

Date : 7/22/2019 12:41:51 PM  
From : "Damon Mamalakis"  
To : "Heather Bleemers"  
Cc : "Lisa Webber" , "Mark Armbruster"  
Subject : RE: Hollywood & Wilcox Project - needs from OPR  
Attachment : Hollywood Wilcox Lette re obligation commitment 7 12 19LMA - Signed.pdf;

Nothing was attached. Here is the revised letter again that addressed your addition.

**From:** Heather Bleemers <Heather.Bleemers@lacity.org>  
**Sent:** Monday, July 22, 2019 12:39 PM  
**To:** Damon Mamalakis <damon@agd-landuse.com>  
**Cc:** Lisa Webber <lisa.webber@lacity.org>; Mark Armbruster <mark@agd-landuse.com>  
**Subject:** Re: Hollywood & Wilcox Project - needs from OPR

Damon,

Resending for your review.

On Mon, Jul 15, 2019, 9:02 AM Damon Mamalakis <[damon@agd-landuse.com](mailto:damon@agd-landuse.com)> wrote:

Here is the signed revised letter. Please return to me a counter signature. Thanks much.

Damon

**From:** Lisa Webber <[lisa.webber@lacity.org](mailto:lisa.webber@lacity.org)>  
**Sent:** Friday, July 12, 2019 12:18 PM  
**To:** Damon Mamalakis <[damon@agd-landuse.com](mailto:damon@agd-landuse.com)>  
**Cc:** Heather Bleemers <[Heather.Bleemers@lacity.org](mailto:Heather.Bleemers@lacity.org)>; Mark Armbruster <[mark@agd-landuse.com](mailto:mark@agd-landuse.com)>  
**Subject:** Re: Hollywood & Wilcox Project - needs from OPR

Okay, very good, thanks.

Lisa

On Fri, Jul 12, 2019 at 12:12 PM Damon Mamalakis <[damon@agd-landuse.com](mailto:damon@agd-landuse.com)> wrote:

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](mailto:lisa.webber@lacity.org)>  
**Sent:** Friday, July 12, 2019 11:49 AM  
**To:** Damon Mamalakis <[damon@agd-landuse.com](mailto:damon@agd-landuse.com)>; Heather Bleemers <[Heather.Bleemers@lacity.org](mailto: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 the 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

logo\_small

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)

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**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)

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**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

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**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)

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Lisa Webber, AICP  
Deputy Director



DEPARTMENT OF CITY PLANNING  
D 213.978.1274 | C 213.200.4382

E [lisa.webber@lacity.org](mailto:lisa.webber@lacity.org)

200 N. Spring St., Suite 525

Los Angeles, CA. 90012

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Lisa Webber, AICP  
Deputy Director



DEPARTMENT OF CITY PLANNING  
D 213.978.1274 | C 213.200.4382

E [lisa.webber@lacity.org](mailto:lisa.webber@lacity.org)

200 N. Spring St., Suite 525

Los Angeles, CA. 90012

July 12, 2019

Ms. Lisa Webber  
Department of City Planning, Deputy Director  
City of Los Angeles  
200 N. Spring Street  
Los Angeles, CA 90012

Re: Hollywood and Wilcox Project: Acknowledgement of Obligations under Public Resources Code § 21183(e) - (g)

Dear Ms. Webber:

As you are aware, 6436 Hollywood Blvd LLC and 1624 Wilcox LP (collectively, the "Applicant") is applying to the California Governor to request certification of the Hollywood and Wilcox project (the "Project") as a Leadership Project subjected to streamlined environmental review pursuant to the Jobs and Economic Improvement through Environment Leadership Act of 2011 (the "Act"), California Public Resources Code § 21178 *et seq.* as amended by SB 763 and AB 734. By this letter, the Applicant acknowledges and agrees to its obligations under the Act as set forth at Public Resources Code Sections 21183(e) -- (g).

As required by Public Resources Code Section 21183(e), the Applicant agrees that all mitigation measures required by CEQA to certify the Project under the Act shall be conditions of approval, and those conditional will be fully enforceable by the City of Los Angeles (the "City") or another agency designated by the City. The Applicant agrees that all environmental mitigation measures required to certify the Project under the Act will be monitored and enforced by the City for the life of the obligation.

As required by Public Resources Code 21183(f), 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.

As required by Public Resources Code Section 21183(g), the Applicant agrees to pay the costs of preparing the record or proceedings for the Project, in a form and manner specified by the City, concurrent with review and consideration of the Project pursuant to CEQA and the Act.

Sincerely,

Acknowledged and agreed to by:

6436 Hollywood Blvd LLC,  
a Delaware limited liability company  
1624 Wilcox LP, a Georgia limited partnership

City of Los Angeles,  
Department of City Planning

By: Arnold S. Lehman  
Arnold S. Lehman  
Authorized Representative

By: \_\_\_\_\_  
Lisa Webber  
Deputy Director