

Date : 7/12/2019 12:12:48 PM  
From : "Damon Mamalakis"  
To : "Lisa Webber" , "Heather Bleemers"  
Cc : "Mark Armbruster"  
Subject : RE: Hollywood & Wilcox Project - needs from OPR  
Attachment : image001.jpg;image002.jpg;image003.jpg;

Thanks for the voicemail and email. This should not be an issue as it is a requirement we committed to in our application. The reason for the letter was the OPR wanted more evidence of the commitment under PRC Section 21183(e) and (g). OPR was evidently ok with our commitment on the court of appeal costs. That said, I will add (f) [note that the language below including the old lettering – (e) is now (f)] and get a new client signature. Thanks again.

**From:** Lisa Webber <lisa.webber@lacity.org>  
**Sent:** Friday, July 12, 2019 11:49 AM  
**To:** Damon Mamalakis <damon@agd-landuse.com>; Heather Bleemers <Heather.Bleemers@lacity.org>  
**Subject:** Re: Hollywood & Wilcox Project - needs from OPR

Hi Damon - I just left a vm message for you. Our Major Projects managers (Heather Bleemers is included here on this email) have reviewed the draft document and have suggested the following language be added.....

The following paragraph should be added to the document:

"As required by Public Resources Code 21183(e), the Applicant agrees to pay the costs of the Court of Appeal in hearing and deciding any case, including payment of the costs for the appointment of a special master if deemed appropriate by the court, in a form and manner specified by the Judicial Council, as provided in the Rules of Court adopted by the Judicial Council pursuant to the Act."

You are welcome to give me a call at 213-200-4382 if there are any questions.

Thanks,  
Lisa

On Thu, Jul 11, 2019 at 9:40 AM Damon Mamalakis <[damon@agd-landuse.com](mailto:damon@agd-landuse.com)> wrote:

Hi Lisa. Just wanted to follow up on this to see if you have had chance to review and sign the letter. Please let me know if you have any questions or concerns.

Thanks

Damon

DAMON P. MAMALAKIS



ARMBRUSTER GOLDSMITH & DELVAC LLP

12100 Wilshire Blvd. | Suite 1600 | Los Angeles | CA | 90025  
Direct: 310.254.9026 | Fax: 310.254.9046 | Main: 310.209.8800  
[damon@agd-landuse.com](mailto:damon@agd-landuse.com)

This e-mail, and any attachments hereto, is intended only for use by the addressees named herein and may contain legally privileged and/or confidential information. If you are not the intended recipient of this e-mail, you are hereby notified that any dissemination, distribution or copying of this e-mail, and any attachments hereto, is strictly prohibited. If you have received this e-mail in error, please immediately notify this office at 310.209.8800 and permanently delete the original and any copy of any e-mail and any printout thereof.



Please consider the environment before printing this email.

---

**From:** Laura Awad **On Behalf Of** Mark Armbruster  
**Sent:** Tuesday, July 2, 2019 10:39 AM  
**To:** [lisa.webber@lacity.org](mailto:lisa.webber@lacity.org)  
**Cc:** Mark Armbruster <[mark@agd-landuse.com](mailto:mark@agd-landuse.com)>; Damon Mamalakis <[damon@agd-landuse.com](mailto:damon@agd-landuse.com)>; Laura Awad <[laura@agd-landuse.com](mailto:laura@agd-landuse.com)>  
**Subject:** Hollywood & Wilcox Project - needs from OPR  
**Importance:** High

Hi Lisa,

I hope all is well with you. For the Hollywood/Wilcox project(6436 Hollywood Blvd. and 1624 Wilcox) which we are representing, we had applied some time ago for the project to be an ELDP project. In processing that application, our EIR consultant received the email below from the Governor's office. In response to that email, we have prepared the attached letter, signed by our client, and are hoping that you can also sign the letter where indicated so that we can finalize the ELDP process with the State. Please feel free to contact me if you have any questions or issues about this. I will be leaving for a couple of weeks out of the country tomorrow afternoon so you can also contact Damon in my office after that if need be. I appreciate your assistance on this. Thanks.

Mark

Mark Armbruster  
Partner



Armbruster Goldsmith & Delvac LLP  
12100 Wilshire Blvd., Suite 1600  
Los Angeles, CA 90025  
310-209-8800  
[mark@agd-landuse.com](mailto:mark@agd-landuse.com)  
[agd-landuse.com](http://agd-landuse.com)

This e-mail, and any attachments hereto, is intended only for use by the addressees named herein and may contain legally privileged and/or confidential information. If you are not the intended recipient of this e-mail, you are hereby notified that any dissemination, distribution or copying of this e-mail, and any attachments hereto, is strictly prohibited. If you have received this e-mail in error, please immediately notify this office at 310.209.8800 and permanently delete the original and any copy of any e-mail and any printout thereof.



**Please consider the environment before printing this email.**

---

**From:** Natalie Kuffel <[Natalie.Kuffel@OPR.CA.GOV](mailto:Natalie.Kuffel@OPR.CA.GOV)>  
**Sent:** Monday, July 1, 2019 10:12 AM  
**To:** Brad Napientek <[b.napientek@eyestoneeir.com](mailto:b.napientek@eyestoneeir.com)>  
**Subject:** RE: Hollywood & Wilcox Project

Hello Brad,

In reviewing the Hollywood & Wilcox Application, the legal department has found that there is not sufficient evidence in the application to satisfy the requirements in PRC Section 21183(e) and (g). Note that 21183(e) requires proof of a "binding and enforceable agreement" and (g) requires an agreement to pay the costs of preparing the administrative record. I am attaching a copy of a letter that was previously used in the City of LA to satisfy these requirements. Please let me know if you have any questions about this requirement or if you believe we have overlooked evidence that was previously submitted.

Sincerely,

Natalie

---

**From:** Brad Napientek <[b.napientek@eyestoneeir.com](mailto:b.napientek@eyestoneeir.com)>  
**Sent:** Monday, May 20, 2019 3:48 PM  
**To:** OPR California Jobs <[California.Jobs@opr.CA.GOV](mailto:California.Jobs@opr.CA.GOV)>  
**Subject:** Hollywood & Wilcox Project

Good Afternoon,

This email is for Natalie Kuffel.

Ms. Kuffel – You contacted Stephanie Eyestone-Jones in late April regarding this project. At that time, the application was with the Governor’s legal office and you indicated it would be a few more weeks before the determination of eligibility is made. Do you have any news on that front?

Thanks,

**Brad J Napientek**

Senior Planner



2121 Rosecrans Avenue, Suite 3355

El Segundo, California 90245

**T:** (424) 207-5341

**F:** (424) 207-5349

**Email:** [b.napientek@eyestoneEIR.com](mailto:b.napientek@eyestoneEIR.com)

*Statement of Confidentiality. The contents of this e-mail message and any attachments are confidential and are intended solely for addressee. The information may also be legally privileged. This transmission is sent in trust, for the sole purpose of delivery to the intended recipient. If you have received this transmission in error, any use, reproduction or dissemination of this transmission is strictly prohibited. If you are not the intended recipient, please immediately notify the sender by reply e-mail or phone and delete this message and its attachments, if any.*

**Legal Disclaimer:**

"This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of the message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. To the extent this email discusses the terms of a proposed contract or transaction, this e-mail is not intended to, and shall not, bind the party sending the e-mail, its affiliates or its principals, and any contract may be formed only upon the subsequent negotiation of a formal written document, hand signed by both parties. Although we attempt to sweep e-mail and attachments for viruses, we do not guarantee that either are virus-free and accept no liability for any damage sustained as a result of viruses. If you have received this e-mail in error, please notify the sender immediately, and delete the message along with any attachments. (ReOpsDisc)"

--

The logo of the City of Los Angeles, featuring a circular seal with the text "CITY OF LOS ANGELES" and "FOUNDED 1781". Inside the seal are various symbols including a ship, a bear, and a sun.	DEPARTMENT OF CITY PLANNING
	Lisa Webber, AICP Deputy Director <b>D</b> 213.978.1274   <b>C</b> 213.200.4382 <b>E</b> <a href="mailto:lisa.webber@lacity.org">lisa.webber@lacity.org</a> 200 N. Spring St., Suite 525 Los Angeles, CA. 90012







eyes to the

ENVIRONMENTAL