



December 5, 2014

— AMENDED —

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CITY OF LOS ANGELES

DEC 15 2014

ENVIRONMENTAL  
UNIT

Srimal Hewawitharana  
City of Los Angeles  
200 N. Spring Street, Room 750  
Los Angeles, CA 90012

RE: SCH# 2012031080 Sunset-Silver Lake, Los Angeles County.

Dear Mr./Ms. Hewawitharana,

The Native American Heritage Commission (NAHC) has reviewed the Notice of Preparation (NOP) referenced above. The California Environmental Quality Act (CEQA) states that any project that causes a substantial adverse change in the significance of an historical resource, which includes archeological resources, is a significant effect requiring the preparation of an EIR (CEQA Guidelines 15064.5(b)). To comply with this provision the lead agency is required to assess whether the project will have an adverse impact on historical resources within the area of project effect (APE), and if so to mitigate that effect. To adequately assess and mitigate project-related impacts to archaeological resources, the NAHC recommends the following actions:

- ✓ Contact the appropriate regional archaeological Information Center for a record search. The record search will determine:
  - If a part or all of the area of project effect (APE) has been previously surveyed for cultural resources.
  - If any known cultural resources have already been recorded on or adjacent to the APE.
  - If the probability is low, moderate, or high that cultural resources are located in the APE.
  - If a survey is required to determine whether previously unrecorded cultural resources are present.
- ✓ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
  - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
- ✓ Contact the Native American Heritage Commission for:
  - A Sacred Lands File Check. **SFL Check Completed with Negative Results**
  - A list of appropriate Native American contacts for consultation concerning the project site and to assist in the mitigation measures. **Native American Contacts List attached**
- ✓ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
  - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) Guidelines §15064.5(f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
  - Lead agencies should include in their mitigation plan provisions for the disposition of recovered cultural items that are not burial associated, which are addressed in Public Resources Code (PRC) §5097.98, in consultation with culturally affiliated Native Americans.
  - Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, PRC §5097.98, and CEQA Guidelines §15064.5(e), address the process to be followed in the event of an accidental discovery of any human remains and associated grave goods in a location other than a dedicated cemetery.

Sincerely,

Katy Sanchez  
Associate Government Program Analyst

CC: State Clearinghouse

**Native American Contacts  
Los Angeles County  
December 5, 2014**

Tongva Ancestral Territorial Tribal Nation  
John Tommy Rosas, Tribal Admin.  
  
Gabrielino Tongva  
tattnlaw@gmail.com  
(310) 570-6567

Gabrielino-Tongva Tribe  
Bernie Acuna, Co-Chairperson  
*1999 Avenue of the Stars, Suite 1100* Gabrielino  
Los Angeles , CA 90067  
  
(310) 428-5690 Cell

Gabrieleno/Tongva San Gabriel Band of Mission Indian  
Anthony Morales, Chairperson  
P.O. Box 693 Gabrielino Tongva  
San Gabriel , CA 91778  
GTTribalcouncil@aol.com  
(626) 483-3564 Cell  
(626) 286-1262 Fax

Gabrielino-Tongva Tribe  
Linda Candelaria, Co-Chairperson  
*1999 Avenue of the Stars, Suite 1100* Gabrielino  
Los Angeles , CA 90027  
(626) 676-1184 Cell

Gabrielino /Tongva Nation  
Sandonne Goad, Chairperson  
106 1/2 Judge John Aiso St. Gabrielino Tongva  
Los Angeles , CA 90012  
sgoad@gabrielino-tongva.com  
(951) 807-0479

Gabrieleno Band of Mission Indians  
Andrew Salas, Chairperson  
P.O. Box 393 Gabrielino  
Covina , CA 91723  
gabrielenoindians@yahoo.  
(626) 926-4131

Gabrielino Tongva Indians of California Tribal Council  
Robert F. Dorame, Tribal Chair/Cultural Resources  
P.O. Box 490 Gabrielino Tongva  
Bellflower , CA 90707  
gtongva@verizon.net  
(562) 761-6417 Voice/Fax

Gabrielino-Tongva Tribe  
Conrad Acuna  
*1999 Avenue of the Stars, Suite* Gabrielino  
Los Angeles , CA 90027

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting locative Americans with regard to cultural resources for the proposed SCH # 2012031080 Sunset-Silver Lake, Los Angeles County.

**Native American Contacts  
Los Angeles County  
December 5, 2014**

Gabrielino /Tongva Nation  
Sam Dunlap, Cultural Resources Director  
P.O. Box 86908                      Gabrielino Tongva  
Los Angeles , CA 90086  
samdunlap@earthlink.net  
(909) 262-9351

**This list is current only as of the date of this document.**

**Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.**

**This list is only applicable for contacting locative Americans with regard to cultural resources for the proposed SCH # 2012031080 Sunset-Silver Lake, Los Angeles County.**



South Coast  
Air Quality Management District  
21865 Copley Drive, Diamond Bar, CA 91765-4178  
(909) 396-2000 • www.aqmd.gov

November 21, 2014

Srimal Hewawitharana, Environmental Review Coordinator  
Department of City Planning, Environmental Review Section  
200 N. Spring Street, Room 750  
Los Angeles, CA 90012

### **Notice of Preparation of a CEQA Document for the Sunset-Silver Lake Project**

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. The SCAQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the draft CEQA document. Please send the SCAQMD a copy of the CEQA document upon its completion. Note that copies of the Draft EIR that are submitted to the State Clearinghouse are not forwarded to the SCAQMD. Please forward a copy of the Draft EIR directly to SCAQMD at the address in our letterhead. **In addition, please send with the draft EIR all appendices or technical documents related to the air quality and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files. These include original emission calculation spreadsheets and modeling files (not Adobe PDF files). Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

#### **Air Quality Analysis**

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. More recent guidance developed since this Handbook was published is also available on SCAQMD's website here: [http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-\(1993\)](http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993)). SCAQMD staff also recommends that the lead agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: [www.caleemod.com](http://www.caleemod.com).

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

The SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD staff requests that the lead agency quantify criteria pollutant emissions and compare the results to the recommended regional significance thresholds found here: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf?sfvrsn=2>. In addition to analyzing regional air quality impacts, the SCAQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LST's can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is

recommended that the lead agency perform a localized analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

In the event that the proposed project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the lead agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("*Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*") can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis>. An analysis of all toxic air contaminant impacts due to the use of equipment potentially generating such air pollutants should also be included.

In addition, guidance on siting incompatible land uses (such as placing homes near freeways) can be found in the California Air Resources Board's *Air Quality and Land Use Handbook: A Community Perspective*, which can be found at the following internet address: <http://www.arb.ca.gov/ch/handbook.pdf>. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process.

### **Mitigation Measures**

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate these impacts. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Several resources are available to assist the Lead Agency with identifying possible mitigation measures for the project, including:

- Chapter 11 of the SCAQMD *CEQA Air Quality Handbook*
- SCAQMD's CEQA web pages at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies>.
- CAPCOA's *Quantifying Greenhouse Gas Mitigation Measures* available here: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>.
- SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions
- Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: <http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/complete-guidance-document.pdf?sfvrsn=4>.

### **Data Sources**

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's webpage (<http://www.aqmd.gov>).

The SCAQMD staff is available to work with the Lead Agency to ensure that project emissions are accurately evaluated and mitigated where feasible. If you have any questions regarding this letter, please contact me at [jbaker@aqmd.gov](mailto:jbaker@aqmd.gov) or call me at (909) 396-3176.

Sincerely,

*Jillian Baker*

Jillian Baker, Ph.D.  
Program Supervisor  
Planning, Rule Development & Area Sources

LAC1411118-08  
Control Number



Edmund G. Brown Jr.  
Governor

STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit



Ken Alex  
Director

Notice of Preparation

November 14, 2014

RECEIVED  
CITY OF LOS ANGELES

NOV 25 2014

MAJOR PROJECTS  
UNIT

To: Reviewing Agencies

Re: Sunset-Silver Lake  
SCH# 2012031080

Attached for your review and comment is the Notice of Preparation (NOP) for the Sunset-Silver Lake draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

**Srimal Hewawitharana**  
City of Los Angeles  
200 N. Spring Street, Room 750  
Los Angeles, CA 90012

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan  
Director, State Clearinghouse

Attachments

cc: Lead Agency

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2012031080  
**Project Title** Sunset-Silver Lake  
**Lead Agency** Los Angeles, City of

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**Type** NOP Notice of Preparation  
**Description** Site 1: 84 residential units, 11,178 sf of commercial uses.  
Site 2: 91 residential units, 10,000 sf of commercial uses.  
Site 3: 122 residential units, 5,499 sf of commercial uses.

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**Lead Agency Contact**

**Name** Srimal Hewawitharana  
**Agency** City of Los Angeles  
**Phone** 213 978 1359 **Fax**  
**email**  
**Address** 200 N. Spring Street, Room 750  
**City** Los Angeles **State** CA **Zip** 90012

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**Project Location**

**County** Los Angeles  
**City** Los Angeles, City of  
**Region**  
**Cross Streets** Sunset Boulevard / Santa Monica Boulevard (Sites 1 and 2); Sunset Boulevard / Bates Avenue (Site  
**Lat / Long** 34° 5' 33" N / 118° 16' 52" W  
**Parcel No.** 5427006001-4, 31; 5429002002-4, 17-18; 5429007010-12  
**Township** 1S **Range** 13W **Section** 7 **Base** SBB&M

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**Proximity to:**

**Highways** US-101; I-5  
**Airports** No  
**Railways** No  
**Waterways** No  
**Schools** LAUSD, private schools  
**Land Use** [Q]C2-1VL, R3-1VL, Neighborhood Commercial (Sites 1 and 3); C2-1D, Highway Oriented Commercial (Site 2)

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**Project Issues** Aesthetic/Visual; Air Quality; Archaeologic-Historic; Geologic/Seismic; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Water Quality; Water Supply; Landuse; Cumulative Effects

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**Reviewing Agencies** Resources Agency; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Wildlife, Region 5; Department of Housing and Community Development; Office of Emergency Services, California; Native American Heritage Commission; California Highway Patrol; Caltrans, District 7; Air Resources Board; Regional Water Quality Control Board, Region 4

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**Date Received** 11/14/2014 **Start of Review** 11/14/2014 **End of Review** 12/15/2014

<input checked="" type="checkbox"/> <u>Resources Agency</u>	<input type="checkbox"/> Fish & Wildlife Region 1E Laurie Harnsberger	<input type="checkbox"/> OES (Office of Emergency Services) Marcia Scully	<input type="checkbox"/> Caltrans, District 8 Mark Roberts	<input type="checkbox"/> Regional Water Quality Control Board (RWQCB)
<input type="checkbox"/> Resources Agency Nadell Gayou	<input type="checkbox"/> Fish & Wildlife Region 2 Jeff Drongesen	<input type="checkbox"/> Native American Heritage Comm. Debbie Treadway	<input type="checkbox"/> Caltrans, District 9 Gayle Rosander	<input type="checkbox"/> RWQCB 1 Cathleen Hudson North Coast Region (1)
<input type="checkbox"/> Dept. of Boating & Waterways Nicole Wong	<input type="checkbox"/> Fish & Wildlife Region 3 Charles Armor	<input type="checkbox"/> Public Utilities Commission Leo Wong	<input type="checkbox"/> Caltrans, District 10 Tom Dumas	<input type="checkbox"/> RWQCB 2 Environmental Document Coordinator San Francisco Bay Region (2)
<input type="checkbox"/> California Coastal Commission Elizabeth A. Fuchs	<input type="checkbox"/> Fish & Wildlife Region 4 Julie Vance	<input type="checkbox"/> Santa Monica Bay Restoration Guangyu Wang	<input type="checkbox"/> Caltrans, District 11 Jacob Armstrong	<input type="checkbox"/> RWQCB 3 Central Coast Region (3)
<input type="checkbox"/> Colorado River Board Lisa Johansen	<input type="checkbox"/> Fish & Wildlife Region 5 Leslie Newton-Reed Habitat Conservation Program	<input type="checkbox"/> State Lands Commission Jennifer Deleong	<input type="checkbox"/> Caltrans, District 12 Maureen El Harake	<input type="checkbox"/> RWQCB 4 Teresa Rodgers Los Angeles Region (4)
<input type="checkbox"/> Dept. of Conservation Elizabeth Carpenter	<input type="checkbox"/> Fish & Wildlife Region 6 Tiffany Ellis Habitat Conservation Program	<input type="checkbox"/> Tahoe Regional Planning Agency (TRPA) Cherry Jacques	<input type="checkbox"/> Caltrans, District 12 Maureen El Harake	<input type="checkbox"/> RWQCB 5 Central Valley Region (5)
<input type="checkbox"/> California Energy Commission Eric Knight	<input type="checkbox"/> Fish & Wildlife Region 6 IM Heidi Sickler Inyo/Mono, Habitat Conservation Program	<input type="checkbox"/> Cal EPA	<input type="checkbox"/> Caltrans, District 12 Maureen El Harake	<input type="checkbox"/> RWQCB 5F Central Valley Region (5) Fresno Branch Office
<input type="checkbox"/> Cal Fire Dan Foster	<input type="checkbox"/> Dept. of Fish & Wildlife M George Isaac Marine Region	<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Caltrans, District 12 Maureen El Harake	<input type="checkbox"/> RWQCB 5R Central Valley Region (5) Redding Branch Office
<input type="checkbox"/> Central Valley Flood Protection Board James Herota	<input type="checkbox"/> Dept. of Fish & Wildlife M George Isaac Marine Region	<input type="checkbox"/> All Other Projects Cathi Slaminski	<input type="checkbox"/> Caltrans, District 12 Maureen El Harake	<input type="checkbox"/> RWQCB 6 Lahontan Region (6)
<input type="checkbox"/> Office of Historic Preservation Ron Parsons	<input type="checkbox"/> Dept. of Fish & Wildlife M George Isaac Marine Region	<input type="checkbox"/> Transportation Projects Nesamani Kalandyur	<input type="checkbox"/> Caltrans, District 12 Maureen El Harake	<input type="checkbox"/> RWQCB 6V Lahontan Region (6) Victorville Branch Office
<input type="checkbox"/> Dept. of Parks & Recreation Environmental Stewardship Section	<input type="checkbox"/> Dept. of Fish & Wildlife M George Isaac Marine Region	<input type="checkbox"/> Industrial/Energy Projects Mike Tollstrup	<input type="checkbox"/> Caltrans, District 12 Maureen El Harake	<input type="checkbox"/> RWQCB 7 Colorado River Basin Region (7)
<input type="checkbox"/> California Department of Resources, Recycling & Recovery Sue O'Leary	<input type="checkbox"/> Food & Agriculture Sandra Schubert Dept. of Food and Agriculture	<input type="checkbox"/> State Water Resources Control Board Jeffery Weirth Division of Drinking Water	<input type="checkbox"/> Caltrans, District 12 Maureen El Harake	<input type="checkbox"/> RWQCB 8 Santa Ana Region (8)
<input type="checkbox"/> S.F. Bay Conservation & Dev't. Comm. Steve McAdam	<input type="checkbox"/> Dept. of General Services Public School Construction	<input type="checkbox"/> State Water Resources Control Board Jeffery Weirth Division of Drinking Water	<input type="checkbox"/> Caltrans, District 12 Maureen El Harake	<input type="checkbox"/> RWQCB 9 San Diego Region (9)
<input type="checkbox"/> Dept. of Water Resources Agency Nadell Gayou	<input type="checkbox"/> Dept. of General Services Anna Garbeff Environmental Services Section	<input type="checkbox"/> State Water Resources Control Board Jeffery Weirth Division of Drinking Water	<input type="checkbox"/> Caltrans, District 12 Maureen El Harake	<input type="checkbox"/> Other
<input type="checkbox"/> Fish and Game	<input type="checkbox"/> Delta Stewardship Council Kevan Samsam	<input type="checkbox"/> State Water Resources Control Board Phil Crader Division of Water Rights	<input type="checkbox"/> Caltrans, District 12 Maureen El Harake	<input type="checkbox"/> Conservancy
<input type="checkbox"/> Dept. of Fish & Wildlife Scott Flint Environmental Services Division	<input type="checkbox"/> Housing & Comm. Dev. CEQA Coordinator Housing Policy Division	<input type="checkbox"/> Dept. of Toxic Substances Control CEQA Tracking Center	<input type="checkbox"/> Caltrans, District 12 Maureen El Harake	
<input type="checkbox"/> Fish & Wildlife Region 1 Donald Koch	<input type="checkbox"/> Independent Commissions/Boards Delta Protection Commission Michael Machado	<input type="checkbox"/> Dept. of Pesticide Regulation CEQA Coordinator	<input type="checkbox"/> Caltrans, District 12 Maureen El Harake	

RECEIVED  
CITY OF LOS ANGELES

NOV 25 2014

MAJOR PROJECTS  
UNIT

November 19, 2014

To: City Environmental Board Review

I am responding to the letter dated November 14, 2014 regarding case no: ENV-2011-3299,  
Project Name: Sunset-Silverlake.

I have lived at 1048 Manzanita Street, and the corner of Santa Monica Blvd since 1997. During this time there have been numerous changes both positive and negative in the neighborhood - but mostly for the good. This project however is seriously awful, not only from a density issue, but traffic increase and parking. The developers have no idea or true concern as to where they are building - they have lots of platitudes about echoing mid-century design, etc - but the scale and enormity of these buildings is shockingly out of place. They do not provide enough on site parking for their new tenants nor do they provide adequate (or any) parking for the employees of the retail spaces. Where are all these people suppose to put their vehicles? Friday and Saturday nights are already difficult to find spaces - even with the restricted parking streets - of which mine is one. Allowing 200 apartments with in a block area of Sunset/Manzanita/Santa Monica Blvd will be horrendous on a daily basis - that is an additional 150 - 200 cars morning, noon and night commuting - not to mention when there is a Dodger game or concert at the stadium. How does this seem viable? And how about more vehicle air pollution? No one ever mentions this factor anymore.

I am firmly against this development. The builders are completely greedy in their plans and dismissive in their outlook. Consider your house in this proximity and you will see what I mean.

Please keep me informed. I trust you will do the right thing and deny these people to build.

With regards,

  
Cliff Benjamin  
1048 Manzanita Street LA, CA 90029

From: **Mark Brown** <[mcbrown@reedbrownlaw.com](mailto:mcbrown@reedbrownlaw.com)>

Date: Mon, Dec 15, 2014 at 2:46 PM

Subject: Case No. ENV-2011-3299-EIR/Project Name: Sunset-Silver Lake/Our Clients: Grosh Scenic Studios & TTADA, LLC

To: "[srimal.hewawitharana@lacity.org](mailto:srimal.hewawitharana@lacity.org)" <[srimal.hewawitharana@lacity.org](mailto:srimal.hewawitharana@lacity.org)>

Cc: Rick Kiel <[rick@grosh.com](mailto:rick@grosh.com)>

Srimal Hewawitharana, Environmental Review Coordinator

Department of City Planning, Environmental Review Section

On behalf of our clients, Grosh Scenic Studios, Inc., and TTADA, LLC (collectively "Grosh"), the owners of the property commonly known as 4114 Sunset Blvd., Los Angeles, California, and generally adjacent to the development site in the Sunset-Silver Lake Project ("Project"), Case No. ENV-2011-3299-EIR, we hereby confirm the previous submission of comments on April 26, 2012, with respect to the then proposed Environmental Impact Report for the above-referenced Project. In light of the Revised and Recirculate Notice of Preparation Environmental Impact Report circulated pursuant to letter dated November 14, 2014 ("Revised EIR"), our clients wish to confirm and reiterate their concerns and issues with respect to the Project in connection with the preparation of the Revised EIR.

While Grosh continues to support the overall development and enhancement of this Project area, particularly in light of existing uses and deteriorating buildings, it feels that the scope of the Project should be limited to avoid overburdening existing facilities and infrastructure.

The current infrastructure of the immediate area, the streets, sidewalk and utility installations, are in fairly poor repair and condition, and are suffering from significant deferred maintenance. The development and construction of the Project is likely to put substantial additional stress and wear on this infrastructure, apart from the impacts of increased traffic and congestion. The excavation is likely to generate significant dirt and dust in the immediate vicinity, which will have an impact on the businesses which occupy the Grosh property.

Grosh has further concerns about the proposed Project as it directly relates to the Grosh property. These concerns center on potential damage to its building and interference with normal business operations during construction.

Grosh's concerns include:

- Integrity of Grosh building, wall, and foundation – especially subterranean excavation during demolition and construction; the Grosh building is a relatively old structure, and vulnerable to damage if adequate structural lateral support is not maintained and preserved throughout the development phase.
- Access to the Grosh building during construction – front and rear.
- Reduced or blocked access to the alley off Myra in the rear of the building.
- Reduced or blocked access to the loading doors and fire exits on the alley.
- Access for FedEx and UPS deliveries and pickups especially at the loading dock on the alley off Myra.

- Parking for Grosh employees and customers during construction, and following the completion of construction, general parking issues exacerbated by the relatively high density nature of the Project.
- Truck traffic and interference of construction noise and dirt with Grosh business operations.
- The proposed new structure blocking the visibility of Grosh's building for potential billboard advertising, signage, etc.
- Potholes and other unacceptable conditions that currently exist in the surrounding streets – especially Gateway – would be exacerbated with heavy truck traffic.

While these concerns are particularly significant for Grosh, they do affect the entire neighborhood.

Thank you for your consideration of this input. If any further information or clarification is required, please contact Rick Kiel at Grosh at [\(877\) 363-7998](tel:8773637998).

Mark C. Brown, Esq.

Reed & Brown LLP  
35 North Lake Avenue, Suite 960  
Pasadena CA 91101-1819  
[626-449-4521](tel:6264494521) \* [626-449-7453](tel:6264497453) fax

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December 4, 2014

To: Srimal Hewawitharana  
Environmental Review Coordinator  
Department of City Planning, Environmental Review Section  
200 N. Spring Street, Room 750  
Los Angeles, CA 90012

RECEIVED  
CITY OF LOS ANGELES

DEC 09 2014

ENVIRONMENTAL  
UNIT

From: Christie Davis  
1031 ½ Sanborn Ave.  
Los Angeles, CA 90029

CASE No: ENV-2011-3299-EIR

PROJECT NAME: Sunset-Silver Lake  
PROJECT LOCATION/ADDRESS:  
Site 1, 4100 Sunset Boulevard, 1069-1075 Sanborn Ave. and 1068 Manzanita Ave.

Dear Sir:

My husband and I have been residents on Sanborn Ave. for over 30 years. We have a video production business and are documentary filmmakers.

I have been opposed to Frost/Chaddock's plans for development at the base of Sanborn Ave. hill on Sunset Blvd., since the developer has first proposed it several years ago. Their proposed development is an eyesore, too large with too many units. Unfortunately the developers refuse to sell the property to Michael "Flea" Balzary, of the Silverlake Conservatory of Music, who has proposed to build a new home for Conservatory of Music, now renting in the neighborhood, on the site. Their preliminary plan for the Conservatory are more attuned to the entrance to the Sunset Junction and has strong support in the neighborhood vs. opposition engendered by the Frost/Chaddock proposal.

We are recipients in Silverlake of the planning and development of Los Angeles in the early 20<sup>th</sup> century. The beautiful homes and buildings are a treasure which many on Sanborn Ave. respect by remodeling older buildings. I believe in playing it forward, to not only respect what we inherit as part of LA's heritage but leaving buildings and other developments for the future, which people can look back on in 100 years and admire and treasure. The Frost/Chaddock proposed development on Site 1 does not play it forward in any positive way—it is unsightly and totally against the Silverlake-Sunset Junction aesthetic, the home of artists, distinguished architects, and cutting edge individuals from many ethnicities.

I do not want the increased density so many Los Angeles politicians and planners propose. I love the character of Los Angeles, especially Silverlake, and hope development can proceed without destroying the quality of life.

**AESTHETICS:** Architecturally, the proposed Frost/Chaddock building is undistinguished and cookie cutter. There is an apartment complex further down Sunset Blvd. near Western, which is similar to the Site 1 proposed development, only it is in brown and white. Site 1 promised retail/restaurants in the development. But when you look the monstrous Orsini apartments at Sunset and Figueroa, the retail space is unoccupied and buildings, after many years, are half empty. I know the developers tell the city planners that they will bring retail development to the area but people don't want to go to trendy shops and restaurants on the base floor of such as unaesthetic and cold building. This building will adversely affect the character of Sunset Junction, which is what attracts people to come here, and I believe will not stimulate the area but lead to the loss of the special character of our neighborhood. I've attached drawings of the proposed Frost/Chaddock development and those prepared by the Silverlake Conservatory. The Silverlake Conservatory Project plays it forward to Los Angeles 100 years from now as an aesthetically pleasing and culturally important addition to our neighborhood, where historical buildings of the film industry such as the Mack Sennett Sound Stage and Charlie Chaplin's studio are in use today.

**GEOLOGY/SOILS:** We live on the top of the hill on Sanborn. In the back, there appears to be an earthquake fault. I believe it is the Davis fault. You can see where the land suddenly drops, indicating a fault. I would like further study as to an earthquake fault and its affect on the proposed development.

**TRANSPORTATION/TRAFFIC:** The two proposed developments by Frost/Chaddock, Site 1 and Site 2 with hundreds new people in the neighborhood will adversely affect congestion on Santa Monica Blvd. as it splits in two. People will have to enter and exit apartments/offices onto Santa Monica Blvd., which is two lanes in both directions. These two car lanes have been reduced for a bike lane and they also accommodate the 4, 704 bus lines, a major east-west artery. In addition, the parking in the area is a nightmare with all the retail/restaurant customers on Sunset Blvd. We have restricted parking on Sanborn and other neighboring street. With the 2 large developments across the street from one another, parking will be worse, despite the developer's promise of parking under their building Site 2. IF the places are eventually rented out, the 44 public parking spaces would help today's parking problems, but would not handle the parking needs of hundred of new residents and businesses, their customers and friends, in the future.

**LAND USE/PLANNING:** I'm very much opposed to the "Density Bonus" this project has attached to it. I believe that the City of Los Angeles proposals giving height and size variances to developers with the promise of a few low-income rentals are ruining our neighborhoods with outsize and unappealing buildings so the developers can make the most money. They promise on paper all these rental units but how many are actually rented out? How much retail space is actually in use? Instead, this unappealing proposed development is a giant eyesore that DOES NOT increase the desirability of Sunset Junction, but destroys it.

  
Christie Davis



*How the same corner would look as the new home to Flea's Silverlake Conservatory of Music. (SLNC)*



*Frost/Chaddock's rendering of a mixed-use development in Sunset Junction (SLNC)*

**CASE#: ENV-2011-3299-EIR**

**RECEIVED**  
CITY OF LOS ANGELES

NOV 25 2014

ENVIRONMENTAL  
UNIT

**Name: Sunset - Silverlake**

To Whom it May Concern,  
2014

November 19,

Many people are wildly opposed to this invasive project. The horrific gentrification of the last 5 years has been totally devastating to the Latino community, the gay community, the low income and those who MADE the Sunset Junction. They've all been driven out after a 50 year happy neighborhood, by way of the recession. They grotesque trust fund self-entitled yuppie offspring that you adore so, moved in and drove everyone out. It was cruel. Latinos went to horrific parts of town, older gays went to Palm Springs to spend their last years, the elderly, God only knows where, and everyone else scattered for refuge.

Now that those who carelessly invaded are all Anglo white, heterosexual and their parents are willing to pay \$2000 for a tiny insufficient apartment just to be in the "hip" area, the gentrification continues via this horrible project. Don't you know those who invaded are "trendy"? They will leave soon. They could care less about Silverlake or the Sunset Junction. Just as soon as you attempt to build these proposed monstrosities, these people will already have moved on further east to terrorize the homeless and elderly out of their homes. So this is a waste. Have some PRIDE in the past, the history. Leave what is vintage ALONE. The last thing we need it more traffic and people here.

Damon Devine, 15 year resident of 4000 block of W Sunset Blvd.

RECEIVED  
CITY OF LOS ANGELES

NOV 25 2014

MAJOR PROJECTS  
UNIT

November 19, 2014

To: City Environmental Board Review

I am responding to the letter dated November 14, 2014 regarding case no: ENV-2011-3299,  
Project Name: Sunset-Silverlake.

I have lived at 1048 Manzanita Street, and the corner of Santa Monica Blvd since 1997. During this time there have been numerous changes both positive and negative in the neighborhood - but mostly for the good. This project however is seriously awful, not only from a density issue, but traffic increase and parking. The developers have no idea or true concern as to where they are building - they have lots of platitudes about echoing mid-century design, etc - but the scale and enormity of these buildings is shockingly out of place. They do not provide enough on site parking for their new tenants nor do they provide adequate (or any) parking for the employees of the retail spaces. Where are all these people suppose to put their vehicles? Friday and Saturday nights are already difficult to find spaces - even with the restricted parking streets - of which mine is one. Allowing 200 apartments with in a block area of Sunset/Manzanita/Santa Monica Blvd will be horrendous on a daily basis - that is an additional 150 - 200 cars morning, noon and night commuting - not to mention when there is a Dodger game or concert at the stadium. How does this seem viable? And how about more vehicle air pollution? No one ever mentions this factor anymore.

I am firmly against this development. The builders are completely greedy in their plans and dismissive in their outlook. Consider your house in this proximity and you will see what I mean.

Please keep me informed. I trust you will do the right thing and deny these people to build.

With regards,

  
Cliff Benjamin  
1048 Manzanita Street LA, CA 90029

From: **Joyce Dillard** <[dillardjoyce@yahoo.com](mailto:dillardjoyce@yahoo.com)>

Date: Mon, Dec 15, 2014 at 12:08 PM

Subject: Comments DCP Sunset-Silver Lake Project Env-2011-3299-EIR\_ISNOP due 12.15.2014

To: Srimal Hewawitharana <[srimal.hewawitharana@lacity.org](mailto:srimal.hewawitharana@lacity.org)>

LA MS4 NPDES permit and all aspects in relationship to mitigation needs to be addressed for this project.

Infrastructure needs must be addressed including Economic Analysis.

Joyce Dillard  
P.O. Box 31377  
Los Angeles, CA 90031

December 6, 2014

Srimal Hewawitharana, Environmental Review Coordinator  
Department of City Planning, Environmental Review Section  
200 North Spring Street, Room 750  
Los Angeles, CA 90012

RECEIVED  
CITY OF LOS ANGELES

DEC 10 2014

ENVIRONMENTAL  
UNIT

Case No: ENV-2011-3299-EIR  
Project Name: Sunset- Silver Lake

Dear Ms. Hewawitharana,

Thank you for the opportunity to share my concerns with you in regard to the Revised and Recirculate Notice of Preparation, Environmental Impact Report for the Sunset-Silver Lake Project proposed by Developers Frost/Chaddock.

As you probably already know, ***the vast majority of neighborhood residents fiercely oppose this development***, and there are many major environmental factors that contribute to our opposition. Here are just a few:

**1) It exhibits a massive deviation from the visual character and architectural legacy of Silver Lake.**

Silver Lake currently is an amazing and unique neighborhood filled with beautiful, vibrant, boutique, historical buildings which honor and elevate the spirit of small business in our community. Because it is so special, people come from places all around the world to visit and enjoy our very precious neighborhood. If the Frost/Chaddock development is allowed as currently proposed, these 3 sites will significantly erase what makes our community distinct, and we will become another processed and franchised lifeless concrete netherworld.

**2) It would significantly and negatively affect traffic and safety in our neighborhood.**

First and foremost, because this proposal includes joining separate parcels, exceeding current zoning heights, and reducing current setback requirements, *these developments will significantly reduce visibility* surrounding each site, and will thus contribute to more accidents and worse traffic conditions. It could be devastating to us.

**3) Too many units added to the neighborhood so quickly and abruptly could lead to an unsustainable population growth in an area whose infrastructure can not handle such a large jump so quickly.**

As the average household size in Los Angeles is 2.87, adding 297 units is likely to result in an increase of about 852 residents in the area. In recent years, our neighborhood has already had significant increases in population... and we have seen increased crime, traffic, parking issues, congestion, noise, and litter. We are already having trouble maintaining our already crowded population. Bringing 852 additional people to our small community will further exacerbate the problems that we are already struggling through.

I could go on and on about the negative environmental impacts of this particular development, but I trust that you will have many letters from the community to review.

In conclusion, I urge you to limit this development to current zoning requirements, and allow no variances for this project. We love our neighborhood as it is, and most importantly, do not want this massive development to compromise our safety and destroy everything that makes our neighborhood unique and special.

Sincerely,

A handwritten signature in black ink, appearing to read 'Elizabeth Ferrari', with a long horizontal flourish extending to the right.

Elizabeth Ferrari  
Silverlake Homeowner

From: **Matt Hickman** <[matthickman1@gmail.com](mailto:matthickman1@gmail.com)>  
Date: Mon, Nov 17, 2014 at 3:00 PM  
Subject: ENV 2011-3299-EIR (Frost/Chaddock)  
To: [srimal.hewawitharana@lacity.org](mailto:srimal.hewawitharana@lacity.org)

Dear Srimal Hewawitharana.

I am wiring you today to express my deepest objection to the construction of these complexes. I think it will have a negative impact on the neighborhood and general area. Traffic, parking, etc. These buildings do not match with the style or integrity of the neighborhood. I live in this area (1045 Sanborn) because I wanted to get away from the large buildings and generic retail/residences. Please, if there is anything else to be done or there are ways to express my objections in a more constructive manner, please let me know.

Have a wonderful day.

--

Matt Hickman  
Cell: [\(323\) 547-9154](tel:(323)547-9154)

From: **Neviana Hristova** <[neviana@christovfx.com](mailto:neviana@christovfx.com)>

Date: Mon, Nov 24, 2014 at 11:37 PM

Subject: Case # ENV-2011-3299-EIR/ Fwd: Request for information/ Follow up/ Re: Comments CASE #: ENV-2011-3299-ENV

To: [srimal.hewawitharana@lacity.org](mailto:srimal.hewawitharana@lacity.org)

Cc: Venti Hristov <[venti.hristova@gmail.com](mailto:venti.hristova@gmail.com)>

Dear Ms Hewawitharana,

Recently we received a Revised Notice for Case NO.: ENV-2011-3299-EIR, dated November 2014.

I am attaching our comments on the same case from March 30, 2012. At that time we did not receive any comments from your consultants to whom you had forwarded our letter, per your email attached below from April, 2012.

Therefore we consider our comments from March 30, 2012 still valid and relevant to the new Revised Notice from November 14, 2014.

Please find attached our correspondence and our comments on Case #: ENV-2011-3299-EIR.

If you feel we need to resubmit our comments with a new date please let us know.

Please confirm receipt.

Respectfully,

Neviana Hristov

Property address: 4231 Gateway Ave, Los Angeles, CA 90029

Mailing address: 3503 Griffith Park Blvd, Los Angeles, CA 90027

Begin forwarded message:

**From:** Neviana Hristova <[neviana@christovfx.com](mailto:neviana@christovfx.com)>

**Subject:** Request for information/ Follow up/ Re: Comments CASE #: ENV-2011\_3299-ENV

**Date:** September 30, 2012 at 7:13:06 PM GMT+3

**To:** Srimal Hewawitharana <[srimal.hewawitharana@lacity.org](mailto:srimal.hewawitharana@lacity.org)>

Dear Ms Hewawitharana,

I would like to follow up on our comments CASE # ENV-2011-3299-ENV, attached below.

Please let us know of the results/decisions on this case.

Thanks you,

Neviana Hristova  
Mailing address:  
3503 Griffith Park Blvd,  
Los Angeles, CA 90027

On Apr 6, 2012, at 8:31 AM, Srimal Hewawitharana wrote:

Dear Mr. and Mrs. Hristov,

Thank you for your comments on the proposed project. They are being forwarded to the consultants preparing the environmental documents and will be taken into consideration.

Sincerely,

Srimal Hewawitharana  
Environmental Specialist II

On Sun, Apr 1, 2012 at 9:28 AM, Neviana Hristova <[neviana@christovfx.com](mailto:neviana@christovfx.com)> wrote:

Hello Srimal,

We spoke with you earlier.

Please find attached our comments.

Please confirm receipt.

Best Regards,

Neviana

ATTN: SMIRAL HEWAWITHARANA,  
Environmental Review Coordinator  
Department of City Planning, Environmental Review Section  
200 N Spring Street, Room 750  
Los Angeles, CA 90012

March, 30. 2012

FROM: Mr. & Mrs. LUBOMIR HRISTOV - property owners

Mailing Address:  
3503 Griffith Park Blvd,  
Los Angeles, CA 90027

Property Address:  
4321 GATEWAY AVENUE,  
LOS ANGELES, CA 90029

**RE: COMMENTS ON ENVIRONMENTAL IMPACT REPORT**

CASE NO.: ENV-2011-3299- EIR  
PROJECT NAME: Sunset-Silver Lake  
PROJECT LOCATION/ADDRESS OF 3 SITES: 4000 SUNSET BLVD; 4002-4038  
SANTA MONICA BLVD,;1069-1075 SANBORN AVE AND 1068 MANZANITA STR;  
4100 SUNSET BLVD AND 1071, 1077, 1083, 1085, 1087, 1089 MANZANITA; 4301,  
4303 SUNSET BLVD AND 4300, 4306, 4308 EFFIE STREET.

Dear MADAM,

Thank you for the Notice of Preparation of Environmental Impact Report regarding the development of 3 very large sites surrounding our property on Gateway Ave.

We carefully examined the environmental factors and would like to put forward our concerns and express our needs.

According to the Project Description the development of all three sites has a common applicant and we assume the construction will be simultaneous.

If the sites are developed simultaneously and/or consecutively, that would dramatically affect ALL environmental factors, such as:  
- Aesthetics; Air Quality; Hazards/ Hazardous Materials; Water Quality; Noise; Population Housing & Employment; Transportation/ Traffic; Utilities/ Service Systems, etc.

We are owners of a 4-unit income property situated in the middle of the proposed sites. It is fully occupied and generates income which supports us.

We are very concerned that our tenants would be distressed due to noise, traffic, air quality parking complications, etc. and would eventually leave the apartments thus creating vacancies which dramatically would reduce our income.

Furthermore, we would have huge difficulties in renting out the vacant apartments due to ongoing construction, and will have to dramatically drop our rents in order to attract new

tenants during the construction period.

This will result in a huge loss in income for us which we cannot afford.

Therefore, we would like to be compensated for any losses incurred during the whole construction period until Certificate of Occupancy is issued by the City of Los Angeles, Department of Building and Safety.

We trust our comments/concerns/needs will be taken into account by the Environmental Commission in preparing the Environmental Report.

Sincerely,

Mr & Mrs Hristov

From: <[wesjoe@aol.com](mailto:wesjoe@aol.com)>

Date: Sat, Dec 13, 2014 at 11:36 AM

Subject: Notice of Preparation, ENV-2011-3299-EIR (Various sites & addresses along Santa Monica Blvd., Sunset Blvd., and Manzanita Street

To: [srimal.hewawitharana@lacity.org](mailto:srimal.hewawitharana@lacity.org)

Hello,

Here's a response to the Notice of Preparation for this project. Thanks again for your cooperation in providing access to the file.

--First off, a note on some prospective developments on nearby sites that are being considered. There's been a longstanding proposal for Metro to transform the Jiffy Lube property, across Santa Monica Blvd ("SMB") from Site 1 and across Manzanita from Site 2, into a transit plaza:

[http://www.compassblueprint.org/Documents/CBResources/LA\\_METRO\\_Sunset\\_Junction\\_Final\\_Report.pdf](http://www.compassblueprint.org/Documents/CBResources/LA_METRO_Sunset_Junction_Final_Report.pdf)

[http://media.metro.net/about\\_us/committees/images/ATP\\_Transition\\_Memo.pdf](http://media.metro.net/about_us/committees/images/ATP_Transition_Memo.pdf)

Development of the plaza on the Jiffy Lube site could affect traffic and circulation. Could a transit plaza also lessen the demand for parking?

--There has been discussion of reconfiguring SMB in the Project area, so that the easternmost block of SMB is re-routed to run along the current course of Manzanita Street to a signalized intersection at Manzanita/SMB and Sunset Blvd. So hopefully the impacts of this change, along with the effects of the project on Manzanita south of SMB, will be considered.

--In the Initial Study there's reference to the City's Seismic Safety Element, which notes there have been small landslides in the immediate area. The geologic stability of the project sites, especially Site 2, needs to be carefully studied. The sidewalk along the Manzanita frontage of Site 2 collapsed years ago. (Attached are pictures taken 12/11/2014; Photo 1 from near Manzanita & Gateway, looking NE across Site 2; Photo 2 from near Manzanita & SMB, looking SW along the Manzanita sidewalk). This is especially pertinent if SMB is going to be reconfigured to run along Manzanita – any retaining wall along the east side of Site 2 will have to support the increased traffic.

--There's a high water table in the area. This affected the design of the Casa Laguna affordable project at 4201 Sunset. And the condominiums at 4111 Sunset (directly across Sunset from Site 2), where the condition was not discovered until construction was started. (The high water at 4111 required the construction of a raft type foundation, which per the developer added cost and resulted in the constructed units being less affordable than what had initially been announced.) So, hoping that this aspect of the local geology will be considered, especially given that the building on Site 2 is proposed to be quite massive -- 89' tall, with 44 extra community parking spaces.

If there is a high water table on Site 2, could the size of the proposed building affect the water table and nearby properties? Apparently this may now be the case with respect to buildings in Seattle's Pioneer Square (affected by the construction of the Alaskan Highway tunnel).

[http://www.nytimes.com/2014/12/10/us/in-seattle-a-sinking-feeling-about-a-troubled-tunnel.html?\\_r=0](http://www.nytimes.com/2014/12/10/us/in-seattle-a-sinking-feeling-about-a-troubled-tunnel.html?_r=0)

--The proposed building at Site 2 is taller than anything constructed in the area, and possible shading and reflected light impacts need to be considered.

--Given the spate of recent water main failures, hoping that the integrity of our local pipes will be considered with respect to putting in a new cluster of almost 300 units – especially given possible geologic instability.

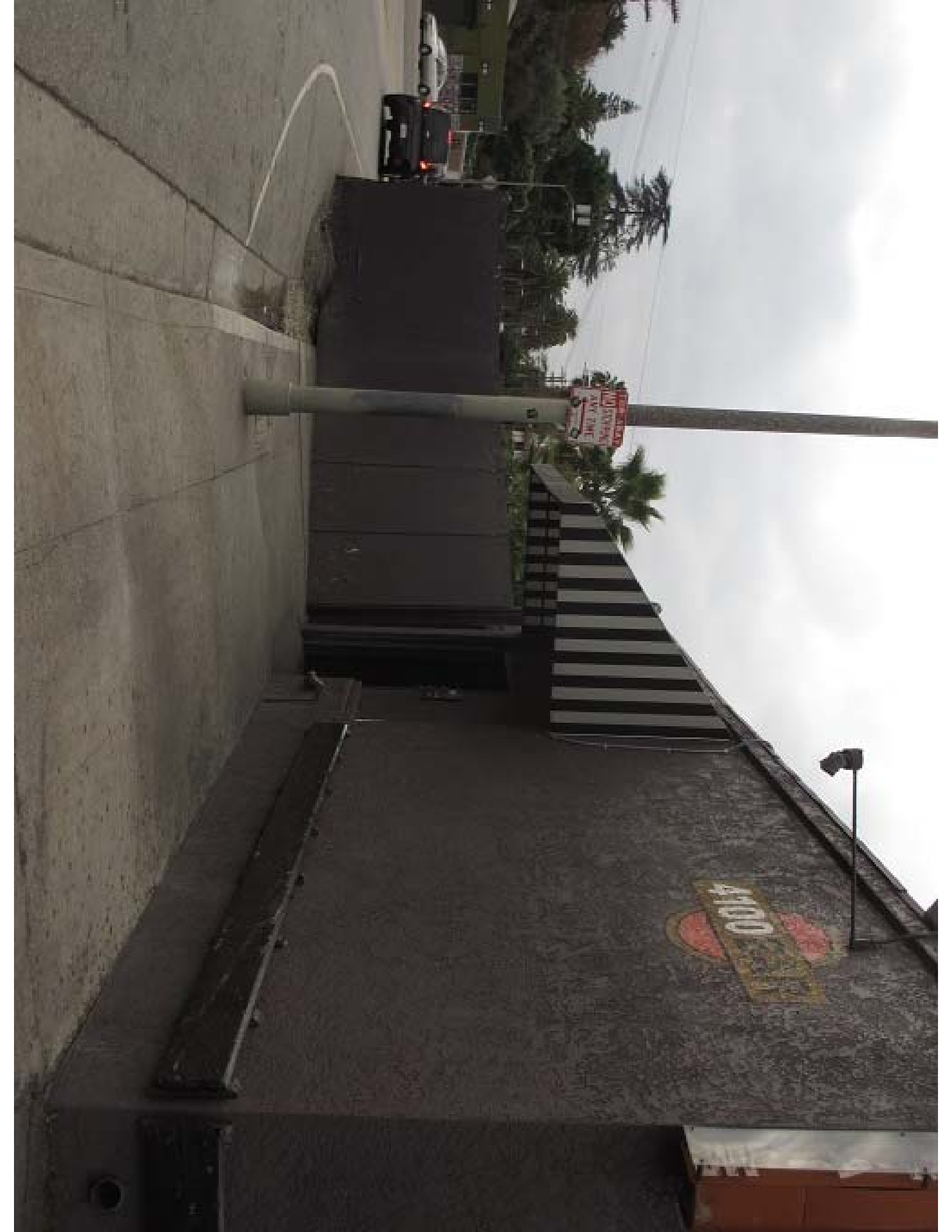
--With respect to the application of the Community Plan and the Zoning Ordinance on this project, there are issues – hillside massing, affordable housing – that perhaps are more appropriately considered with respect to Site Plan Review. But there are clear guidelines with respect to these in the Community Plan.

It's my understanding that (optional) public comment/scoping meetings sometimes provide a forum for community members to suggest alternatives to proposed projects. Not knowing if one is planned for this review, I'd like to suggest that consideration be given to an alternative project in which the individual units, especially those on Site 1, are made smaller in floor area. This would allow for massing that is more sensitive to and reflective of local topography. (The last version of the project made available to the public portrayed a building on this site that did not appear to reflect the hillside slope along Sanborn.)

Thanks again, looking forward to remaining involved in the process.

Wes Joe





From: <wesjoe@aol.com>  
Date: Wed, Apr 22, 2015 at 3:24 PM  
Subject: ENV-2011-3299-EIR  
To: [srimal.hewawitharana@lacity.org](mailto:srimal.hewawitharana@lacity.org)

Hello Srimal, hope this finds you well.

I'm checking regarding the EIR for the Sunset Junction project. Any idea of when the draft will be released?

FYI, a couple of new issues have arisen --

-- Fire safety during construction, pursuant to the daVinci fire. The building at the "SW" corner of Manzanita and Sunset is actually proposed to be taller than the Palmer building, and I'm assuming 4, perhaps 5 stories of wood construction over concrete. And this location is at the mouth of the "canyons" through which Sunset Blvd & Hyperion Ave thread through the hills -- so breezy. The surrounding residential and commercial structures in Sunset Junction are built of much less fire resistant construction than the buildings around the daVinci. So, a concern.

-- Water piping -- we continue to have breaks in the mains under major thoroughfares. Apparently the main water pipe under Sunset is over 90 years old. (Amazingly enough you can see the main from underneath the Silver Lake Blvd. overpass -- what I assume are the water and gas mains were left open and hanging under the bridge when it was constructed). This would seem to be mainly a question of timing -- if the DWP is going to be replacing the water main under Sunset, when will that happen -- perhaps this affects the timing of the project.

I realize that the NOP period has long ago passed and there is nothing available to comment on, but thought I'd pass these along.

Thanks again for your assistance regarding all of this. And hoping that this project will be decided before the next Presidential election.

Wes Joe

From: **Bradley Jones** <[bjesquire@gmail.com](mailto:bjesquire@gmail.com)>  
Date: Sun, Dec 14, 2014 at 3:40 PM  
Subject: Sunset-Silver Lake/Case No. ENV-2011-3299-EIR  
To: [srimal.hewawitharana@lacity.org](mailto:srimal.hewawitharana@lacity.org)

Dear Srimal Hewawitharana,

I am responding to your letter regarding the Revised and Recirculated Notice of Preparation Environmental Impact Report for the Sunset-Silver Lake Project/Case No. ENV-2011-3299-EIR dated November 14, 2014 with a deadline for public comments of December 15, 2014.

As local resident in the immediate area of the proposed projects, I have many objections to them and have previously written to your office, as well as the offices of former CD-13 Council Member and Mayor Eric Garcetti and current CD-13 Council Member Mitch O'Farrell. I believe the scale and scope of these proposed projects, as well as their mediocre design, are entirely at odds with the community of Silver Lake. I could provide you with a laundry list of what's wrong with these projects including traffic congestion and the false assumption that affluent tenants will ever use public transportation.

But what I would like to make clear at this time is my objection to the way your office is conducting this Environmental Impact Report. I do not agree that the developer in this case, Frost/Chaddock, should be shown favoritism by your office by analyzing all three projects in one EIR just because there is a common applicant and the sites are in close proximity to one another. I believe each project should be considered separately, especially since one of the sites (4000 Sunset Blvd.) was the previous home of a cultural landmark that was destroyed by the applicant and may be geologically unstable.

The applicant in question, Frost/Chaddock, has violated their agreements and trust in the community by destroying the previously existing structure at 4000 Sunset Boulevard in September of 2011. I and others have photographic evidence of this deliberate and wanton act of destruction of a building that was in the process of being designated a Cultural and Historic Landmark by the Los Angeles Conservancy at the request of local residents and the Silver Lake Neighborhood Council. The former building at 4000 Sunset Boulevard once housed A Different Light Bookstore, the iconic original Gay and Lesbian bookstore and cultural center. There are legitimate ethical and legal questions that must be addressed by the City of Los Angeles regarding the destruction of the building at 4000 Sunset Boulevard. The developer promised to work with the community to see how the previous structure might be incorporated into the new design or partially saved while at the same time they obtained a permit for demolition from the City of Los Angeles and acted upon it. The Los Angeles Conservancy and the Silver Lake Neighborhood Council should be able to substantiate these claims if you contact them.

As a citizen I am requesting an independent investigation as to why the applicant in question was granted a demolition permit and who authorized it. Frost/Chaddock has been disingenuous from the beginning of this process, and after they demolished the historic structure at 4000 Sunset Boulevard, they didn't even apologize to the community. At one of the community meetings the company's representative called it an "Unfortunate Incident." It was no such thing. It was a premeditated act of destruction that has left the property a weed and trashed covered vacant lot for over three years.

By granting the applicant one EIR for three projects, your office and the City of Los Angeles has engaged itself in a conflict of interest between the public and a private company. Rewarding the applicant's potentially illegal behavior in this case puts the community at risk and sets a bad example for other developers which have and continue to commit similar acts. By granting this combined EIR, your office is in violation of the public trust, and may be in violation of the law. That is why I have copied the Los Angeles County District Attorney's Office and will share my these comments with the media.

Frost/Chaddock claims they had to tear down the building at 4000 Sunset Boulevard because it was too costly to maintain. I spoke to the small business tenants of the building after they received their eviction notices. They all told me Frost/Chaddock refused to maintain the historic building and that they had to make basic repairs to the roof and plumbing at their own expense. They all wanted to stay and contribute to the community, but Frost/Chaddock had other plans, and obviously had help within City Hall since they were granted a demolition permit in secret without public discourse. If Frost/Chaddock was truly concerned with demolishing an uninhabitable building, why haven't they demolished the building at Site 3 (4301 Sunset Boulevard), known as "The Bates Motel," which has been uninhabited for years? They refuse to answer that question and that building still stands.

Therefore, the onus is on Frost/Chaddock to explain their actions, and your office will be aiding and abetting a potential criminal act if you continue with this unwise scheme to reward a bad actor, in this case Frost/Chaddock, by combining all three projects into one EIR. Your office is also potentially risking the safety of the community by not doing a thorough geological survey of the hillside behind the 4000 Sunset Boulevard, which may be geologically unstable and unfit for a project of this size. Digging the underground parking structure could potentially adversely affect surrounding structures. By combining all three projects into one EIR, despite the fact that each site has unique geological concerns, vital information that is key to public safety and economic concerns may be whitewashed for the sake of the applicant, with no benefit to and potential harm done to the community.

At the very least, Frost/Chaddock should be fined and penalized for its bad behavior, not rewarded by the City of Los Angeles. If need be, all concerned citizens and parties can request public information about potential illegal financial contributions and conflicts of interest in this case.

I look forward to hearing your response.

Sincerely,

Bradley Jones  
[bjesquire@gmail.com](mailto:bjesquire@gmail.com)

From: **Carrick Moore Gerety** <[carrickmg@gmail.com](mailto:carrickmg@gmail.com)>

Date: Wed, Dec 10, 2014 at 9:22 PM

Subject: ENV-2011-3299-EIR

To: [srimal.hewawitharana@lacity.org](mailto:srimal.hewawitharana@lacity.org)

Hey Srimal-- I'm a longtime Silverlake resident and have a music studio at 1116 1/2 Bates Ave., 90029. I got your notice in the mail and wanted to give you a couple comments about the proposed Sunset-Silverlake Development Project.

Site 3:

I'm generally very happy to have something built in the place of the Bates Hotel that I have seen abandoned across the street for ten years. I don't approve of the reduced setbacks or increased height requests from an aesthetic and pedestrian-friendly perspective.

Site 1 and Site 2

What the neighborhood (and the city) needs more than anything are more parks and parkettes. As I'm sure you'd agree, the reason a city like Paris is so pleasant and works so well is that nearly every block has a small park where pedestrians gather to picnic, read or play. They are also pockets of habitat for wildlife. Since both of these sites are currently undeveloped land, they represent a valuable resource. Once something is built on a site, it almost never is return to open land, so now is the time to choose a park over more buildings. Sunset Junction is one of the few pedestrian friendly villages in Los Angeles, but it still has a ways to go before it works as well as a place like Greenwich Village in New York City. If we allow developers to build up every inch of undeveloped land, the neighborhood will start moving in the other direction from where it is currently headed. It will slide towards an unfriendly landscape of solid buildings and cars. Studies show a pedestrian friendly neighborhood is best for the economy and the property values of a neighborhood. Please consider forcing these developers to devote at least half of each of these sites to public park. Or, if possible, make Site 1 a park entirely.

Thanks!

C

From: **Brittany Petros** <[brittpetros@me.com](mailto:brittpetros@me.com)>  
Date: Mon, Nov 17, 2014 at 2:12 PM  
Subject: Regarding case no ENV 2011-3299-EIR  
To: [srimal.hewawitharana@lacity.org](mailto:srimal.hewawitharana@lacity.org)

Dear Srimal Hewawitharana,

My name is Brittany Petros and I own the property located at 1045 Sanborn Ave. I just received in the mail the notice of preparation for the environmental impact report for the 3 Sites near my home. Two are near where Sunset Blvd. and Santa Monica intersect and the 3rd is just a bit further down Sunset.

I wanted to write and say that I'm beyond upset that these monstrosities are even being considered. Parking is a MASSIVE problem in the neighborhood and they do not have anywhere near the appropriate amount of parking to accommodate not only the tenants and business owners but all of their friends and customers as well. The already horrible parking conditions will become unbearable.

The traffic will increase hence increased pollution - also affecting the environment and my quality of life.

I moved to Silver Lake to get away from these gigantic buildings and I'm sick just thinking about - not 1, not 2, but 3 of these non-neighborhood, non-environmentally friendly buildings are now being considered to be built just blocks from my home.

What can I do to stop it? Please let me know what I can do - where can I go to try to stop this from happening?

Thank you,  
Britt

Brittany Petros  
[310-403-7556](tel:310-403-7556)

**Joe Smoke**  
**4222 Virginia Ave**  
**Los Angeles, CA 90029**

Srimal Hewawitharana, Environmental Review Coordinator'  
Department of City Planning, Environmental Review Section  
200 N. Spring Street, Room 750  
Los Angeles, CA 90012

Via email to [srimal.hewawitharana](mailto:srimal.hewawitharana)

**Public Comment on Case No. ENV-2011-3299-EIR**

Dear City Planners,

The scale of the "Silverlake Gateway Project" at 4000 Sunset, 4100 Sunset, and 4301 Sunset is too large for social landscape and traffic capacity within the Sunset Junction neighborhood. I am writing to oppose the project unless it is scaled back to two sites rather than three.

I do not oppose Site 3 (4301 Sunset). In fact, I welcome these 122 residential units for new socially active residents. But I would strongly recommend that the 10 "very low income" units can be specifically reserved for working artists, a federally recognized class of low income citizens. In this regard, I encourage the developer will work with the City of LA Department of Cultural Affairs to design and implement a fair and open lottery system for these 10 units which can distinctly benefit a neighborhood that respects and welcomes working artists. Who knows if the other 112 units will attract middle and upper class "cultural creative." I imagine (and hope) they will. In the end, the ability for 4301 Sunset residents and visitors to come and go on Fountain Ave OR Sunset Blvd makes this site a realistic locus for new traffic.

I am only slightly pleased that Site 2 (4100 Sunset) will offer 44 "beneficial" public parking spaces. I consider these extra spaces a VERY LOW level of mitigation for a building with: 91 residents (who presumably will have friends visiting day and night) and one or more commercial spaces (in a popular neighborhood that already has severe parking problems). I do not expect the Silverlake Gateway developer to solve our neighborhood's existing traffic problems. Nonetheless, I think the City's EIR impact assessment is erroneous if it supposes

that 91+ new residents with friends and hundreds of new shoppers will not exceed 91 + 6 + 44 parking spaces per hour or day. I cannot believe that the approximate 141 new parking spaces proposed for 4100 Sunset will be net-neutral. Likewise, I do not view these extra parking spaces as a help or a gift by either the City or the developer to the Sunset Junction community. In the end, I have no ardent opposition to Site 2, because it is also positioned on two major access streets so new residents and visitors may come and go on either Santa Monica OR Sunset Blvd. Per my note above I recommend that the 8 low income units proposed at 4100 Sunset be added to the proposed lottery for "working artists."

The clearly insane aspect of the proposed development is Site 1 (4000 Sunset). Any proposed residential structure at the corner of Sunset Blvd and Sanborn Ave. (which is not a major access street) is ludicrous. The neighborhood CAN NOT sustain a mixed-use residential/commercial building of this size and scale at this site. What our community needs instead is a communal green space. I would strongly prefer the City to take this 31,180 sq. ft. configuration of land by eminent domain and design it into a park with a dog run, and mini-concert amphitheater, and a community garden! When residents walk and tourist drive to the heart of our neighborhood, I would prefer them to find a completely public place with free space to relax, admire, and share.

The Sunset Junction community DOES NOT need or want the extra density proposed at 4000 Sunset Blvd. I know that the developer has tried to amend the proposed design by stepping back the upper floor and adding a 8,650 plaza. This mitigation is weak and has not quelled public opposition.

Moving forward, the path of least resistance is for the City to envision the corner of Sunset and Sanborn as a truly public space that will benefit all existing residents and visitors and not triple traffic problems at the Junction.

Thank you in advance for taking my objections, recommendations, and proposed solutions into the record. I believe in smart compromise with ideas that can lower tensions and rebuild relationships between neighborhood residents, local business owners, this developer, and City stewards.

Sincerely,



Joe Smoke

Homeowner in the "Hoover Triangle" adjacent to all three proposed Sites

From: **Richard Stephan** <[richardstephan@yahoo.com](mailto:richardstephan@yahoo.com)>  
Date: Mon, Dec 15, 2014 at 6:29 PM  
Subject: ENV-2011-3299-EIR  
To: Simal Hewawitharana <[simal.hewawitharana@lacity.org](mailto:simal.hewawitharana@lacity.org)>

Dear Ms. Hewawitharana:

I live in an apartment building located at 4141 Santa Monica Blvd., and I write to submit my comments regarding the above-referenced construction project and environmental impact report.

I am particularly concerned about the noise and air pollution that will result from three separate construction projects in a three-block radius. While I do not support in any way this construction (what the area needs are more green spaces, not buildings), I hope that the developers will be required to observe strict measures to reduce construction noise and the various environmental contaminants (dust, fumes, etc.) that will result from the project.

Thank you.

Sincerely,

Richard Stephan  
[323-898-5190](tel:323-898-5190)