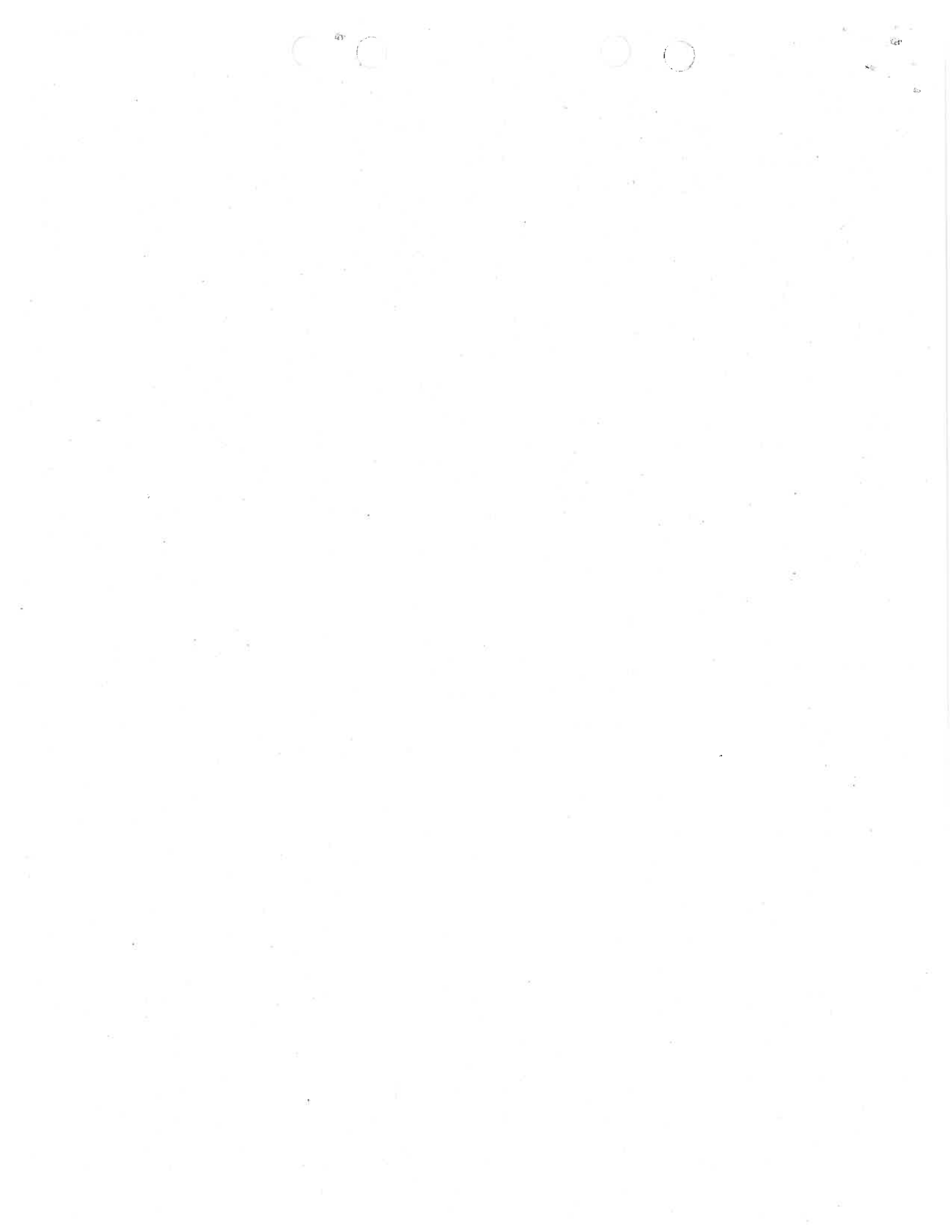
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12/14/2016

City of Los Angeles Mail - Public Records Act Request and Request for Mailed Notice of Public Hearings and Actions- 6466 Hollywood Blvd

43K





Jeff Modrzejewski
Executive Director



501 Shatto Pl. Suite 200
Los Angeles, CA 90020
(877) 810-7473
creedla@creedla.com

November 4, 2016

Via Email and U.S. Mail

Sarah Molina-Pearson
City of Los Angeles Planning Department
200 N. Spring Street, Room 750
Los Angeles, CA 90012
sarah.molina-pearson@lacity.org

RE: Public Records Act Request and Request for Mailed Notice of Public Hearings and Actions- 6436 West Hollywood Blvd (CASE NO. CPC-2016-3176-VZC-HD-CU-MCUP-SPR)

Dear Ms. Pearson:

CREED LA is writing to request a copy of any and all records related to the 6436 West Hollywood Blvd project (City Case No. CPC-2016-3176-VZC-HD-CU-MCUP-SPR). The developer is proposing up to a 15-story mixed-use building with 260 residential units and 17,800 sf of commercial space. We are also writing to request copies of all communications and mailed notice of any and all hearings and/or actions related to the Project.

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government information and further requires that any statute that limits the right of access to information shall be narrowly construed.

We will pay for any direct costs of duplication associated with filling this request up to \$200. However, please contact me at (877) 810-7473 with a cost estimate before copying/scanning the materials.

Pursuant to Government Code Section 6253.9, if the requested documents are in electronic format and are 10 MB or less (or can be easily broken into sections of 10 MB or less), please email them to me as attachments.

My contact information is:

U.S. Mail

Jeff Modrzejewski
CREED LA
501 Shatto Place, Suite 200
Los Angeles, CA. 90020

Email

Jeff@creedla.com

Please call me if you have any questions. Thank you for your assistance with this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Modrzejewski", with a long horizontal flourish extending to the right.

Jeff Modrzejewski
Executive Director

DEPARTMENT OF
CITY PLANNING

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ
PRESIDENT

RENEE DAKE WILSON
VICE-PRESIDENT

ROBERT L. AHN
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VERONICA PADILLA-CAMPOS
DANA M. PERLMAN

JAMES K. WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

VINCENT P. BERTONI, AICP
DIRECTOR
(213) 978-1271

KEVIN J. KELLER, AICP
DEPUTY DIRECTOR
(213) 978-1272

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

<http://planning.lacity.org>

September 12, 2016

Dave Twerdun
6436 Hollywood Blvd., LLC & 1624 Wilcox Ave., LP
40 West 57 Street, 23rd Floor
New York, NY 10019

Re: Deemed Complete for Case Nos. CPC-2016-3176-VZC-HD-CU-MCUP-SPR; VTT-74371;
and ENV-2016-3177-EIR

The Department of City Planning, Major Projects Section, has completed review of the application materials for the proposed project at 1624-1648 Wilcox Avenue and 6430-6440 Hollywood Boulevard, for the construction of a mixed-use development consisting of 260 multi-family residential dwelling units and 17,800 square feet of commercial space with 420 parking spaces.

The requested entitlements include:

CPC-2016-3176-VZC-HD-CU-MCUP-SPR: A Vesting Zone and Height District Change from C4-2D-SN and C4-2D to C4-2D-SN and C4-2D, respectively, to modify the D limitation to allow an FAR of 4.5:1; a Vesting Conditional Use permit to allow floor area ratio averaging for a unified development; a Master Conditional Use permit to allow the sale of alcohol for on- and off-site consumption; and Site Plan Review for a project resulting in a net increase of 50 or more dwelling units.

VTT-74371: A Vesting Tentative Tract Map to permit the merger and subdivision of a 59,933 net square-foot site into three lots.

ENV-2016-3177-EIR: Environmental Impact Report for the purpose of determining environmental impacts pursuant to the California Environmental Quality Act (CEQA).

With the application and supplemental information provided, the Department of City Planning finds that the case files contain sufficient information to satisfy the processing of the requested entitlements associated with the project. Please note that this determination has been made with the understanding that the Department of City Planning may request additional information, as necessary, to review and analyze environmental effects of the proposed project in accordance with CEQA, the Los Angeles Municipal Code and other Department policies and plans, as appropriate.

Sincerely,

Sarah Molina Pearson
City Planner, (213)473-9983

