



Planning Environmental Review <planning.envreview@lacity.org>

Objection to 8150 Sunset Blvd. from Diane Gallemore

1 message

Save Sunset Boulevard <info@savesunsetboulevard.com>

Fri, Dec 26, 2014 at 1:27 PM

Reply-To: Gallemorephotos@gmail.com

To: jonathan.brand@lacity.org, planning.envreview@lacity.org, tom.labonge@lacity.org

Cc: info@savesunsetboulevard.com, Gallemorephotos@gmail.com

From:

Diane Gallemore

Gallemorephotos@gmail.com

587 N. Ventu Park Road #222

Newbury Park

California

91320

To:

The City Planning Department, Councilman Tom LaBonge, and Jonathan Brand,

I strongly object to the oversized and completely out of context development being proposed for the south-west junction of Sunset & Crescent Heights on these grounds;

This EIR makes reference to general conformance, yet general conformance is not the standard on which a project may be approved. In the EIR there is no serious respect given to the historical context for a development of this scale, mass or design. This project stands in direct conflict to the Hollywood General Plan and CEQA.

HEIGHT

The land use detailed in the 8150 Sunset Blvd EIR is simply too excessive. At 216 feet this will be the tallest skyscraper on the historically low rise Sunset Strip.

8150 is applying for a permit to build condominiums. I ask that the city of Los Angeles reject this permit because on the way in which the approval process for rentals and condominiums differs. The EIR Represents the project as 16 stories when it is actually over a realistic 20 stories at 10 feet per story. I believe this to be an intentional misrepresentation to confuse the public, and because of this I demand a new EIR that correctly states the height without this misleading and incorrect figure of just sixteen stories.

HISTORICAL RESOURCE DISTRICT

The Chateau Marmont and the surrounding French Chateau style apartment buildings represent some of Los Angeles's premier historical treasures, so to tower over them with a massive skyscraper will be a blight upon the area and a tragedy of urban design that cannot be undone. The EIR does not accurately represent the destruction to the neighborhood that this project will cause. The current design will have a disastrous effect on the historical nature of the immediate surroundings by:

- Demolishing the Lytton Building.
- The EIR fails to correctly address the aesthetic and financial effects of blocking the light and views of the historic Chateau Marmont, the Colonial House, Andalusia, Mi Casa, Chateau Marmont, The Granville, and The Savoy and countless hillside residents.
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DENSITY

The Hollywood general plan states that it will:

"Protect lower density housing from the scattered intrusion of apartments"

and states that...

"Transition building heights should be imposed, especially in the medium density housing designated areas where the designation is immediately adjacent to properties designated Low Medium 1 or more restrictive"

This project shares a property line with a 2 story residential building and I believe it is not consistent with the general plan. Specifically, the project immediately borders R4B zoned buildings on Havenhurst, R4a on Crescent Heights, and R2 – 1x1 zoning across Havenhurst.

TRAFFIC

The EIR falsely claims that 5,296 daily trips are made by the present shopping mall and bases its traffic impact by subtracting this number. At present, the real number is approximately 1500 daily trips that are made by the shopping mall, and at its peak occupancy it was still only around 3000. The EIR says that it will only increase traffic by 1077 cars by building this development, but the real and honest number for 240 apartments containing at least 480 new residents, the restaurants, retail spaces, offices and gym employees, deliveries and the sheer number of the customers those business will need to cover their rent, the real figure will be closer to 8-10,000 new vehicle movements per day at this already abysmally overcrowded intersection.

I demand that the city of Los Angeles independently reassess the real figures based on actual traffic rather than the ridiculous disingenuous 'trips per day' guestimate made in the EIR.

Laurel Canyon Blvd (between Sunset & Ventura) is one of the most heavily congested corridors, as identified in the CGPF analysis of 2010 population and employment projections. (City of Los Angeles General Plan, Transportation, Chapter 2)

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12/30/2014

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Objection to 8150 Sunset Blvd. from Jack & Pamela Wishard1 message

Save Sunset Boulevard <info@savesunsetboulevard.com>

Fri, Dec 26, 2014 at 3:48 PM

Reply-To: pamwishard@aol.com

To: jonathan.brand@lacity.org, planning.envreview@lacity.org, tom.labonge@lacity.org

Cc: info@savesunsetboulevard.com, pamwishard@aol.com

From:

Jack & Pamela Wishard

pamwishard@aol.com

1438 N. Kings Rd.

Los Angeles

CA

90069

To:

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Fri, Dec 26, 2014 at 4:55 PM

Reply-To: drums4mikey@yahoo.com

To: jonathan.brand@lacity.org, planning.envreview@lacity.org, tom.labonge@lacity.org

Cc: info@savesunsetboulevard.com, drums4mikey@yahoo.com

From:

Michael Speziali

drums4mikey@yahoo.com

1351 N Crescent Heights blvd

West Hollywood

CA

90046

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ADDITIONAL CONCERNS

Stop ruining the Sunset Strip..

These are some of my concerns, and I would like to know that City Hall will address them.

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drums4mikey@yahoo.com
1351 N Crescent Heights blvd
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Objection to 8150 Sunset Blvd. from Lyn healy

1 message

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Fri, Dec 26, 2014 at 5:24 PM

Reply-To: Lynhealy@sbcglobal.net

To: jonathan.brand@lacity.org, planning.envreview@lacity.org, tom.labonge@lacity.org

Cc: info@savesunsetboulevard.com, Lynhealy@sbcglobal.net

From:

Lyn healy

Lynhealy@sbcglobal.net

8112 gould ave

Los angeles

CA

90046

To:

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Reply-To: olivialynnbenavides@yahoo.com

To: jonathan.brand@lacity.org, planning.envreview@lacity.org, tom.labonge@lacity.org

Cc: info@savesunsetboulevard.com, olivialynnbenavides@yahoo.com

From:

Olivia Benavides

olivialynnbenavides@yahoo.com

5628 Hazelbrook Ave

lakewood

ca

90713T

To:

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1 message

Save Sunset Boulevard <info@savesunsetboulevard.com>

Fri, Dec 26, 2014 at 9:07 PM

Reply-To: JennX2014@gmail.com

To: jonathan.brand@lacity.org, planning.envreview@lacity.org, tom.labonge@lacity.org

Cc: info@savesunsetboulevard.com, JennX2014@gmail.com

From:

Jennifer Weill

JennX2014@gmail.com

1520 N Hayworth Ave

LA

CA

90046

To:

The City Planning Department, Councilman Tom LaBonge, and Jonathan Brand,

I strongly object to the oversized and completely out of context development being proposed for the south-west junction of Sunset & Crescent Heights on these grounds;

This EIR makes reference to general conformance, yet general conformance is not the standard on which a project may be approved. In the EIR there is no serious respect given to the historical context for a development of this scale, mass or design. This project stands in direct conflict to the Hollywood General Plan and CEQA.

HEIGHT

The land use detailed in the 8150 Sunset Blvd EIR is simply too excessive. At 216 feet this will be the tallest skyscraper on the historically low rise Sunset Strip.

8150 is applying for a permit to build condominiums. I ask that the city of Los Angeles reject this permit because on the way in which the approval process for rentals and condominiums differs. The EIR Represents the project as 16 stories when it is actually over a realistic 20 stories at 10 feet per story. I believe this to be an intentional misrepresentation to confuse the public, and because of this I demand a new EIR that correctly states the height without this misleading and incorrect figure of just sixteen stories.

HISTORICAL RESOURCE DISTRICT

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- Demolishing the Lytton Building.
- The EIR fails to correctly address the aesthetic and financial effects of blocking the light and views of the historic Chateau Marmont, the Colonial House, Andalusia, Mi Casa, Chateau Marmont, The Granville, and The Savoyard countless hillside residents.
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DENSITY

The Hollywood general plan states that it will:

"Protect lower density housing from the scattered intrusion of apartments"

and states that...

"Transition building heights should be imposed, especially in the medium density housing designated areas where the designation is immediately adjacent to properties designated Low Medium 1 or more restrictive"

This project shares a property line with a 2 story residential building and I believe it is not consistent with the general plan. Specifically, the project immediately borders R4B zoned buildings on Havenhurst, R4a on Crescent Heights, and R2 – 1x1 zoning across Havenhurst.

TRAFFIC

The EIR falsely claims that 5,296 daily trips are made by the present shopping mall and bases its traffic impact by subtracting this number. At present, the real number is approximately 1500 daily trips that are made by the shopping mall, and at its peak occupancy it was still only around 3000. The EIR says that it will only increase traffic by 1077 cars by building this development, but the real and honest number for 240 apartments containing at least 480 new residents, the restaurants, retails spaces, offices and gym employees, deliveries and the sheer number of the customers those business will need to cover their rent, the real figure will be closer to 8-10,000 new vehicle movements per day at this already abysmally overcrowded intersection.

I demand that the city of Los Angeles independently reassess the real figures based on actual traffic rather than the ridiculous disingenuous 'trips per day' guestimate made in the EIR.

Laurel Canyon Blvd (between Sunset & Ventura) is one of the most heavily congested corridors, as identified in the CGPF analysis of 2010 population and employment projections. (City of Los Angeles General Plan, Transportation, Chapter 2)

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PARKING

The EIR does not satisfactorily address the fact that there are nothing like enough parking spaces for the 480+ residents, 100+ retail, restaurant and gym employees along the thousands of clients they will need to attract to cover their rent. This will mean thousands of cars a day circling one of the most congested areas in Hollywood searching for parking, adding massive amounts of pollution, destroying our quality of life, and making it impossible for residents and emergency vehicles to have speedy access to the hillside neighborhoods.

THE "CONDO" LOOPHOLE

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LOSS OF SERVICE

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ADDITIONAL CONCERNS

The neighborhood is firmly against this project. Please approve something tasteful and size appropriate for that corner.

These are some of my concerns, and I would like to know that City Hall will address them.

Thank you, yours sincerely,

Jennifer Weill
JennX2014@gmail.com
1520 N Hayworth Ave
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Planning Environmental Review <planning.envreview@lacity.org>

Objection to 8150 Sunset Blvd. from Alexis Carlson

1 message

Save Sunset Boulevard <info@savesunsetboulevard.com>

Sat, Dec 27, 2014 at 7:43 AM

Reply-To: metalmaniagirl@hotmail.com

To: jonathan.brand@lacity.org, planning.envreview@lacity.org, tom.labonge@lacity.org

Cc: info@savesunsetboulevard.com, metalmaniagirl@hotmail.com

From:

Alexis Carlson

metalmaniagirl@hotmail.com

8135 Deseret ave

Fair oaks

CA

95628

To:

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12/30/2014

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Objection to 8150 Sunset Blvd. from Patrick O'Shea

1 message

Save Sunset Boulevard <info@savesunsetboulevard.com>

Sat, Dec 27, 2014 at 8:27 AM

Reply-To: etsu2@aol.com

To: jonathan.brand@lacity.org, planning.envreview@lacity.org, tom.labonge@lacity.org

Cc: info@savesunsetboulevard.com, etsu2@aol.com

From:

Patrick O'Shea

etsu2@aol.com

4324 Perilita Ave

Los Angeles

Ca

90039

To:

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12/30/2014

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Patrick O'Shea
etsu2@aol.com
4324 Perlita Ave
Los Angeles
Ca
90039



Planning Environmental Review <planning.envreview@lacity.org>

Objection to 8150 Sunset Blvd. from Victoria

1 message

Save Sunset Boulevard <info@savesunsetboulevard.com>

Sat, Dec 27, 2014 at 9:19 AM

Reply-To: vickyreps@mac.com

To: jonathan.brand@lacity.org, planning.envreview@lacity.org, tom.labonge@lacity.org

Cc: info@savesunsetboulevard.com, vickyreps@mac.com

From:

Victoria

vickyreps@mac.com

8100 Gould Ave

LA

CA

90046

To:

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ADDITIONAL CONCERNS
DONT RUIN OUR NEIGHBORHOOD!
WE DONT NEED ANOTHER GREEDY DEVELOPER MAKING ALL THE PROFIT AT THE EXPENSE OF OUR
CITY> TRAFFIC IS ALREADY A NIGHTMARE>
STOP THIS NOW!!!

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Thank you, yours sincerely,

Victoria
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8100 Gould Ave
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Planning Environmental Review <planning.envreview@lacity.org>

Objection to 8150 Sunset Blvd. from concerned resident

1 message

Save Sunset Boulevard <info@savesunsetboulevard.com>

Sat, Dec 27, 2014 at 1:10 PM

Reply-To: unidentifiedcaller@yahoo.com

To: jonathan.brand@lacity.org, planning.envreview@lacity.org, tom.labonge@lacity.org

Cc: info@savesunsetboulevard.com, unidentifiedcaller@yahoo.com

From:

concerned resident

unidentifiedcaller@yahoo.com

wonderland

los angeles

ca

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Save Sunset Boulevard <info@savesunsetboulevard.com>

Sat, Dec 27, 2014 at 3:00 PM

Reply-To: carole@thelastcrummbaskets.com

To: jonathan.brand@lacity.org, planning.envreview@lacity.org, tom.labonge@lacity.org

Cc: info@savesunsetboulevard.com, carole@thelastcrummbaskets.com

From:

Please don't change the charm of the city

carole@thelastcrummbaskets.com

8110 Gould Ave

Los Angeles

Ca

90046

To:

The City Planning Department, Councilman Tom LaBonge, and Jonathan Brand,

I strongly object to the oversized and completely out of context development being proposed for the south-west junction of Sunset & Crescent Heights on these grounds;

This EIR makes reference to general conformance, yet general conformance is not the standard on which a project may be approved. In the EIR there is no serious respect given to the historical context for a development of this scale, mass or design. This project stands in direct conflict to the Hollywood General Plan and CEQA.

HEIGHT

The land use detailed in the 8150 Sunset Blvd EIR is simply too excessive. At 216 feet this will be the tallest skyscraper on the historically low rise Sunset Strip.

8150 is applying for a permit to build condominiums. I ask that the city of Los Angeles reject this permit because on the way in which the approval process for rentals and condominiums differs. The EIR Represents the project as 16 stories when it is actually over a realistic 20 stories at 10 feet per story. I believe this to be an intentional misrepresentation to confuse the public, and because of this I demand a new EIR that correctly states the height without this misleading and incorrect figure of just sixteen stories.

HISTORICAL RESOURCE DISTRICT

The Chateau Marmont and the surrounding French Chateau style apartment buildings represent some of Los Angeles's premier historical treasures, so to tower over them with a massive skyscraper will be a blight upon the area and a tragedy of urban design that cannot be undone. The EIR does not accurately represent the destruction to the neighborhood that this project will cause. The current design will have a disastrous effect on the historical nature of the immediate surroundings by:

- Demolishing the Lytton Building.
- The EIR fails to correctly address the aesthetic and financial effects of blocking the light and views of the historic Chateau Marmont, the Colonial House, Andalusia, Mi Casa, Chateau Marmont, The Granville, and The Savoy and countless hillside residents.
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DENSITY

The Hollywood general plan states that it will:

"Protect lower density housing from the scattered intrusion of apartments"

and states that...

"Transition building heights should be imposed, especially in the medium density housing designated areas where the designation is immediately adjacent to properties designated Low Medium 1 or more restrictive"

This project shares a property line with a 2 story residential building and I believe it is not consistent with the general plan. Specifically, the project immediately borders R4B zoned buildings on Havenhurst, R4a on Crescent Heights, and R2 – 1x1 zoning across Havenhurst.

TRAFFIC

The EIR falsely claims that 5,296 daily trips are made by the present shopping mall and bases its traffic impact by subtracting this number. At present, the real number is approximately 1500 daily trips that are made by the shopping mall, and at its peak occupancy it was still only around 3000. The EIR says that it will only increase traffic by 1077 cars by building this development, but the real and honest number for 240 apartments containing at least 480 new residents, the restaurants, retail spaces, offices and gym employees, deliveries and the sheer number of the customers those businesses will need to cover their rent, the real figure will be closer to 8-10,000 new vehicle movements per day at this already abysmally overcrowded intersection.

I demand that the city of Los Angeles independently reassess the real figures based on actual traffic rather than the ridiculous disingenuous 'trips per day' guestimate made in the EIR.

Laurel Canyon Blvd (between Sunset & Ventura) is one of the most heavily congested corridors, as identified in the CGPF analysis of 2010 population and employment projections. (City of Los Angeles General Plan, Transportation, Chapter 2)

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LOSS OF SERVICE

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ADDITIONAL CONCERNS

The 220 foot tower on the south-west corner of Laurel Canyon and Crescent Heights will destroy the heart of historic residential Hollywood.
Please do not allow this to continue.

These are some of my concerns, and I would like to know that City Hall will address them.

Thank you, yours sincerely,

Please don't change the charm of the city
carole@thelastcrumbbaskets.com
8110 Gould Ave
Los Angeles
Ca
90046



Objection to 8150 Sunset Blvd. from Mary Cellini

1 message

Save Sunset Boulevard <info@savesunsetboulevard.com>

Sat, Dec 27, 2014 at 6:47 PM

Reply-To: illbetheshoe@yahoo.com

To: jonathan.brand@lacity.org, planning.envreview@lacity.org, tom.labonge@lacity.org

Cc: info@savesunsetboulevard.com, illbetheshoe@yahoo.com

From:

Mary Cellini

illbetheshoe@yahoo.com

2508 Glen Green St

Los Angeles

CA

90068

To:

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12/30/2014

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illbetheshoe@yahoo.com
2508 Glen Green St
Los Angeles
CA
90068



Planning Environmental Review <planning.envreview@lacity.org>

Objection to 8150 Sunset Blvd. from Holly

1 message

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Sat, Dec 27, 2014 at 9:40 PM

Reply-To: Hollymiela@gmail.com

To: jonathan.brand@lacity.org, planning.envreview@lacity.org, tom.labonge@lacity.org

Cc: info@savesunsetboulevard.com, Hollymiela@gmail.com

From:

Holly

Hollymiela@gmail.com

3147 Warick Rd

Royal Oak

MI

48073

To:

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Holly
Hollymiela@gmail.com
3147 Warick Rd
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Planning Environmental Review <planning.envreview@lacity.org>

Objection to 8150 Sunset Blvd. from Dmitriy Kolegayev

1 message

Save Sunset Boulevard <info@savesunsetboulevard.com>

Sun, Dec 28, 2014 at 9:20 AM

Reply-To: dkolegayev@yahoo.com

To: jonathan.brand@lacity.org, planning.envreview@lacity.org, tom.labonge@lacity.org

Cc: info@savesunsetboulevard.com, dkolegayev@yahoo.com

From:

Dmitriy Kolegayev

dkolegayev@yahoo.com

1351 N Crescent Heights Blvd, #217

Los Angeles

California

90046

To:

The City Planning Department, Councilman Tom LaBonge, and Jonathan Brand,

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1351 N Crescent Heights Blvd, #217
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Planning Environmental Review <planning.envreview@lacity.org>

Objection to 8150 Sunset Blvd. from Marina Yaney

1 message

Save Sunset Boulevard <info@savesunsetboulevard.com>

Sun, Dec 28, 2014 at 11:02 AM

Reply-To: yaniac54@hotmail.com

To: jonathan.brand@lacity.org, planning.envreview@lacity.org, tom.labonge@lacity.org

Cc: info@savesunsetboulevard.com, yaniac54@hotmail.com

From:

Marina Yaney

yaniac54@hotmail.com

8420 Kirkwood Drive

LOS ANGELES

CA - California

90046-1928

To:

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This project is such a blight visually and will not help to alleviate the already VERY dangerous intersection that we drive through every day! I do not want to see this kind of architecture overshadowing our beloved Chateau Marmont!!!!

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yaniac54@hotmail.com
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90046-1928



Planning Environmental Review <planning.envreview@lacity.org>

Objection to 8150 Sunset Blvd. from Jordan "Ace" Von Johnson

1 message

Save Sunset Boulevard <info@savesunsetboulevard.com>

Sun, Dec 28, 2014 at 2:51 PM

Reply-To: acevonjohnson@icloud.com

To: jonathan.brand@lacity.org, planning.envreview@lacity.org, tom.labonge@lacity.org

Cc: info@savesunsetboulevard.com, acevonjohnson@icloud.com

From:

Jordan "Ace" Von Johnson

acevonjohnson@icloud.com

1530 Poinsettia

Hollywood

CA

90046

To:

The City Planning Department, Councilman Tom LaBonge, and Jonathan Brand,

I strongly object to the oversized and completely out of context development being proposed for the south-west junction of Sunset & Crescent Heights on these grounds;

This EIR makes reference to general conformance, yet general conformance is not the standard on which a project may be approved. In the EIR there is no serious respect given to the historical context for a development of this scale, mass or design. This project stands in direct conflict to the Hollywood General Plan and CEQA.

HEIGHT

The land use detailed in the 8150 Sunset Blvd EIR is simply too excessive. At 216 feet this will be the tallest skyscraper on the historically low rise Sunset Strip.

8150 is applying for a permit to build condominiums. I ask that the city of Los Angeles reject this permit because on the way in which the approval process for rentals and condominiums differs. The EIR Represents the project as 16 stories when it is actually over a realistic 20 stories at 10 feet per story. I believe this to be an intentional misrepresentation to confuse the public, and because of this I demand a new EIR that correctly states the height without this misleading and incorrect figure of just sixteen stories.

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DENSITY

The Hollywood general plan states that it will:

"Protect lower density housing from the scattered intrusion of apartments" and states that...

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TRAFFIC

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I demand that the city of Los Angeles independently reassess the real figures based on actual traffic rather than the ridiculous disingenuous 'trips per day' guestimate made in the EIR.

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12/30/2014

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Objection to 8150 Sunset Blvd. from mary lawson

1 message

Save Sunset Boulevard <info@savesunsetboulevard.com>

Sun, Dec 28, 2014 at 3:55 PM

Reply-To: maryl88766@gmail.com

To: jonathan.brand@lacity.org, planning.envreview@lacity.org, tom.labonge@lacity.org

Cc: info@savesunsetboulevard.com, maryl88766@gmail.com

From:

mary lawson

maryl88766@gmail.com

137 s turner Ave

West covina

CA

91791

To:

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Objection to 8150 Sunset Blvd. from Carrie Landers

1 message

Save Sunset Boulevard <info@savesunsetboulevard.com>

Sun, Dec 28, 2014 at 4:24 PM

Reply-To: carrielanders@rocketmail.com

To: jonathan.brand@lacity.org, planning.envreview@lacity.org, tom.labonge@lacity.org

Cc: info@savesunsetboulevard.com, carrielanders@rocketmail.com

From:

Carrie Landers

carrielanders@rocketmail.com

1925 Grace Ave

Los Angeles

California

90068

To:

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Reply-To: ross.mandeville@gmail.com

To: jonathan.brand@lacity.org, planning.envreview@lacity.org, tom.labonge@lacity.org

Cc: info@savesunsetboulevard.com, ross.mandeville@gmail.com

From:

Ross Mandeville

ross.mandeville@gmail.com

1408 1/2 Havenhurst Dr

West Hollywood

CA

90046

To:

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Objection to 8150 Sunset Blvd. from elizabeth ashdjian

1 message

Save Sunset Boulevard <info@savesunsetboulevard.com>

Mon, Dec 29, 2014 at 8:29 AM

Reply-To: eashdjian@yahoo.com

To: jonathan.brand@lacity.org, planning.envreview@lacity.org, tom.labonge@lacity.org

Cc: info@savesunsetboulevard.com, eashdjian@yahoo.com

From:

elizabeth ashdjian

eashdjian@yahoo.com

6929 Sepulveda Blvd #21

van nuys

California

91405

To:

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Objection to 8150 Sunset Blvd. from Daniel Hinton

1 message

Save Sunset Boulevard <info@savesunsetboulevard.com>

Mon, Dec 29, 2014 at 9:33 AM

Reply-To: drh064@juno.com

To: jonathan.brand@lacity.org, planning.envreview@lacity.org, tom.labonge@lacity.org

Cc: info@savesunsetboulevard.com, drh064@juno.com

From:

Daniel Hinton

drh064@juno.com

1537 N Genesee Ave

Los Angeles

CA

90046

To:

The City Planning Department, Councilman Tom LaBonge, and Jonathan Brand,

I strongly object to the oversized and completely out of context development being proposed for the south-west junction of Sunset & Crescent Heights on these grounds;

This EIR makes reference to general conformance, yet general conformance is not the standard on which a project may be approved. In the EIR there is no serious respect given to the historical context for a development of this scale, mass or design. This project stands in direct conflict to the Hollywood General Plan and CEQA.

HEIGHT

The land use detailed in the 8150 Sunset Blvd EIR is simply too excessive. At 216 feet this will be the tallest skyscraper on the historically low rise Sunset Strip.

8150 is applying for a permit to build condominiums. I ask that the city of Los Angeles reject this permit because on the way in which the approval process for rentals and condominiums differs. The EIR Represents the project as 16 stories when it is actually over a realistic 20 stories at 10 feet per story. I believe this to be an intentional misrepresentation to confuse the public, and because of this I demand a new EIR that correctly states the height without this misleading and incorrect figure of just sixteen stories.

HISTORICAL RESOURCE DISTRICT

The Chateau Marmont and the surrounding French Chateau style apartment buildings represent some of Los Angeles's premier historical treasures, so to tower over them with a massive skyscraper will be a blight upon the area and a tragedy of urban design that cannot be undone. The EIR does not accurately represent the destruction to the neighborhood that this project will cause. The current design will have a disastrous effect on the historical nature of the immediate surroundings by:

- Demolishing the Lytton Building.
- The EIR fails to correctly address the aesthetic and financial effects of blocking the light and views of the historic Chateau Marmont, the Colonial House, Andalusia, Mi Casa, Chateau Marmont, The Granville, and The Savoy and countless hillside residents.
- The shading the Chateau Marmont, Colonial House, and The Andalusia will completely destroy one of the most open and spacious areas of Hollywood's original residential district.

DENSITY

The Hollywood general plan states that it will:

"Protect lower density housing from the scattered intrusion of apartments"

and states that...

"Transition building heights should be imposed, especially in the medium density housing designated areas where the designation is immediately adjacent to properties designated Low Medium 1 or more restrictive"

This project shares a property line with a 2 story residential building and I believe it is not consistent with the general plan. Specifically, the project immediately borders R4B zoned buildings on Havenhurst, R4a on Crescent Heights, and R2 – 1x1 zoning across Havenhurst.

TRAFFIC

The EIR falsely claims that 5,296 daily trips are made by the present shopping mall and bases its traffic impact by subtracting this number. At present, the real number is approximately 1500 daily trips that are made by the shopping mall, and at its peak occupancy it was still only around 3000. The EIR says that it will only increase traffic by 1077 cars by building this development, but the real and honest number for 240 apartments containing at least 480 new residents, the restaurants, retail spaces, offices and gym employees, deliveries and the sheer number of the customers those business will need to cover their rent, the real figure will be closer to 8-10,000 new vehicle movements per day at this already abysmally overcrowded intersection.

I demand that the city of Los Angeles independently reassess the real figures based on actual traffic rather than the ridiculous disingenuous 'trips per day' guestimate made in the EIR.

Laurel Canyon Blvd (between Sunset & Ventura) is one of the most heavily congested corridors, as identified in the CGPF analysis of 2010 population and employment projections. (City of Los Angeles General Plan, Transportation, Chapter 2)

The proposal to take out a turning lane on the intersection of Laurel and Sunset will worsen traffic and slow emergency response times. This application must be denied.

The lead agency, the City of LA Planning Department, must consider whether this project will cause unsafe conditions for roadway users, residents and tax payers to avoid more expensive and disastrous lawsuits by properly determining the consequences of:

- The developers goal of pushing 900 new bicyclists into totally unsafe streets.
- Greater speed differentials between bicycles, pedestrians and motor vehicles in one of the most congested and dangerous junctions in Hollywood.
- Increased danger to bicyclists and pedestrians in "vehicle conflict areas"
- The resulting inadequate emergency access to all hillside residents and neighbors as a result of this new and unmanageable congestion.

PARKING

The EIR does not satisfactorily address the fact that there are nothing like enough parking spaces for the 480+ residents, 100+ retail, restaurant and gym employees along the thousands of clients they will need to attract to cover their rent. This will mean thousands of cars a day circling one of the most congested areas in Hollywood searching for parking, adding massive amounts of pollution, destroying our quality of life, and making it impossible for residents and emergency vehicles to have speedy access to the hillside neighborhoods.

THE "CONDO" LOOPHOLE

Townscape, the developers, are now applying to the city for condo parcel numbers. This means the units will be considered "individual homes" and are not subject to city rent increase guidelines. This is clearly a way to get around city rent guidelines, and to turn the unenforced "low income housing" benefits they are asking for into yet more easy to flip profit. I also ask that these loopholes are closed.

LOSS OF SERVICE

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12/30/2014

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Objection to 8150 Sunset Blvd. from Joseph Tuchmayer

1 message

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Mon, Dec 29, 2014 at 2:33 PM

Reply-To: joetuchmayer@hotmail.com

To: jonathan.brand@lacity.org, planning.envreview@lacity.org, tom.labonge@lacity.org

Cc: info@savesunsetboulevard.com, joetuchmayer@hotmail.com

From:

Joseph Tuchmayer

joetuchmayer@hotmail.com

2307 laurelmont place

Los Angeles

ca

90046

To:

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ADDITIONAL CONCERNS

this project will, without question, add to traffic congestion and with that an increase in pollution. the project will also add to the density of an already crowded area.

These are some of my concerns, and I would like to know that City Hall will address them.

Thank you, yours sincerely,

Joseph Tuchmayer
joetuchmayer@hotmail.com
2307 laurelmont place
Los Angeles
ca
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Planning Environmental Review <planning.envreview@lacity.org>

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Cc: info@savesunsetboulevard.com, Lisakhsu@gmail.com

From:

Lisa Hsu

Lisakhsu@gmail.com

8825 wonderland avenue

Los Angeles

Ca

90046

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