



Objection to 8150 Sunset Blvd. from Julie Olen reference City Case No. ENV-2013-2552-EIR

1 message

Save Sunset Boulevard <info@savesunsetboulevard.com>

Fri, Jan 23, 2015 at 2:59 PM

Reply-To: julieolen@sbcglobal.net

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

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

From:

Julie Olen

julieolen@sbcglobal.net

1270 Havenhurst Dr.

West 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.

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 – 1xl 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)

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"
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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

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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ADDITIONAL CONCERNS

"The worst reason to do something is because you can."

-Bill Clinton

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

Thank you, yours sincerely,

Julie Olen

julieolen@sbcglobal.net

1270 Havenhurst Dr.

West Hollywood

CA

90046



Objection to 8150 Sunset Blvd. from halle reference City Case No. ENV-2013-2552-EIR

1 message

Save Sunset Boulevard <info@savesunsetboulevard.com>

Fri, Jan 23, 2015 at 3:55 PM

Reply-To: kismettv@aol.com

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

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

From:

halle

kismettv@aol.com

Sweetzer Ave

West Hollywood

ca

90069

To:

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halle

kismetv@aol.com

Sweetzer Ave

West Hollywood

ca

90069



Objection to 8150 Sunset Blvd. from Lala Khanian reference City Case No. ENV-2013-2552-EIR

1 message

Save Sunset Boulevard <info@savesunsetboulevard.com>

Mon, Jan 26, 2015 at 8:44 PM

Reply-To: lkhanian@yahoo.com

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

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

From:

Lala Khanian

lkhanian@yahoo.com

7638 W. HAMPTON AVE.

West Hollywood

CA

90046

To:

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Lala Khanian

lkhanian@yahoo.com

7638 W. HAMPTON AVE.

West Hollywood

CA

90046



Objection to 8150 Sunset Blvd. from Randy Myer

3 messages

Save Sunset Boulevard <info@savesunsetboulevard.com>

Wed, Dec 24, 2014 at 9:53 AM

Reply-To: Rmyer813@gmail.com

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

Cc: info@savesunsetboulevard.com, Rmyer813@gmail.com

From:

Randy Myer

Rmyer813@gmail.com

1969 De Mille Dr

Los Angeles

CA

90027

To:

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Randy Myer
Rmyer813@gmail.com
1969 De Mille Dr
Los Angeles
CA
90027

Randy Myer <rmyer813@gmail.com>

Tue, Jan 27, 2015 at 11:24 AM

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

Jonathan,

I is not send this letter. I do not know who did. Did it come from my email? Someone hacked me if it did. I would never write such a long letter and, as chair of zoning for LFIA, I would never send a personal letter like this. LFIA sends letters when our board approves them, on our letterhead.

I know nothing about this project as it is not in the Los Feliz area. Please disregard.

Thanks,
Randy Myer

[Quoted text hidden]

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

Tue, Jan 27, 2015 at 12:24 PM

To: Randy Myer <rmyer813@gmail.com>

Cc: jonathan.brand@lacity.org, tom.labonge@lacity.org

Good afternoon Randy,

I believe this is a form letter where you enter in your information and it is sent on your behalf. I am sorry if you did not send this. We have received many that appear to all have the same text.

Kind regards,

[Quoted text hidden]

