

From: Dan Halden [daniel.halden@lacity.org]
Sent: Friday, October 07, 2016 7:25 PM
To: Jeanne Min
Cc: David Cano; William Ayala; Chris Robertson; Christine Peters; Amy Ablakat; Mary Rodriguez; Marisol Salguero; Tony Arranaga
Subject: Re: California Public Records Act requests: Coalition to Preserve LA

I will still need time to go through my respective files. Am I correct in assuming we have asked for an extension of time on this?



Dan Halden
Hollywood Field Deputy
Office of Councilmember Mitch O'Farrell, 13th District
1722 Sunset Boulevard, Los Angeles, CA 90026
(213) 207-3015 | www.cd13.com

Find the Councilmember on: 

On Tue, Sep 27, 2016 at 12:13 PM, Jeanne Min <jeanne.min@lacity.org> wrote:
Hi- I think you all are in the universe of folks who may have responsive documents.

Please look at each request and provide the appropriate docs.

Thanks.

Sent from my iPhone

Begin forwarded message:

From: Patrick Range McDonald <patrick.range.mcdonald@gmail.com>
Date: September 26, 2016 at 5:35:21 PM PDT
To: jeanne.min@lacity.org, Tony Arranaga <tony.arranaga@lacity.org>, "Patrick Range McDonald, R. R." <patrick.range.mcdonald@gmail.com>
Subject: California Public Records Act requests: Coalition to Preserve LA

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We would like detailed information of who met with whom during those meetings.

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From: Mary Rodriguez [mary.d.rodriguez@lacity.org]
Sent: Friday, October 07, 2016 3:37 PM
To: Jeanne Min
Subject: Re: California Public Records Act requests: Coalition to Preserve LA

Do we send are meeting dates with Frost Chaddock directly to Patrick McDonald or to you?



Mary D. Rodriguez
Field Deputy
Silver Lake, Atwater Village & LA River
Office of Councilmember Mitch O'Farrell
1722 Sunset Blvd. Los Angeles, CA 90026
Phone (213) 207-3015 | Desk (213) 207- 3021
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Sent: Friday, October 07, 2016 3:42 PM
To: Mary Rodriguez
Subject: Re: California Public Records Act requests: Coalition to Preserve LA

ME!

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JEANNE MIN

Chief of Staff

Office of Councilmember Mitch O'Farrell, 13th District

200 N. Spring Street Rm 480 Los Angeles, CA 90012 (213) 473-7013 | jeanne.min@lacity.org



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Sent: Tuesday, October 11, 2016 4:17 PM
To: Jeanne Min
Cc: Dan Halden; David Cano; William Ayala; Chris Robertson; Amy Ablakat; Mary Rodriguez; Marisol Salguero; Tony Arranaga
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Christine Peters
Policy Director
Office of Councilmember **MITCH O'FARRELL**
City of Los Angeles, **13th Council District**
200 N. Spring Street, Room 480
Los Angeles, CA 90012

O: 213-473-7013
213-473-2333

E: Christine.Peters@LACITY.ORG

on the web: www.cd13.com

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From: Marisol Rodriguez [marisol.rodriguez@lacity.org]
Sent: Wednesday, October 12, 2016 11:39 AM
To: Christine Peters
Cc: Jeanne Min; Mary Rodriguez
Subject: Re: California Public Records Act requests: Coalition to Preserve LA

CP - the meetings you were in, Mary was too. I was in 1-2 of them. She's already given that info to JM.



Marisol Rodriguez
District Director
Office of Councilmember Mitch O'Farrell
1722 Sunset Blvd, Los Angeles, California 90026
[\(213\) 207-3015](tel:2132073015) www.cd13.org | marisol.rodriguez@lacity.org

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CONFIDENTIALITY NOTICE: The information contained in this electronic mail message is confidential information intended only for the use of the individual or entity named above, and may be privileged. The information herein may also be protected by the Electronic Communications Privacy Act, 18 USC Sections 2510-2521. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone ([310-746-7361](tel:310-746-7361)), and delete the original message. Thank you

From: Dave Cano [david.cano@lacity.org]
Sent: Thursday, October 13, 2016 5:17 PM
To: Jeanne Min
Subject: Re: TODAY!!! California Public Records Act request: Coalition to Preserve LA
Attachments: SC13CH-KMC516101314120.pdf

Attached.

On Thu, Oct 13, 2016 at 9:32 AM, Jeanne Min <jeanne.min@lacity.org> wrote:
Everyone:

Please look at your CALENDARS for meetings (per below) from 07/01/2013 - 09/26/2016.

I need this TODAY so I can compile and release to the requestor tomorrow.

Thank you,
Jeanne

----- Forwarded message -----

From: Patrick Range McDonald <patrick.range.mcdonald@gmail.com>
Date: Mon, Sep 26, 2016 at 5:35 PM
Subject: California Public Records Act requests: Coalition to Preserve LA
To: jeanne.min@lacity.org, Tony Arranaga <tony.arranaga@lacity.org>, "Patrick Range McDonald, R. R." <patrick.range.mcdonald@gmail.com>

Hi Jeanne and Tony,

I'm Patrick McDonald, the content editor at Coalition to Preserve LA, the sponsor of the Neighborhood Integrity Initiative.

Pursuant to the California Public Records Act, the Coalition to Preserve LA is making three requests the following information:

Request #1:

Starting in 2013 through September 26, 2016, we ask for a document that lists all calendar dates that Councilman Mitch O'Farrell and/or anyone on his staff met with any representatives from CH Palladium/Crescent Heights and any lobbyists who represented them. We know that Afriat Consulting Group and Latham & Watkins have been hired lobbyists for CH Palladium/Crescent Heights. The information should relate to the Sunset Palladium project.

We would like detailed information of who met with whom during those meetings.

Under the law, the Coalition to Preserve LA is to receive these materials within 10 working days, or a detailed response describing any unavoidable delays. If you have any questions about this request, please contact me, Patrick Range McDonald, at [310-746-7361](tel:310-746-7361).

Request #2:

Starting in 2013 through September 26, 2016, we ask for a document that lists all calendar dates that Councilman Mitch O'Farrell and/or anyone on his staff met with any representatives from Frost/Chaddock Developers, including any lobbyists who represented them. We know that Armbruster Goldsmith & Delvac has been a hired lobbyist for them. The information should relate to the Frost/Chaddock Silver Lake projects on Sunset Boulevard.

We would like detailed information of who met with whom during those meetings.

Under the law, the Coalition to Preserve LA is to receive these materials within 10 working days, or a detailed response describing any unavoidable delays. If you have any questions about this request, please contact me, Patrick Range McDonald, at [310-746-7361](tel:310-746-7361).

Request #3:

Starting in 2013 through September 26, 2016, we ask for a document that lists all calendar dates that Councilman Mitch O'Farrell and/or anyone on their staff met with any representatives from Harridge Development Group and/or Mort La Kretz and/or his representatives, including any lobbyists who represented them. We know that Liner LLP has been hired lobbyists for them. The information should relate to the Crossroads of the World project on Sunset Boulevard.

We would like detailed information of who met with whom during those meetings.

Under the law, the Coalition to Preserve LA is to receive these materials within 10 working days, or a detailed response describing any unavoidable delays. If you have any questions about this request, please contact me, Patrick Range McDonald, at [310-746-7361](tel:310-746-7361).

Also, please confirm to my email today that you have received this email.

Thanks,
Patrick McDonald

--

Patrick Range McDonald,
Author and award-winning investigative journalist

"Journalist of the Year" - Los Angeles Press Club

"Public Service" award - Association of Alternative Newsmedia

"The Mayor: How I Turned Around Los Angeles after Riots, an Earthquake and the O.J. Simpson Murder Trial" - co-author with L.A. Mayor Richard J. Riordan

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JEANNE MIN

Chief of Staff

Office of Councilmember Mitch O'Farrell, 13th District

200 N. Spring Street Rm 480 Los Angeles, CA 90012 (213) 473-7013 | jeanne.min@lacity.org



With kind regards,



Dave E. Cano

Executive Assistant / Scheduler

Office of Councilmember Mitch O'Farrell, 13th Council District

200 N. Spring Street, Room 480, Los Angeles, CA 90012

(213) 473-7013 tel | (213) 473-7734 fax | www.cd13.org

Find the Councilmember on:

Wednesday, November 06, 2013

3:00pm – 3:45pm

Meeting w/Steve Afriat

Re: Palladium development.

CD13 –

Attendees: Steve Afriat, Bruce Menin (principal of Crescent Heights) and a few other members of the Palladium Residences project team.

Contact Person: Aaron Green

Staff Person: Marie Rumsey

Tuesday, June 24, 2014

9:00am – 9:30am

Meeting w/Afriat Consulting

Re: the proposed development agreement for the Palladium project.

CD13 –

Note: 9-9:30AM Meeting.

Attendees: Steve Afriat; Aaron Green, Vice President, The Afriat Consulting; Bruce Menin (owner of the Palladium and developer of the Palladium Residences); Cindy Starrett, Latham; Adam Tazrtakovsky.

Contact Person: Aaron Green

Staff Person: Marie Rumsey
Gary Benjamin
Daniel Halden

Wednesday, January 28, 2015

9:30am – 10:00am

Meeting w/Samantha Martinez

Re: Palladium project.

CD13 –

Note: 9:30AM Meeting.

Attendees: Samantha Martinez, David Simon & Phil Tate, Kilroy Realty.

Contact Person: Samantha Martinez

Staff Person: Jeanne Min
Daniel Halden

Wednesday, February 4, 2015

3:00pm – 3:30pm

Meeting w/Bruce Menin & Steve Afriat

Re: Hollywood Palladium.

CD13 –

Attendees: Bruce Menin, Steve Afriat & Aaron Green.

Contact Person: Steve Afriat

Staff Person: Jeanne Min
Gary Benjamin
Christine Peters

Wednesday, March 25, 2015

2:00pm – 2:30pm

Meeting w/Aaron Green & Steve Afriat

Re: Palladium Residences project.

CD13 –

Contact Person: Steve Afriat

Staff Person: Jeanne Min
David Giron
Gary Benjamin

Thursday, June 4, 2015

10:00am – 11:00am

Meeting w/David Simon & Phil Tate of Kilroy Realty

Re: view model of the proposed Palladium Project next to the Columbia Square.

Kilroy Realty Corporation, Suite 2210 –

6255 W. Sunset Boulevard LA, CA 90028

Parking: Valet at the bottom of the building. Park and bring ticket up for validation.

Attendees: Samantha Martinez, Phil Tate, Douglas Giesey & maybe David Simon.

Contact Person: Samantha Martinez

Staff Person: Jeanne Min
Gary Benjamin
Daniel Halden

Thursday, June 25, 2015

3:00pm – 4:00pm

Meeting w/Bruce Menin (owner of the Palladium and developer of the Palladium Residences)

D.O. –

Note: 3PM Meeting.

Attendees: Bruce Menin – Crescent Heights; Adam Tartakovsky – Crescent Heights; Elliott Kahn – Crescent Heights; Steve Afriat; & Aaron Green.

Contact Person: Aaron Green

Staff Person: Jeanne Min
Marisol Rodriguez
Gary Benjamin
Daniel Halden

Tuesday, October 1, 2013

9:00am – 9:30am

Meeting w/Glen Gritzner

Re: Frost Chaddock development in Sunset Junction.

CD13 –

Contact Person: Glenn Gritzner

Staff Person: Marie Rumsey
Christine Peters
Gary Benjamin

Tuesday, April 29, 2014

3:00pm – 3:30pm

Meeting w/Glenn Gritzner, Mercury LLC

Re: Frost Chaddock/Sunset Junction project.

CD13 –

Contact Person: Glenn Gritzner

Staff Person: Marie Rumsey
Christine Peters
Gary Benjamin

Monday, November 18, 2013

2:00pm – 3:00pm

Meeting w/Mort La Kretz & Linda Duttonhaver, Crossroads Management
Crossroads of the World –

66714 Sunset Boulevard LA, CA

Note: 2PM Meeting.

Contact Person: Linda Duttonhaver 323.463.5611

Monday, April 20, 2015

4:00pm – 4:45pm

Meeting w/Jerry Neuman

Re: Crossroads.

CD13 –

Note: 4PM Meeting.

Attendees: Jerry Neuman & Linda Duttonhaver.

Staff Person: Christine Peters
Gary Benjamin

Monday, September 26, 2016

11:30am – 12:00pm

Meeting w/Laurie Goldman, David Schwartzman &
Kyndra Casper, Crossroads

CD13 –

Contact Person: Laurie Goldman

Staff Person: Christine Peters
Chris Robertson
Daniel Halden

From: Jeanne Min [jeanne.min@lacity.org]
Sent: Friday, October 14, 2016 4:46 PM
To: Patrick Range McDonald
Cc: Tony Arranaga
Subject: CPRA Request: Coalition to Preserve LA
Attachments: CPRA.10.14.16.PRM.pdf

Patrick:

As promised, attached is the information responsive to your request dated 09.26.2016.



JEANNE MIN

Chief of Staff

Office of Councilmember Mitch O'Farrell, 13th District

200 N. Spring Street Rm 480 Los Angeles, CA 90012

(213) 473-7013 | jeanne.min@lacity.org



REQUEST #1: Sunset Palladium				
Meeting Date	Time	Attendee(s)	CD13	Affiliations
11-06-2013	3:00-3:45 PM	Steve Afriat, Bruce Menin, Aaron Green	CM O'Farrell, Marie Rumsey	Bruce Menin/Adam Tartakovsky/Elliott Kahn: Crescent Heights
06-24-2014	9:00-9:30 AM	Steve Afriat, Bruce Menin, Aaron Green, Cindy Starrett, Adam Tartakovsky	CM O'Farrell, Marie Rumsey, Gary Benjamin, Dan Halden	Steve Afriat/Aaron Green: Afriat Consulting
02-04-2015	3:00-3:30 PM	Bruce Menin, Steve Afriat, Aaron Green	CM O'Farrell, Jeanne Min, Gary Benjamin, Christine Peters	Cindy Starrett: Latham&Watkins
03-25-2015	2:00-2:30 PM	Aaron Green & Steve Afriat	CM O'Farrell, Jeanne Min, Gary Benjamin, Dan Halden	
06-25-2015	3:00-4:00 PM	Bruce Menin, Adam Tartakovsky, Elliott Kahn, Steve Afriat, Aaron Green	CM O'Farrell, Jeanne Min, Gary Benjamin, Dan Halden, Marisol Rodriguez	
10-21-2015	10:00-11:00AM	Aaron Green	Chris Robertson	
10-27-2015	2:00-3:00 PM	Bruce Menin, Adam Tartakovsky, John Kilroy, David Simon	CM O'Farrell, Jeanne Min, Chris Robertson	John Kilroy/David Simon: Kilroy Realty
01-19-2016	2:00-2:30 PM	Bruce Menin, Steve Afriat	CM O'Farrell, Jeanne Min, Chris Robertson	
03-02-2016	3:00-4:00 PM	Aaron Green	Chris Robertson	
03-23-2016	3:00-4:00 PM	Aaron Green	Chris Robertson	
REQUEST #2: Frost/Chaddock Silver Lake				
Meeting Date		Attendee(s)	CD13	
07-31-2013	2:00-3:00 PM	Dave Rand	Christine Peters	Dave Rand: AGD
10-01-2013	9:00-9:30 AM	Glenn Gritzner, Mercury	CM O'Farrell, Marie Rumsey, Christine Peters, Gary Benjamin	Glenn Gritzner/Purvi Doshi: Mercury
03-04-2014	2:00-3:00 PM	Glenn Gritzner	Marie Rumsey, Gary Benjamin, Christine Peters	

04-29-2014	3:00-3:30 PM	Glenn Gritzner	CM O'Farrell, Marie Rumsey, Christine Peters, Gary Benjamin	
11-18-2015	11:00AM-12: 00PM	Purvi Doshi	Chris Robertson	
03-30-2016	2:00-3:00 PM	Phone: Dianne Marx-Phillips	Mary Rodriguez, Marisol Rodriguez	Dianne Marx-Phillips: Frost Chaddock
05-25-2016	3:00-4:00 PM	Dave Rand, Glenn Gritzner	Chris Robertson, Amy Ablakat	
REQUEST #3: Crossroads of the World				
Meeting Date		Attendee(s)	CD13	
11-18-2013	2:00-3:00 PM	Mort LaKretz, Linda Duttenhaver	CM O'Farrell	Mort LaKretz/Linda Duttenhaver: Crossroads Management
04-20-2015	4:00-4:45 PM	Jerry Neuman, Linda Duttenhaver	CM O'Farrell, Christine Peters, Gary Benjamin	Jerry Neuman/Kyndra Casper: Liner
11-02-2015	2:00-3:00 PM	Jerry Neuman	Christine Peters, Chris Robertson, Dan Halden	
11-10-2015	10:00-11:00 AM	Jerry Neuman	Chris Roberts, Christine Peters, Dan Halden	
09-26-2016	11:30AM-12:00 PM	Laurie Goldman, David Schwartzman, Kyndra Casper	CM O'Farrell, Amy Ablakat, Christine Peters, Dan Halden	David Schwartzman: Harridge

From: Chris Robertson [chris.robertson@lacity.org]
Sent: Thursday, December 08, 2016 11:42 AM
To: Kyndra Joy Casper
Cc: Daniel Halden; Christine Peters
Subject: Crossroads - Site Tour and Meeting

Hi Kyndra,

Nice chatting yesterday. This time of year is tough to pull everyone's calendars together, but here are a couple of dates that we are available the week of 12/19. I'm having trouble locking down more than that. Let me know if either of these work for you. It would probably be good to block out 1.5-2 hours so that we can walk the site/project and then have a follow-up sit down discussion.

12/19 - (10:30-1)

12/22 - (9-11)

Thanks,



Chris Robertson, AICP, LEED AP

Planning Director

Office of Councilmember Mitch O'Farrell, 13th District

200 N. Spring Street, Room 480, Los Angeles, CA 90012

(213) 473-7013 w| (213) 265-6353 c| www.cd13.org



From: Chris Robertson [chris.robertson@lacity.org]
Sent: Tuesday, January 03, 2017 2:20 PM
To: Jeanne Min
Subject: Fwd: Crossroads - Site Tour and Meeting



Chris Robertson, AICP, LEED AP
Planning Director

Office of Councilmember Mitch O'Farrell, 13th District
[200 N. Spring Street, Room 480, Los Angeles, CA 90012](#)
[\(213\) 473-7013](#) w| [\(213\) 265-6353](#) c| [www.cd13.org](#)



Begin forwarded message:

From: Kyndra Joy Casper <kcasper@linerlaw.com>
Date: January 3, 2017 at 1:29:19 PM PST
To: 'Chris Robertson' <chris.robertson@lacity.org>
Cc: 'Daniel Halden' <Daniel.Halden@lacity.org>, 'Christine Peters' <christine.peters@lacity.org>
Subject: RE: Crossroads - Site Tour and Meeting

Hi Chris,

Happy New Year to you as well!

I still don't have alternative dates as my team members have been on vacation. The last of them are supposed to be back tomorrow and as such I will be able to provide you with alternative dates and times.

As I have discussed with you via phone, and we discussed with the Councilmember, Christine, and Dan, at the meeting we had about a month ago, we have done a lot of outreach to date. For example we have met with Hollywood Heritage (and plan on meeting with them again), the Hollywood Chamber of Commerce, LAUSD, had meetings with the residential and commercial tenants of the project site, Blessed Sacrament, Saeed Nourmand, Brian Folb, Oscar and Nyla Arslanian, Ferris and Debbie Wehbe, Jeff Zarrinam, David Gajda, Jose Malagon, David Carrera, Musician's Institute (Beth Marlis), and Sharyn Romano-just to name a few. We have also done canvassing of the area around the project site and have over 400 supporter cards. We also have a website, Facebook page, and Twitter. We are happy to discuss this further with you as well as our future plans for outreach (i.e. additional meeting with HH,

meeting with Hollywood High School and LAPD which are in the works, the Conservancy, the Neighborhood Councils (also in the works) when we meet.

Thank you so much!!

I will be in touch tomorrow afternoon.

Best,
Kyndra

From: Chris Robertson [<mailto:chris.robertson@lacity.org>]
Sent: Tuesday, January 03, 2017 12:59 PM
To: Kyndra Joy Casper
Cc: Daniel Halden; Christine Peters
Subject: Re: Crossroads - Site Tour and Meeting

Hi Kyndra,

Happy New Year!

I just wanted to follow up on this meeting because I never heard back on alternate dates.

To be clear, as I said before, our office does not support releasing the DEIR at this time because to our knowledge, very little community outreach has happened and we have concerns about the scale of the project that we need to discuss. Once we have this meeting, we will have a better understanding of just how far away we are.

Thanks,



Chris Robertson, AICP, LEED AP

Planning Director

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[\(213\) 473-7013](tel:(213)473-7013) w| [\(213\) 265-6353](tel:(213)265-6353) c| www.cd13.org



Kyndra Joy Casper, Esq.
Liner LLP

Direct: 213.694.3141
kcasper@linerlaw.com

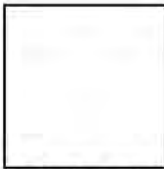
On Wed, Dec 14, 2016 at 11:09 AM, Kyndra Joy Casper <kcasper@linerlaw.com> wrote:
I have a call in to find out. Will let you know ASAP

Sent from my iPhone

Kyndra Joy Casper, Esq.
Liner LLP
Direct: [213.694.3141](tel:213.694.3141)
kcasper@linerlaw.com

On Dec 14, 2016, at 11:00 AM, Chris Robertson <chris.robertson@lacity.org> wrote:

When do they return?



Chris Robertson, AICP, LEED AP

Planning Director

Office of Councilmember Mitch O'Farrell, 13th District

200 N. Spring Street, Room 480, Los Angeles, CA 90012

[\(213\) 473-7013](tel:213.473.7013) w| [\(213\) 265-6353](tel:213.265.6353) c| www.cd13.org



On Wed, Dec 14, 2016 at 7:58 AM, Kyndra Joy Casper <kcasper@linerlaw.com> wrote:
Hi Chris,

As it turns out, a number of team members are out on vacation next week. Also, Mort and Linda will be on vacation as well.

We will need to find another time.

Thank you!

Best,
Kyndra

Sent from my iPhone

Kyndra Joy Casper, Esq.
Liner LLP
Direct: [213.694.3141](tel:213.694.3141)
kcasper@linerlaw.com

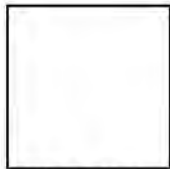
On Dec 8, 2016, at 11:43 AM, Chris Robertson <chris.robertson@lacity.org> wrote:

Hi Kyndra,

Nice chatting yesterday. This time of year is tough to pull everyone's calendars together, but here are a couple of dates that we are available the week of 12/19. I'm having trouble locking down more than that. Let me know if either of these work for you. It would probably be good to block out 1.5-2 hours so that we can walk the site/project and then have a follow-up sit down discussion.

12/19 - (10:30-1)
12/22 - (9-11)

Thanks,



Chris Robertson, AICP, LEED AP

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From: Chris Robertson [chris.robertson@lacity.org]
Sent: Tuesday, January 03, 2017 1:03 PM
To: Luciralia Ibarra; Lisa Webber; Vince Bertoni
Cc: Jeanne Min
Subject: Fwd: Crossroads - Site Tour and Meeting

In case you hear otherwise...



Chris Robertson, AICP, LEED AP
Planning Director
Office of Councilmember Mitch O'Farrell, 13th District
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(213) 473-7013 w| (213) 265-6353 c| www.cd13.org



----- Forwarded message -----

From: Chris Robertson <chris.robertson@lacity.org>
Date: Tue, Jan 3, 2017 at 12:58 PM
Subject: Re: Crossroads - Site Tour and Meeting
To: Kyndra Joy Casper <kcasper@linerlaw.com>
Cc: Daniel Halden <Daniel.Halden@lacity.org>, Christine Peters <christine.peters@lacity.org>

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Happy New Year!

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To be clear, as I said before, our office does not support releasing the DEIR at this time because to our knowledge, very little community outreach has happened and we have concerns about the scale of the project that we need to discuss. Once we have this meeting, we will have a better understanding of just how far away we are.

Thanks,



Chris Robertson, AICP, LEED AP

Planning Director

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From: Vince Bertoni [vince.bertoni@lacity.org]
Sent: Tuesday, January 03, 2017 1:47 PM
To: Chris Robertson
Cc: Luciralia Ibarra; Lisa Webber; Jeanne Min
Subject: Re: Crossroads - Site Tour and Meeting

Thanks for the update.

Sent from my iPhone

On Jan 3, 2017, at 1:03 PM, Chris Robertson <chris.robertson@lacity.org> wrote:

In case you hear otherwise...



Chris Robertson, AICP, LEED AP

Planning Director

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Date: Tue, Jan 3, 2017 at 12:58 PM

Subject: Re: Crossroads - Site Tour and Meeting

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Cc: Daniel Halden <Daniel.Halden@lacity.org>, Christine Peters <christine.peters@lacity.org>

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Chris Robertson, AICP, LEED AP

Planning Director

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Subject: HOLD - Crossroads

Start: 1/19/2017 11:00 AM

End: 1/19/2017 5:00 PM

Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: chris.robertson@lacity.org

Required Attendees: jeanne.min@lacity.org; Daniel.Halden@lacity.org; christine.peters@lacity.org

[more details »](#)

HOLD - Crossroads

When

Thu Jan 19, 2017 11am – 5pm Pacific Time

Calendar

jeanne.min@lacity.org

Who

- chris.robertson@lacity.org
- organizer
- Daniel.Halden@lacity.org
- christine.peters@lacity.org
- jeanne.min@lacity.org

Going?

[Yes](#) -

[Maybe](#) -

[No](#) [more options »](#)

Invitation from [Google Calendar](#)

You are receiving this email at the account jeanne.min@lacity.org because you are subscribed for invitations on calendar jeanne.min@lacity.org.

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Forwarding this invitation could allow any recipient to modify your RSVP response.
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Subject: HOLD - Crossroads

Start: 1/19/2017 11:00 AM

End: 1/19/2017 5:00 PM

Show Time As: Busy

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: chris.robertson@lacity.org

Required Attendees: chris.robertson@lacity.org; Daniel.Halden@lacity.org;
christine.peters@lacity.org; jeanne.min@lacity.org

View your event at

[https://www.google.com/calendar/event?action=VIEW&eid=aGl2Z2RqZzFtc2MxdTg3aWxqdnBvdTY4Nm
sgamVhbm5lLm1pbkBsYWNpdHkub3Jn&tok=MjYjY2hyaXMucm9iZXJ0c29uQGxhY2l0eS5vcmdmNTRjM
zczMzVjOTk2YmEwNGNjZWVhNGU2NWM1YTU2MzBhMDk2NmRj&ctz=America/Los_Angeles&hl=en](https://www.google.com/calendar/event?action=VIEW&eid=aGl2Z2RqZzFtc2MxdTg3aWxqdnBvdTY4Nm
sgamVhbm5lLm1pbkBsYWNpdHkub3Jn&tok=MjYjY2hyaXMucm9iZXJ0c29uQGxhY2l0eS5vcmdmNTRjM
zczMzVjOTk2YmEwNGNjZWVhNGU2NWM1YTU2MzBhMDk2NmRj&ctz=America/Los_Angeles&hl=en).

From: Chris Robertson [chris.robertson@lacity.org]
Sent: Thursday, January 05, 2017 5:17 PM
To: Marisol Rodriguez
Cc: Jeanne Min
Subject: Crossroads - site tour and meeting

Hi Marisol,

Jeanne and I have been working to coordinate a meeting with the Crossroads team for a while now. I think it is important for Dan to join this because it has regional implications for Hollywood. I wanted to clear it with you first. It is on 1/19 from 12:30-2.



Chris Robertson, AICP, LEED AP

Planning Director

Office of Councilmember Mitch O'Farrell, 13th District

200 N. Spring Street, Room 480, Los Angeles, CA 90012

[\(213\) 473-7013](tel:(213)473-7013) w| [\(213\) 265-6353](tel:(213)265-6353) c| www.cd13.org



Subject: Crossroads - site tour and meeting

Start: 1/19/2017 1:00 PM

End: 1/19/2017 2:30 PM

Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: chris.robertson@lacity.org

Required Attendees: jeanne.min@lacity.org; christine.peters@lacity.org; Daniel.Halden@lacity.org

This event has been changed.

[more details »](#)

Changed: Crossroads - site tour and meeting

When

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From: Marisol Rodriguez [marisol.rodriguez@lacity.org]
Sent: Monday, January 09, 2017 4:34 PM
To: Chris Robertson
Cc: Jeanne Min
Subject: Re: Crossroads - site tour and meeting

For sure. Thanks for checking :)



Marisol Rodriguez
District Director
Office of Councilmember Mitch O'Farrell
1722 Sunset Blvd, Los Angeles, California 90026
(213) 207-3015 www.cd13.org | marisol.rodriguez@lacity.org

Find the Councilmember on:

On Thu, Jan 5, 2017 at 5:17 PM, Chris Robertson <chris.robertson@lacity.org> wrote:
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From: Chris Robertson [chris.robertson@lacity.org]
Sent: Monday, January 09, 2017 7:11 PM
To: Marisol Rodriguez
Cc: Jeanne Min
Subject: Re: Crossroads - site tour and meeting

Great - thanks!



Chris Robertson, AICP, LEED AP

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From: Chris Robertson [chris.robertson@lacity.org]
Sent: Tuesday, January 17, 2017 4:17 PM
To: Christine Peters; Jeanne Min
Cc: Daniel Halden
Subject: Fwd: Crossroads - Site Tour and Meeting

Are you joining?



Chris Robertson, AICP, LEED AP
Planning Director
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----- Forwarded message -----

From: Chris Robertson <chris.robertson@lacity.org>
Date: Tue, Jan 17, 2017 at 4:16 PM
Subject: Re: Crossroads - Site Tour and Meeting
To: Kyndra Joy Casper <kcasper@linerlaw.com>

Hi Kyndra,

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On Tue, Jan 17, 2017 at 3:45 PM, Kyndra Joy Casper <kcasper@linerlaw.com> wrote:

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Also, who is going to be there from your office?

Thank you!!

Best,

Kyndra

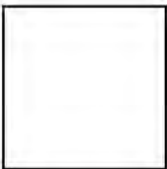
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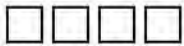
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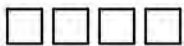
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From: Chris Robertson [mailto:chris.robertson@lacity.org]
Sent: Wednesday, January 04, 2017 5:34 PM
To: Kyndra Joy Casper
Subject: Re: Crossroads - Site Tour and Meeting

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Hi Chris,

My team is available next Weds, Jan 11, from 10:00 am to 12:30.

Please let me know if this works. If not, we will propose another time.

Best,

Kyndra

From: Chris Robertson [mailto:chris.robertson@lacity.org]

Sent: Tuesday, January 03, 2017 12:59 PM

To: Kyndra Joy Casper

Cc: Daniel Halden; Christine Peters

Subject: Re: Crossroads - Site Tour and Meeting

Hi Kyndra,

Happy New Year!

I just wanted to follow up on this meeting because I never heard back on alternate dates.

To be clear, as I said before, our office does not support releasing the DEIR at this time because to our knowledge, very little community outreach has happened and we have concerns about the scale of the project that we need to discuss. Once we have this meeting, we will have a better understanding of just how far away we are.

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<image002.jpg>

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I have a call in to find out. Will let you know ASAP

Sent from my iPhone

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When do they return?

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<image002.jpg> <image002.jpg> <image002.jpg> <image002.jpg>

From: Jeanne Min [jeanne.min@lacity.org]
Sent: Tuesday, January 17, 2017 4:34 PM
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Cc: Christine Peters; Daniel Halden
Subject: Re: Crossroads - Site Tour and Meeting

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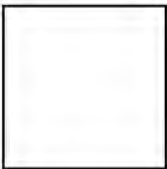
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<image002.jpg> <image002.jpg> <image002.jpg> <image002.jpg>



JEANNE MIN

Chief of Staff

Office of Councilmember Mitch O'Farrell, 13th District

200 N. Spring Street Rm 480 Los Angeles, CA 90012

(213) 473-7013 | jeanne.min@lacity.org



From: Gigi Galias [gigi.galias@lacity.org]
Sent: Wednesday, January 18, 2017 5:07 PM
To: Jeanne (work) Min
Subject: Message 01/18/17

Jerry Newman

213-712-8145
reL crossroads



Gigi Galias

Operations Manager

City of Los Angeles: Office of Councilmember MITCH O'FARRELL, 13th District

200 N. Spring St., Room 480, Los Angeles, CA 90012

213.473.7013 m / 213.473.7571 d / 213-265-4135 c | www.cd13.org

Find the Councilmember on: Four small square icons arranged horizontally, likely representing different ways to find the Councilmember, such as social media or search engines.

Subject: Crossroads - site tour and meeting

Start: 1/19/2017 12:00 PM

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Recurrence: (none)

Meeting Status: Not yet responded

Organizer: chris.robertson@lacity.org

Required Attendees: jeanne.min@lacity.org; Daniel.Halden@lacity.org; christine.peters@lacity.org

This event has been changed.

[more details »](#)

Crossroads - site tour and meeting

When

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jeanne.min@lacity.org

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- jeanne.min@lacity.org
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[Yes](#) -

[Maybe](#) -

[No](#) [more options »](#)

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Recurrence: (none)

Meeting Status: Not yet responded

Organizer: chris.robertson@lacity.org

Required Attendees: chris.robertson@lacity.org; Daniel.Halden@lacity.org; jeanne.min@lacity.org;
christine.peters@lacity.org

View your event at

https://www.google.com/calendar/event?action=VIEW&eid=aGl2Z2RqZzFtc2MxdTg3aWxqdnBvdTY4NmsgamVhbm5lLm1pbkBsYWNPdHkub3Jn&tok=MjYjY2hyaXMucm9iZXJ0c29uQGxhY2I0eS5vcmdmNTRjMzczMzVjOTk2YmEwNGNjZWVhNGU2NWM1YTU2MzBhMDk2NmRj&ctz=America/Los_Angeles&hl=en

From: Chris Robertson [chris.robertson@lacity.org]
Sent: Thursday, May 11, 2017 9:59 AM
To: Tony Arranaga; Jeanne Min; Mitch O'Farrell
Cc: Amy Ablakat; Christine Peters
Subject: Fwd: FYI - EIR

Crossroads is out.



Chris Robertson, AICP, LEED AP

Planning Director

Office of Councilmember Mitch O'Farrell, 13th District

200 N. Spring Street, Room 480, Los Angeles, CA 90012

(213) 473-7013 | chris.robertson@lacity.org | www.cd13.org



----- Forwarded message -----

From: Alejandro Huerta <alejandro.huerta@lacity.org>
Date: Thu, May 11, 2017 at 8:59 AM
Subject: FYI - EIR
To: Chris Robertson <chris.robertson@lacity.org>

Dear Chris:

For your information, please [click on this link](#) for the EIR. All associated correspondence, etc. can be found at:

<http://planning.lacity.org/>

Navigate to the bottom left, click on Environmental Review, and then Draft EIR.

The hardcopy was delivered yesterday at 9:00 a.m.

Sincerely,

ALEJANDRO A. HUERTA
City of Los Angeles
Planning Department
213 - 978 - 1454

From: Christine Peters [christine.peters@lacity.org]
Sent: Thursday, May 11, 2017 10:01 AM
To: Chris Robertson
Cc: Tony Arranaga; Jeanne Min; Mitch O'Farrell; Amy Ablakat
Subject: Re: FYI - EIR

Yes. Had a decent piece of the LATimes back page business section today. Saved it for you.

Sent from my iPhone

On May 11, 2017, at 9:59 AM, Chris Robertson <chris.robertson@lacity.org> wrote:

Crossroads is out.



Chris Robertson, AICP, LEED AP

Planning Director

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200 N. Spring Street, Room 480, Los Angeles, CA 90012

(213) 473-7013 | chris.robertson@lacity.org | www.cd13.org



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Sincerely,

ALEJANDRO A. HUERTA
City of Los Angeles
Planning Department

From: Kip de Borhegyi [kdeborhegyi@me.com]
Sent: Monday, May 15, 2017 5:01 PM
To: alejandro.huerta@lacity.org
Cc: chris.robertson@lacity.org; jeanne.min@lacity.org; amy.ablakat@lacity.org;
daniel.halden@lacity.org; Noel Busby; Laura Sanchez
Subject: Crossroads Hollywood
Attachments: Huerta1time.pdf

Kip C de Borhegyi, MS, DC
Mend: A place of healing
1512 N Las Palmas Avenue
Hollywood, CA 90028
323.463.1300



05/15/2017

Alejandro A. Huerta
Environmental Review Coordinator Major Projects & Environmental Analysis
Department of City Planning City Hall, City of Los Angeles
200 North Spring Street,
Room 750 Los Angeles, CA 90012
Alejandro.huerta@lacity.org

Re: Crossroads Project DEIR – ENV-2015-2026-EIR

Dear Mr. Huerta,

It has come to my attention that a DEIR was submitted to the city planning commission for the Crossroads Hollywood development project slated for ground breaking in 2018. My office is located at 1512 N Las Palmas and my office will be significantly impacted by this construction project.

You will be receiving a signed copy of this letter via USPS and a more lengthy comment letter from me. However, I would like to make the following requests now:

1. Much like the project, this DEIR is massive – just counting the total number of pages would be an exercise in and of itself. This is a unique case, given that this is not only the largest project Hollywood has seen in recent history, but also because the environmental reviews and tools used for this project are well above and beyond the scope of other large projects in the City of Los Angeles. I would officially request that the comment period be extended 45 additional days (90 total) for a proper review of the materials in the DEIR.
2. Please add my name, the physical address below, and my email drkip@mendhollywood.com to the official notification list for this project.

Sincerely,

Christopher de Borhegyi, MS, DC

From: Debbie Wehbe [debbie.bonc@gmail.com]
Sent: Friday, June 02, 2017 10:01 PM
To: chris.robertson@lacity.org; jeanne.min@lacity.org
Subject: Crossroads Project

Hi Jeanne,

It was so nice to see you Thursday at the Hollywood Chamber luncheon. Thanks for referring me to Chris Robertson. The Central Hollywood Neighborhood Council and the stakeholders certainly need your expertise at this juncture.

The Draft EIR comment deadline is June 26th and the CHNC community meeting to learn of the project isn't until June 22nd. A delay in the EIR comment period is going to help immensely.

A scoping meeting, in addition to the June 22nd presentation from the developer, will benefit all.

Your attention to this is appreciated.

Warmly,
Debbie

--
Commissioner Wehbe Central Area (Districts 5 & 6) Board of Neighborhood Commissioners
Debra.Wehe@lacity.org

From: Chris Robertson [chris.robertson@lacity.org]
Sent: Monday, June 05, 2017 1:35 PM
To: Debbie Wehbe
Subject: Re: Crossroads Project

Hi Debbie,

Thanks for reaching out. How much additional time are you requesting?

The scoping meeting for Crossroads was held in November 2015. (A scoping meeting is held in order to determine the types of issues that should be included in the Draft EIR.) :)

<http://planning.lacity.org/eir/nops/ENV-2015-2026-EIR.pdf>



Chris Robertson, AICP, LEED AP

Planning Director

Office of Councilmember Mitch O'Farrell, 13th District

200 N. Spring Street, Room 480, Los Angeles, CA 90012

(213) 473-7013 | chris.robertson@lacity.org | www.cd13.org



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Warmly,
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Commissioner Wehbe Central Area (Districts 5 & 6) Board of Neighborhood Commissioners
Debra.Wehbe@lacity.org

From: Chris Robertson [chris.robertson@lacity.org]
Sent: Friday, June 16, 2017 4:55 PM
To: Alejandro Huerta
Cc: Luciralia Ibarra; Jeanne Min
Subject: Crossroads Hollywood Project / ENV 2015-2026-EIR

Alejandro,

Due to the size of this project and its EIR, our office would like to request an additional 30 days for the community to review the document and submit comments to the City.

Thank you,



Chris Robertson, AICP, LEED AP

Planning Director

Office of Councilmember Mitch O'Farrell, 13th District

200 N. Spring Street, Room 480, Los Angeles, CA 90012

[\(213\) 473-7013](tel:(213)473-7013) | chris.robertson@lacity.org | www.cd13.org



From: Debbie Wehbe [debbie.bonc@gmail.com]
Sent: Monday, June 19, 2017 10:01 AM
To: Chris Robertson; jeanne.min@lacity.org
Subject: Crossroads Project Draft EIR Extension

Hi Chris,

The agenda for the Crossroads Project meeting is going out today. Is there a date for the extended deadline for input to the draft EIR?

Debbie

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Commissioner Wehbe Central Area (Districts 5 & 6) Board of Neighborhood Commissioners
Debra.Wehe@lacity.org

From: Debbie Wehbe [debbie.bonc@gmail.com]
Sent: Tuesday, June 20, 2017 12:06 PM
To: Jeanne Min
Cc: Chris Robertson; Daniel Halden
Subject: Re: Crossroads Project Draft EIR Extension

Thanks so much Jeanne,

This is wonderful news. Im glad to have some sort of basis for the Meeting on Kine 22nd.

Debbie

On Tue, Jun 20, 2017 at 10:52 AM Jeanne Min <jeanne.min@lacity.org> wrote:

Hi Debbie:

Chris has been out sick this week. I am aware she requested a 30-day extension to Planning last Friday. I don't have the new deadline date as of yet.

I'm sure Chris will respond once she returns to the office.

Thank you for your patience.

Best,
Jeanne

On Tue, Jun 20, 2017 at 10:44 AM, Debbie Wehbe <debbie.bonc@gmail.com> wrote:

Hi Chris,

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Thanks!!
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Chief of Staff

Office of Councilmember Mitch O'Farrell, 13th District
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(213) 473-7013 | jeanne.min@lacity.org



Commissioner Wehbe Central Area (Districts 5 & 6) Board of Neighborhood Commissioners
Debra.Wehbe@lacity.org

From: Jeanne Min [jeanne.min@lacity.org]
Sent: Tuesday, June 20, 2017 10:52 AM
To: Debbie Wehbe
Cc: Chris Robertson; Daniel Halden
Subject: Re: Crossroads Project Draft EIR Extension

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From: Debbie Wehbe [debbie.bonc@gmail.com]
Sent: Wednesday, June 21, 2017 1:34 PM
To: Chris Robertson
Cc: Daniel Halden; Jeanne Min
Subject: Re: Crossroads Project Draft EIR Extension

Chris,

This is great news. Thanks for your work on this request. The stakeholders and the Neighborhood Council members will be very appreciative.

Does that move the deadline to Friday August 4th?

Debbie

On Wed, Jun 21, 2017 at 12:22 PM Chris Robertson <chris.robertson@lacity.org> wrote:
Hi Debbie,

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Thanks,



Chris Robertson, AICP, LEED AP
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You are welcome. I believe it's July 26th (30 days from the original deadline).



Chris Robertson, AICP, LEED AP
Planning Director
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Debra.Wehbe@lacity.org

From: Dan Halden [daniel.halden@lacity.org]
Sent: Wednesday, July 05, 2017 1:56 PM
To: Chris Robertson; Jeanne Min; Tony Arranaga
Subject: Fwd: Susan Hunter Crossroads audio
Attachments: Susan Hunter Crossroads Audio.m4a

FYI #2 from CHNC PLUM



Dan Halden
Hollywood Field Deputy
Office of Councilmember Mitch O'Farrell, 13th District
1722 Sunset Boulevard, Los Angeles, CA 90026
(213) 207-3015 | www.cd13.com

Find the Councilmember on:    

----- Forwarded message -----

From: Heather Fox <hfoxen@gmail.com>
Date: Thu, Jun 22, 2017 at 7:52 PM
Subject: Susan Hunter Crossroads audio
To: daniel.halden@lacity.org

ATTACHMENT INFO

Name: Susan Hunter Crossroads Audio.m4a

DocExt: m4a

Comments: AUDIO/VIDEO FILE

ATTACHMENT INFO

From: Tony Arranaga [tony.arranaga@lacity.org]
Sent: Wednesday, July 05, 2017 2:22 PM
To: Dan Halden
Cc: Chris Robertson; Jeanne Min
Subject: Re: Susan Hunter Crossroads audio

I don't see an audio file?

Sent from my iPhone

On Jul 5, 2017, at 2:03 PM, Dan Halden <daniel.halden@lacity.org> wrote:

oh oops. I guess they are the same. Sorry.



Dan Halden

Hollywood Field Deputy

Office of Councilmember Mitch O'Farrell, 13th District

1722 Sunset Boulevard, Los Angeles, CA 90026

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On Wed, Jul 5, 2017 at 2:00 PM, Chris Robertson <chris.robertson@lacity.org> wrote:
These sound like the same... Are they different?



Chris Robertson, AICP, LEED AP

Planning Director

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To: Dan Halden
Cc: Jeanne Min; Tony Arranaga
Subject: Re: Susan Hunter Crossroads audio

These sound like the same... Are they different?



Chris Robertson, AICP, LEED AP

Planning Director

Office of Councilmember Mitch O'Farrell, 13th District

200 N. Spring Street, Room 480, Los Angeles, CA 90012

(213) 473-7013 | chris.robertson@lacity.org | www.cd13.org



On Wed, Jul 5, 2017 at 1:55 PM, Dan Halden <daniel.halden@lacity.org> wrote:
FYI #2 from CHNC PLUM



Dan Halden

Hollywood Field Deputy

Office of Councilmember Mitch O'Farrell, 13th District

1722 Sunset Boulevard, Los Angeles, CA 90026

(213) 207-3015 | www.cd13.com

Find the Councilmember on: 

----- Forwarded message -----

From: Heather Fox <hfoxen@gmail.com>

Date: Thu, Jun 22, 2017 at 7:52 PM

Subject: Susan Hunter Crossroads audio

To: daniel.halden@lacity.org

From: Kyndra Joy Casper [kcasper@linerlaw.com]
Sent: Monday, July 10, 2017 4:13 PM
To: 'Hollywood Heritage'
Cc: 'Chris Robertson'; 'Dan Halden'; 'jeanne.min@lacity.org'
Subject: RE: removal of "Hollywood Heritage" - Crossroads project presentation
Attachments: Hollywood Heritage Transcript.docx; John Girodo Public Comment.docx; CHNC Presentation.pdf

Hi Richard,

While I understand your concern, I must respectfully disagree to remove reference to Hollywood Heritage in our presentations. We have met with Hollywood Heritage twice and have made attempts to redesign the project to address some of the concerns we have heard. We believe that it is important for people to know that we are working with you and that our discussions are ongoing. However, if there are particular items you feel are not factual, we can remove and/or change them.

Also, please note that neither our slides nor our presentation made any reference regarding conclusions made by Hollywood Heritage. As you may or may not know, we taped the presentation and a transcript has been made based on the tape. Please see the attached presentation slides and the portion of the transcript mentioning our two meetings with Hollywood Heritage. Also see attached John Girodo's public comment on behalf of Hollywood Heritage.

Best,
Kyndra

Kyndra Joy Casper, Esq.
Liner LLP
Direct: 213.694.3141
kcasper@linerlaw.com

From: Hollywood Heritage [<mailto:hollywood.heritage1980@gmail.com>]
Sent: Sunday, July 09, 2017 5:50 PM
To: Kyndra Joy Casper
Cc: Chris Robertson; Dan Halden
Subject: removal of "Hollywood Heritage" - Crossroads project presentation

Dear Ms. Kyndra Casper,

Please immediately **remove** reference to Hollywood Heritage in the Crossroads Project presentation and presentation slides.

[Multiple Board Directors of Hollywood Heritage in attendance, cited the Crossroads presentation slides presented to the public at the CHNC PLUM Crossroads project meeting held at the Hollywood Library (Ivar St.), implied our review and conclusions. We believe the slides were misleading to the public; our project discussion is ongoing.]

Sincerely,

Richard Adkins
President
Hollywood Heritage, Inc.

=====

Transcription of CHNC Special Meeting
June 22, 2017
Presentation Including Reference to Hollywood Heritage

30:42 Paul Danna:

Good evening everyone. My name is Paul Danna and I'm design director with the firm, Skidmore Owings & Merrill. Uh, along with our design partners at Rios Clementi Hayle, I'm one of the lead architects on this project.

We've been working on the project for quite a while now. About a year ago, the team brought an initial design to Hollywood Heritage to get their reactions to the way the project was relating to Crossroads of the World. Very important historic resources we're going to revitalize. Uh, these were some of the things we heard about the initial uh, design.

That we should reduce the height of buildings adjacent to Crossroads. That we hadn't left enough space between the new and the existing buildings. That the architectural character they said was, was too loud. Uh, next to the Crossroads, meaning it was, it was like too expressive and, and uh, frankly, too contemporary for their taste.

Uh, they suggested that elements of the Crossroads scale and rhythm should inform the new architectural language. And they asked that we increase the scale of the public spaces wherever possible.

So we went back to the drawings boards. This image shows a before and the after of how we responded in general, and I'll describe some specifics on the next slide. But in general, the architectural character of the new buildings is now much more deferential to Crossroads. They're a bit more background in nature, much less uh, a, aggressive and intense architecturally. Second, they're simply smaller buildings. Uh and third, we, we started to borrow architectural elements from the historic Crossroads building. Similar scale and proportions and, and applied them to the new design. So this drawing annotates some of those specific gestures that we had made.

Number one, we're using a similar architectural language now for both of the two new buildings. These are creative office buildings with retail on the ground floor. Before they were different in nature, now they're similar, they're calmer, little quieter, so that Crossroads of the World can [INAUDIBLE] the main event to this place.

Second, we've reduced height. In particular, of what we referred to as the C2 building, this building that sits in the

Transcription of CHNC Special Meeting
June 22, 2017
Presentation Including Reference to Hollywood Heritage

center of the site, we've lowered it from 4 stories to 2 stories so we now have created a stepping down from taller buildings to 3-story building to a 2-story building, so bringing the project down in scale as we come up close to Crossroads.

Even more specifically, number three, within both of these buildings, there are steps, steps down in scale as we move towards the historic buildings. Uh, we have added one new building here, along this row of [INAUDIBLE] historic buildings. It's a small cafe building. Uh, we've made it quite small so one is able to see the ends of the respective Crossroads buildings uh, as, as one has always been able to see those, so not distort that view. Uh, and in general, wherever the new buildings come up against the historic buildings, we've left more space than there was before. So that you can see the Crossroads buildings in whole. And they have room to breathe.

Uh, last point, number seven [really gets it] borrowing from the architecture, you can see a little bit more of that here in this diagram. We're using existing [INAUDIBLE] lines for the [INAUDIBLE] lines of some of the historic buildings. They become the [INAUDIBLE] lines for the new buildings. We're borrowing with the idea of bay windows – it's very prominent, uh in the Crossroad's development – applying that in a contemporary way to the new buildings. And then just borrowing some of the scale of the window openings and that sort of thing. To create a closer relationship.

That's a little bit about how [INAUDIBLE] we've dealt with the architecture directly adjacent to the Crossroads buildings. Uh, for the next chapter, I'd like to describe some of the team's thinking about the design ambition of the overall project.

Transcription of CHNC Special Meeting
June 22, 2017
Public Comment of John Girodo

2:02:58 John Girodo (“John”): Good evening. John Girodo, representing Hollywood Heritage. Hollywood Heritage acknowledges the outreach by the development team in bringing the project to Hollywood Heritage at its initial stages. Uh, for feedback and compatibility with the historic environment. Hollywood Heritage has through advocacy and hands-on preservation, educated and informed the public about how the built environment contributed to making Hollywood the entertainment capital of the world. For over 35 years, the organization has participated in urban planning and policy in an effort to create the well-planned and scaled community. Hollywood Heritage has thoroughly reviewed the Crossroads DEIR. The project is large enough and complex in impacts on historic structures and districts on and off-site is substantial. The DEIR does a credible job of identifying the tremendous impacts of the project. Alternative number 5 is the environmentally superior alternative for the community. Hollywood Heritage strongly encourages the central Hollywood neighborhood council, PLUM, to propose a community impact statement selecting EIR alternative number 5 as the starting point of project discussion. Which also must include increased, affordable housing. Thank you.

HOLLYWOOD HERITAGE DESIGN RESPONSE



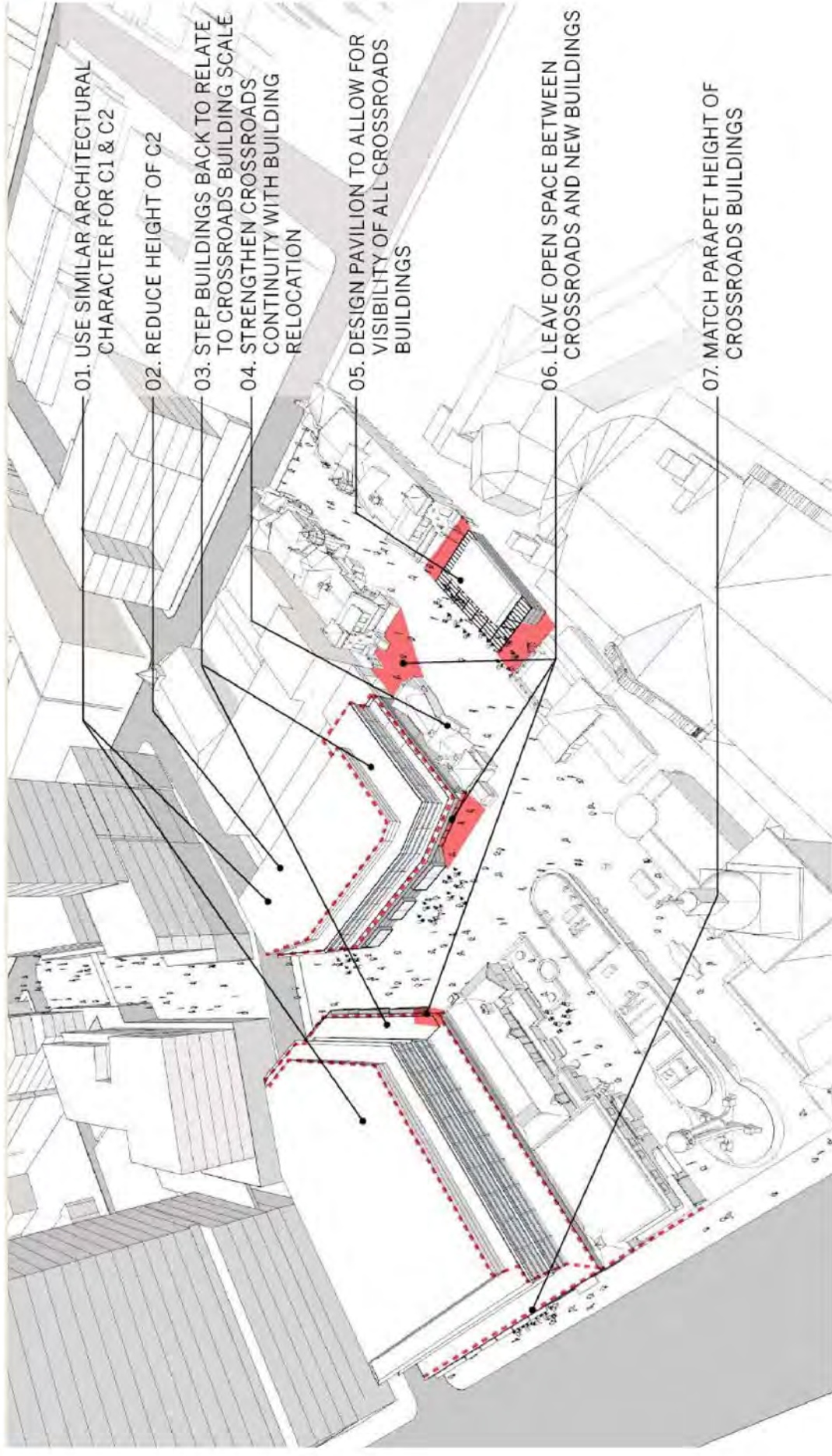
WHAT WE HEARD

- REDUCE HEIGHT OF BUILDINGS ADJACENT TO CROSSROADS
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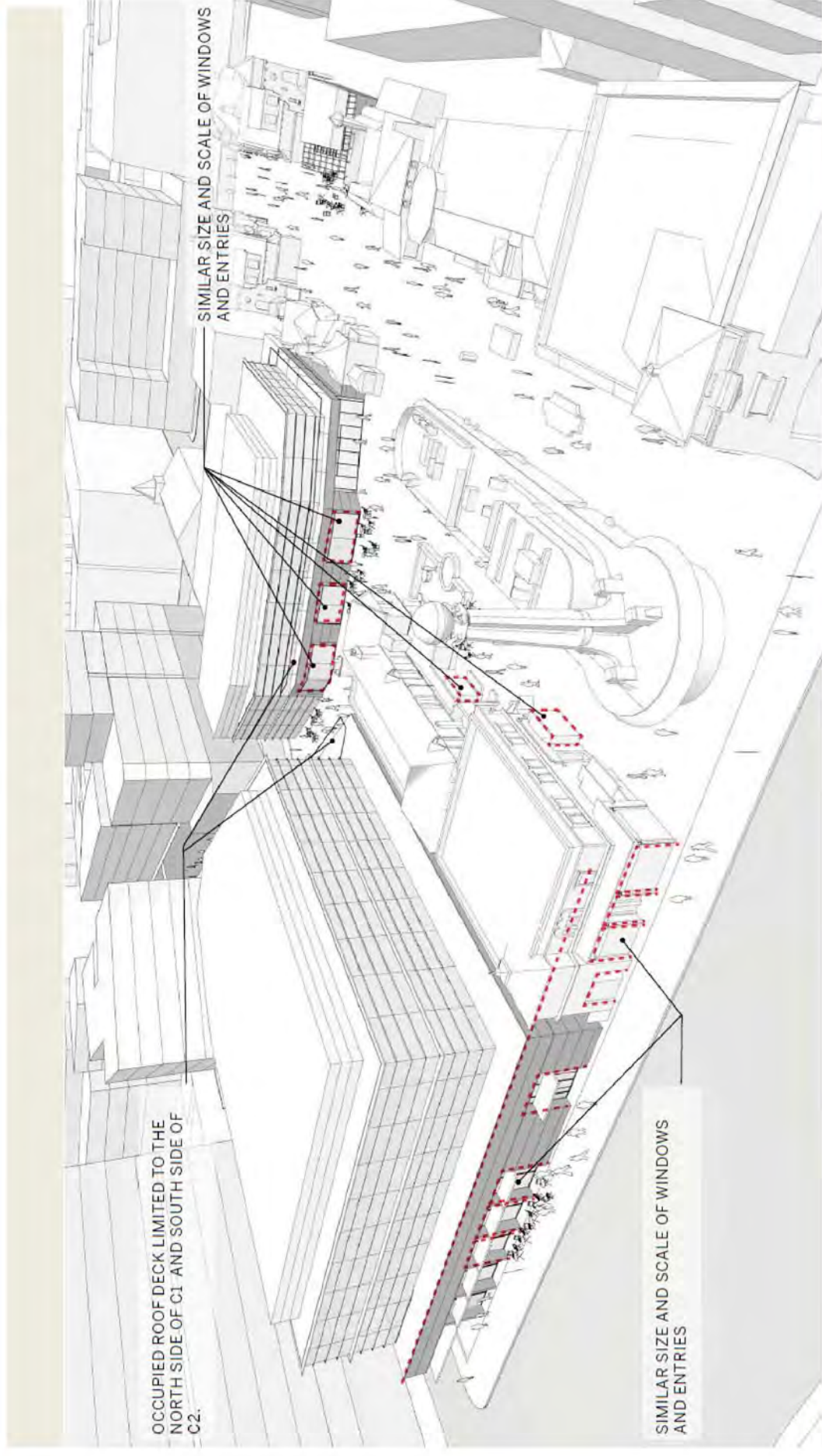
HOLLYWOOD HERITAGE DESIGN RESPONSE



RESPECT CROSSROADS OF THE WORLD



HOLLYWOOD HERITAGE DESIGN RESPONSE



From: Jeanne Min [jeanne.min@lacity.org]
Sent: Tuesday, July 11, 2017 11:16 AM
To: Mitch Ofarrell
Subject: Fwd: removal of "Hollywood Heritage" - Crossroads project presentation
Attachments: Hollywood Heritage Transcript.docx; John Girodo Public Comment.docx; CHNC Presentation.pdf

Info sharing only.

----- Forwarded message -----

From: **Kyndra Joy Casper** <kcasper@linerlaw.com>
Date: Mon, Jul 10, 2017 at 4:13 PM
Subject: RE: removal of "Hollywood Heritage" - Crossroads project presentation
To: Hollywood Heritage <hollywood.heritage1980@gmail.com>
Cc: Chris Robertson <chris.robertson@lacity.org>, Dan Halden <daniel.halden@lacity.org>, "jeanne.min@lacity.org" <jeanne.min@lacity.org>

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Best,

Kyndra

Kyndra Joy Casper, Esq.
Liner LLP
Direct: [213.694.3141](tel:213.694.3141)
kcasper@linerlaw.com

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Richard Adkins

President

Hollywood Heritage, Inc.



JEANNE MIN

Chief of Staff

Office of Councilmember Mitch O'Farrell, 13th District

200 N. Spring Street Rm 480 Los Angeles, CA 90012

(213) 473-7013 | jeanne.min@lacity.org



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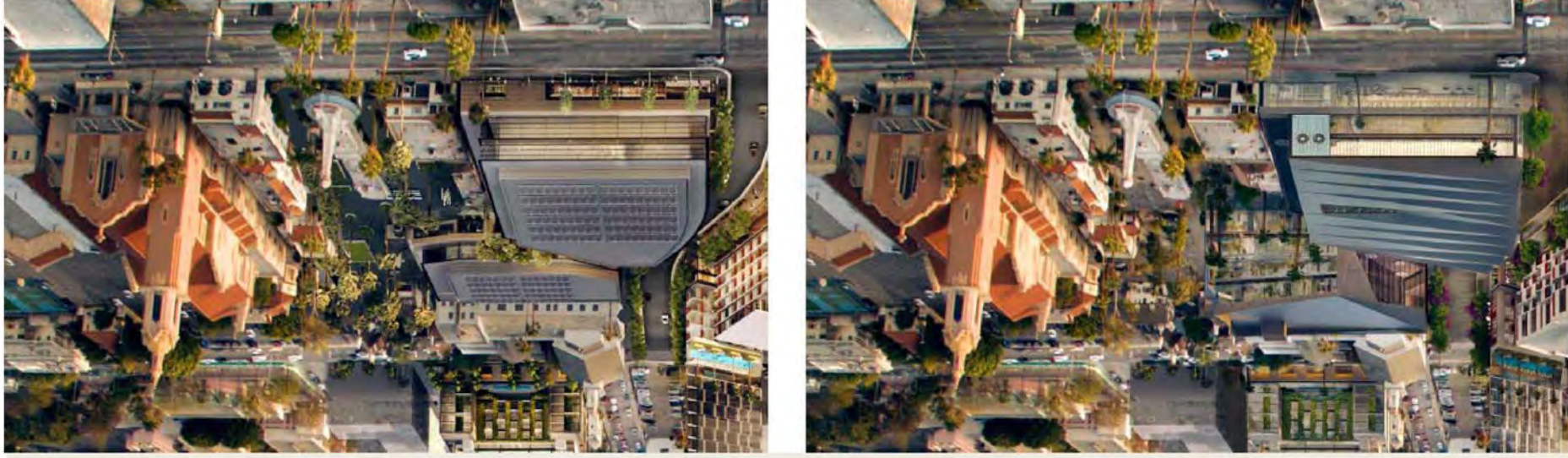
HOLLYWOOD HERITAGE DESIGN RESPONSE



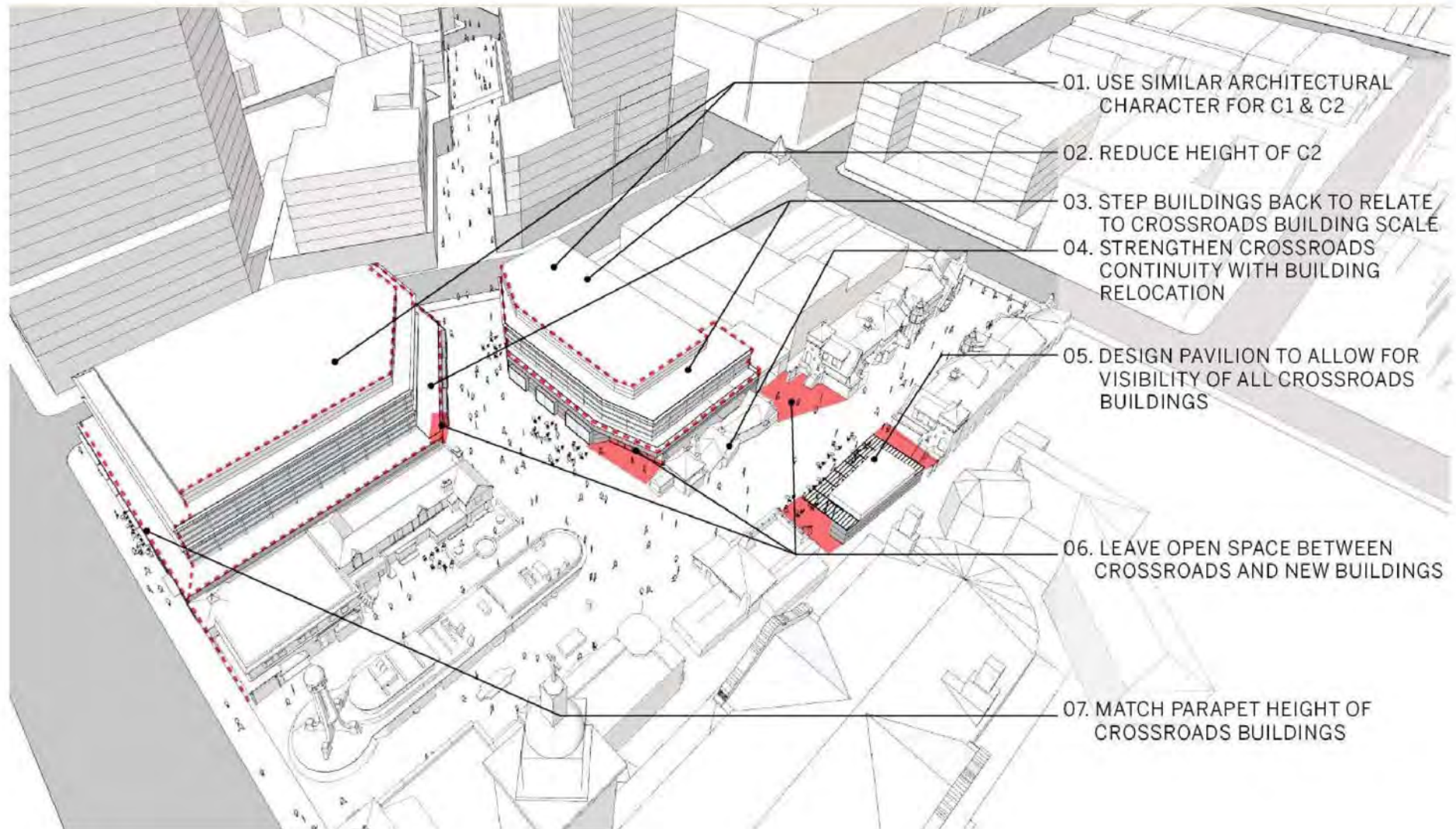
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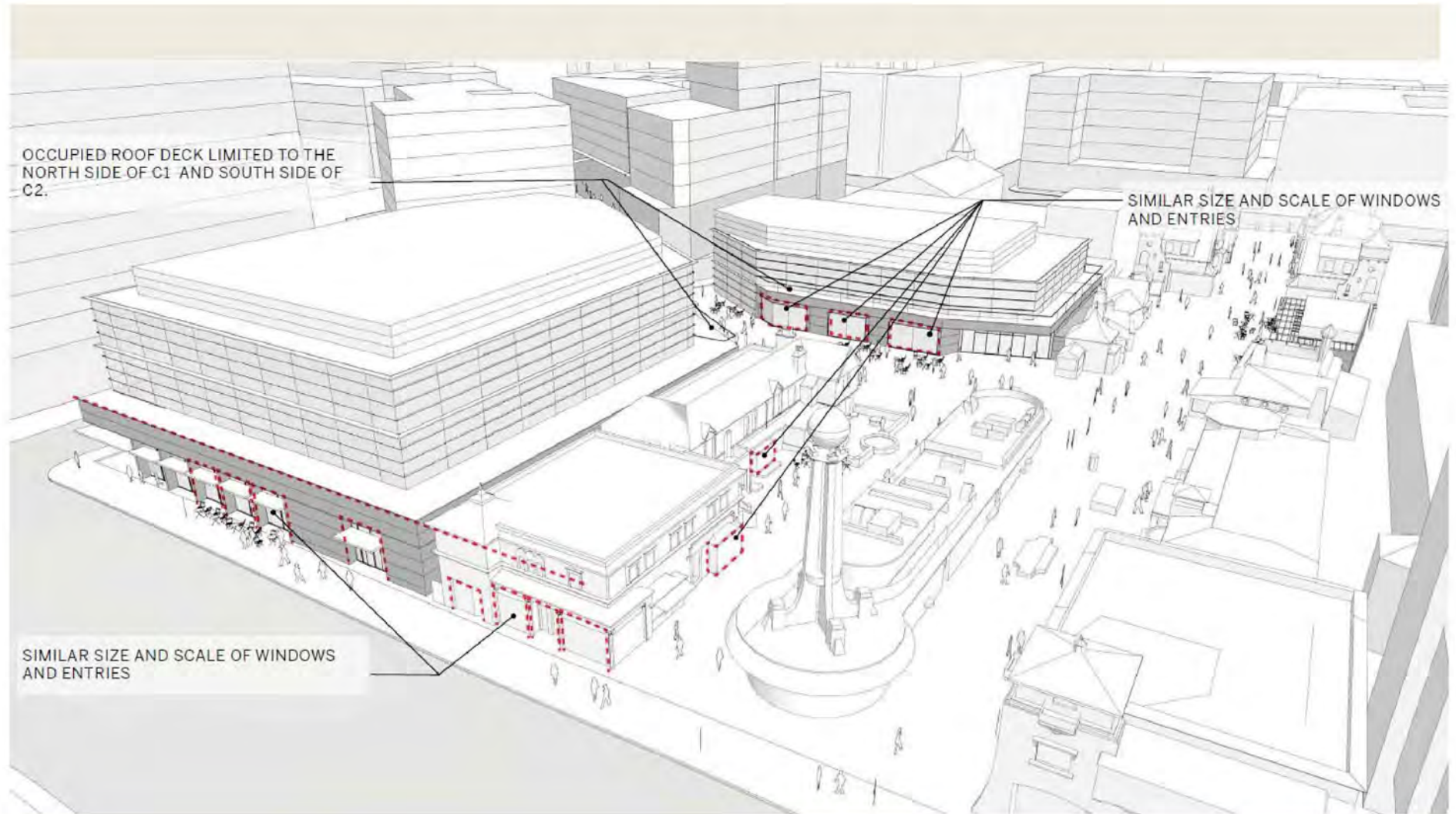
HOLLYWOOD HERITAGE DESIGN RESPONSE



RESPECT CROSSROADS OF THE WORLD



HOLLYWOOD HERITAGE DESIGN RESPONSE



From: Kip de Borhegyi [kdeborhegyi@me.com]
Sent: Wednesday, July 26, 2017 3:31 PM
To: Alejandro Huerta
Cc: chris.robertson@lacity.org; jeanne.min@lacity.org; amy.ablakat@lacity.org;
daniel.halden@lacity.org; councilmember.ofarrell@lacity.org
Subject: Crossroads Sunset: Crossroads Project DEIR – ENV-2015-2026-EIR
Attachments: MendLetterhead1.docx



07/20/2017

Alejandro A. Huerta
Environmental Review Coordinator Major Projects & Environmental Analysis
Department of City Planning City Hall, City of Los Angeles
200 North Spring Street,
Room 750 Los Angeles, CA 90012
Alejandro.huerta@lacity.org

Re: Crossroads Project DEIR – ENV-2015-2026-EIR

Dear Mr. Huerta,

My name is Christopher “Kip” de Borhegyi. My business partner Noel Busby and I have been working together as doctors for over 15 years. When we found 1512 N Las Palmas for lease in 2009 we doggedly pursued our realtor. Noel and I knew that 1512 N Las Palmas was the perfect location at a price we could afford and the space we needed. Our new landlord (prior to Crossroads Limited purchase) was completely supportive of all our renovation plans. In fact he encouraged us to improve the building as we saw fit. To that end, Dr. Busby and I invested well over \$20,000 of our own documented personal funds to reconstruct and update this office while maintaining its original bungalow charm and we have continued to invest. As a consequence of our significant investment and our pride of construction, Dr. Busby and I agreed that this would be the office we would retire from. Please understand this fact; Noel and I have invested our life into this office and had no intention of leaving until we sold our practice for retirement. News of this construction project has come as a complete surprise to us.

Dr. Busby and I want to be clear that we don’t oppose the Crossroads development or any building project that seeks to improve the Hollywood business district and specifically Crossroads of the World. We love our neighborhood and Crossroads and would love to see it utilized better as a commercial space. In fact we would genuinely love to be part of a new Crossroads development project. We are disappointed that developers have ignored our contribution to the gentrification of Las Palmas and Hollywood and the pride of ownership we have shown for this neighborhood. It’s unfortunate that you’ve made no provisions to help bring viable businesses like ours back to the neighborhood. We feel like you are literally kicking us out of the neighborhood that we helped build and that’s not a good reason to endorse the Crossroads Sunset Project and in fact it’s really just inconsiderate public relations on your part. While I have seen and heard that you have been reaching out to the community around us in order to assist them in finding new housing, you have not contacted us once asking us what you can do to gain our support. Do you care what happens to viable businesses now occupying the space you wish to revitalize? Is this what you consider good business practice and good community outreach?



7/20/2017

Dr. Busby and I cannot and will not support the Crossroads Sunset project as it stands now until you, the developers, address the impact your project will have on small business owners like us. We cannot endorse your project and will likely endorse any opposition to your project until you reach out to us. We look forward to meeting with you and discussing this issue.

Sincerely,

Christopher de Borhegyi, MS, DC

From: Chris Robertson [chris.robertson@lacity.org]
Sent: Tuesday, August 22, 2017 10:48 AM
To: Jeanne Min
Cc: Daniel Halden
Subject: Crossroads Tenant Meeting 9/6

Jeanne,

Can you provide Korean translation services for the tenant meeting at Crossroads? HCID will do Spanish, but thought it might be a good opp for you to get out to the site with the transition. We are looking at 9/6 in the evening. Probably 6-8.



Chris Robertson, AICP, LEED AP

Planning Director

Office of Councilmember Mitch O'Farrell, 13th District

200 N. Spring Street, Room 480, Los Angeles, CA 90012

(213) 473-7013 | chris.robertson@lacity.org | www.cd13.org



From: Jeanne Min [jeanne.min@lacity.org]
Sent: Tuesday, August 22, 2017 12:13 PM
To: Chris Robertson
Cc: Daniel Halden
Subject: Re: Crossroads Tenant Meeting 9/6

My Korean might be limited. I can go but it would be good to have a professional translator as well.

Sent from my iPhone

On Aug 22, 2017, at 10:48 AM, Chris Robertson <chris.robertson@lacity.org> wrote:

Jeanne,

Can you provide Korean translation services for the tenant meeting at Crossroads? HCID will do Spanish, but thought it might be a good opp for you to get out to the site with the transition. We are looking at 9/6 in the evening. Probably 6-8.



Chris Robertson, AICP, LEED AP

Planning Director

Office of Councilmember Mitch O'Farrell, 13th District

200 N. Spring Street, Room 480, Los Angeles, CA 90012

(213) 473-7013 | chris.robertson@lacity.org | www.cd13.org



Subject: Crossroads Pre-Meet: HCID & CD 13

Location: CH, Room 480

Start: 9/6/2017 1:00 PM

End: 9/6/2017 2:00 PM

Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: chris.robertson@lacity.org

Required Attendees: jeanne.min@lacity.org; emma.p.garcia@lacity.org; gigi.galias@lacity.org;
anna.ortega@lacity.org; amy.ablakat@lacity.org; Daniel.Halden@lacity.org;
christine.peters@lacity.org

Resources: CH, Room 480

This event has been changed.

[more details »](#)

Changed: Crossroads Pre-Meet: HCID & CD 13

When

Wed Sep 6, 2017 1pm – 2pm Pacific Time

Where

Changed: CH, Room 480 ([map](#))

Calendar

jeanne.min@lacity.org

Who

- chris.robertson@lacity.org
- organizer
- emma.p.garcia@lacity.org
- gigi.galias@lacity.org
- anna.ortega@lacity.org

- jeanne.min@lacity.org
- amy.ablakat@lacity.org
- Daniel.Halden@lacity.org
- christine.peters@lacity.org

Going?

[Yes](#) -

[Maybe](#) -

[No](#) [more options »](#)

Invitation from [Google Calendar](#)

You are receiving this email at the account jeanne.min@lacity.org because you are subscribed for updated invitations on calendar jeanne.min@lacity.org.

To stop receiving these emails, please log in to <https://www.google.com/calendar/> and change your notification settings for this calendar.

Forwarding this invitation could allow any recipient to modify your RSVP response.

[Learn More](#).

Subject: Crossroads Pre-Meet: HCID & CD 13

Location: CH, Room 480

Start: 9/6/2017 1:00 PM

End: 9/6/2017 2:00 PM

Show Time As: Busy

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: chris.robertson@lacity.org

Required Attendees: emma.p.garcia@lacity.org; gigi.galias@lacity.org; chris.robertson@lacity.org;
anna.ortega@lacity.org; jeanne.min@lacity.org; amy.ablakat@lacity.org;
Daniel.Halden@lacity.org; christine.peters@lacity.org

-::~::~:-
Please do not edit this section of the description.

View your event at
https://www.google.com/calendar/event?action=VIEW&eid=NDEwaTQ3cW4zcGpiZjRxaTVwMG8wYnBvMzUgamVhbm5lLm1pbkBsYWNpdHkub3Jn&tok=MjYjY2hyaXMucm9iZXJ0c29uQGxhY2l0eS5vcmc4YTBINWFmMjdmYjk3ZGM5NTRINjY1YWZzNmZINWU1MWMxNDIyYzY2&ctz=America/Los_Angeles&hl=en
-::~::~:-

From: Chris Robertson [chris.robertson@lacity.org]
Sent: Friday, August 25, 2017 9:50 AM
To: Jeanne Min; Tony Arranaga
Cc: Amy Ablakat; Christine Peters; Daniel Halden
Subject: Fwd: Buyout Letters 1535 Las Palmas - 6700 Selma
Attachments: Letter to All 80 Units 8.17.17.pdf; Letter to 14 tenants with filed buyouts 8.21.17.pdf; Letter to LL Copy T Buyout Violation.pdf

Crossroads... FYI...



Chris Robertson, AICP, LEED AP

Planning Director

Office of Councilmember Mitch O'Farrell, 13th District

200 N. Spring Street, Room 480, Los Angeles, CA 90012

(213) 473-7013 | chris.robertson@lacity.org | www.cd13.org



----- Forwarded message -----

From: Anna Ortega <anna.ortega@lacity.org>

Date: Thu, Aug 24, 2017 at 5:10 PM

Subject: Fwd: Buyout Letters 1535 Las Palmas - 6700 Selma

To: Chris Robertson <chris.robertson@lacity.org>, Daniel Halden <daniel.halden@lacity.org>

Cc: Emma Garcia <emma.p.garcia@lacity.org>

Hi Chris/Dan,

These are the information letters on the Tenant Buy Out that we've sent to the tenants & one for the landlord at 1535 Las Palmas, mentioned in my other email. Basically, we're trying to inform the tenants of their rights & in some cases that because the Buy Out Notifications/Agreements are deficient, the tenants may rescind their Buy Out agreement.

Please let me or Emma know if you have any questions.

Anna Ortega | Director - Rent Stabilization Division
Housing + Community Investment Department (HCIDLA)

213.808.8551 | anna.ortega@lacity.org



----- Forwarded message -----

From: Emma Garcia <emma.p.garcia@lacity.org>

Date: Thu, Aug 24, 2017 at 4:51 PM

Subject: Buyout Letters 1535 Las Palmas - 6700 Selma

To: Anna Ortega <anna.ortega@lacity.org>

Cc: Emma Garcia <emma.p.garcia@lacity.org>

Anna,

Attached are sample letters that have been mailed out related to the Selma/Las Palmas property (units below). There have been three types of letters mailed out.

1. Letter to all 80 units dated 8.17.17 (Spanish & English): Mailed letter to all 80 units explaining Buyout and Ellis rights. Discussed that legal status not a factor.
2. Letter to 14 tenants with filed buyouts dated 8.21.17: Letter was mailed only to the tenants where the owner filed buyouts with HCIDLA.
3. Letter to LL copy to T Buyout Violation: Letter was mailed to owner and copy to 3 tenants in units 1535 Las Palmas #6, 6712 Selma #1, 1545 Las Palmas #19. The buyouts for these properties violated the RSO. There will be another batch of violation letters mailed to owner and tenant for additional buyouts that violate the RSO.

APN - 5547-020-001

Site Address 6718 W SELMA AVE

Site Address 6702 W SELMA AVE

Site Address 6710 W SELMA AVE

Site Address 6704 W SELMA AVE

Site Address 6714 W SELMA AVE

Site Address 6700 W SELMA AVE

Site Address 6712 W SELMA AVE

Site Address 6716 W SELMA AVE

Site Address 1555 N LAS PALMAS AVE

Site Address 1545 N LAS PALMAS AVE

Site Address 1535 N LAS PALMAS AVE

Emma Garcia, Senior Management Analyst I

Housing + Community Investment Department (HCIDLA)

Departamento de Vivienda e Inversion Comunitaria de Los Angeles (HCIDLA)

Rent Stabilization Division

Tel: [\(213\) 808-8519](tel:(213)808-8519)



Tenant Buyout Notification Program
1200 W 7th Street, 1st Floor, Los Angeles, CA 90017
Tel.: 866-557-7368 | hcidla.lacity.org



ERIC GARCETTI, MAYOR
RUSHMORE D. CERNANTEN, GENERAL MANAGER

August 17, 2017

Tenant(s)
1555 N Las Palmas Ave #1
Los Angeles, CA 90028

RE: Property Address: 1535 through 1555 Las Palmas Ave, 6700 through 5718 W Selma
Assessor's Parcel Number: 5547-020-001
Tenant Buyout Notification Program

Dear Tenants:

The City of Los Angeles Housing and Community Investment Department (HCIDLA) is aware that your landlord may have asked you to enter into a Buyout Agreement, which is also known as a Cash for Keys or Voluntary Vacate agreement. The HCIDLA Department of the City of Los Angeles wants to ensure that you learn about your rights as a tenant. For additional information, you may visit our website at hcidla.LACity.org or attend one of our free workshops (see enclosed).

A Buyout Agreement is a written agreement where a landlord pays a tenant money or other consideration to voluntarily move out of a Rent Stabilization Ordinance (RSO) unit. A Buyout Agreement is not an eviction notice. The compensation amount under the Buyout Agreement is not the same as relocation payment which has additional regulations. Starting January 25, 2017, written Buyout Agreements must meet the RSO requirements.

Landlord Requirements

1. Before making the offer, the landlord must give the tenant the RSO Disclosure Notice (see enclosed), which must be signed and dated if the tenant chooses to accept the offer.
2. The Buyout Agreement must be in the primary language of the tenant.
3. The Buyout Agreement must contain in 12 point bold language above the signature line as follows: **"You, (tenant name), may cancel this Buyout Agreement any time up to 30 days after all parties have signed this Agreement without any obligation or penalty."**
4. The landlord must file a copy of the signed and dated RSO Disclosure Notice and Buyout Agreement with the HCIDLA within 60 days of both parties signing the Buyout Agreement.

Tenant Rights

1. The tenant is not required to accept or sign the Buyout Agreement.
2. The tenant may consult with an attorney or call HCIDLA prior to accepting the landlord's offer.
3. The tenant may cancel the Buyout Agreement up to 30 days after signing it without obligation or penalty.
4. If the owner does not comply with the requirements above, then the tenant has the right to cancel the Buyout Agreement for any reason at any time without obligation or penalty.
5. If the owner does not comply with the requirements above, then the tenant may assert an affirmative defense to an Unlawful Detainer action and may have a private civil remedy against the owner.

HCIDLA is concerned the landlord's representatives or agents may have provided incorrect information to tenants. For example, tenants are being informed that the owner intends but has not yet begun to withdraw the units from the rental housing use under the Ellis Act. The owner has not filed any forms with the City of Los Angeles to begin the Ellis withdrawal process and, therefore, cannot evict tenants at this time based on an Ellis withdrawal of the units. If the landlord files an Ellis application with the City, then City will inform the tenants. If this happens, tenants acquire additional rights such as extended tenancies of up to 365 days, right to return and relocation assistance services. (See enclosed information on Removal of units from the rental market [Ellis Act evictions]).

We understand that tenants are being informed that under the Los Angeles Municipal Code Section 151.09, in order to obtain relocation assistance payment they must cooperate with the landlord's legal counsel, agent or representatives. This statement is incorrect. If the owner files the Ellis application with HCIDLA, the City provides a different and independent relocation consultant who is not employed by the landlord to give services to tenants in assisting with moving out and to determine the relocation amount a tenant is eligible to receive. Even if a tenant does not cooperate with a relocation consultant, they are still eligible for relocation assistance payment if they are being evicted under the Ellis Act. Once again there is currently no Ellis application filed with HCIDLA by the landlord.

HCIDLA has also learned that tenants are being asked to sign Certification of Legal Status in the United States. Legal status in the country is not a requirement to receive relocation assistance payment under the RSO. All tenants, regardless of legal status, have a right to relocation payment under the RSO if they are being evicted based under the Ellis Act.

In the upcoming days and weeks some of you may receive additional letters from our Department if we find that the owner has violated the RSO in their preparation and filing of the Buyout Agreement. If the landlord's buyout filing violates the RSO, you have the choice to cancel your Buyout Agreement. Meanwhile, if you have additional questions, please call our staff:

HCIDLA City Staff	Telephone Number
Araceli Gonzalez	(213) 808-8598
Leslie Shim	(213) 808-8557

You may also file a complaint with HCIDLA if you receive an eviction notice or if you believe you have been offered or you signed a Buyout Agreement that may be in violation of the RSO. To file a complaint go to:

Hotline: 866-557-7368

Online: <http://hcidla.lacity.org/File-a-RSO-Complaint>

In person at any of our Public Counters (enclosure)

Lastly, we would like to ensure you have legal referrals should you wish to seek legal advice (enclosure).

Thank you for your time in reviewing this very important notice to you. Please do not hesitate to contact our Department if you have questions or concerns.

Sincerely,



Emma Garcia, Senior Management Analyst I
Los Angeles Housing + Community Investment Department
Tenant Buyout Notification Program
(213) 808-8519

Enclosures



Tenant Buyout Notification Program
1200 W 7th Street, 1st Floor, Los Angeles, CA 90017
Tel.: 866-557-7368 | hcidla.lacity.org



ERIC GARCETTA, MAYOR
RUSHA MOSE D. CEBANETTE, GENERAL MANAGER

17 de Agosto del 2017

Inquilino(s)
1555 N Las Palmas Ave #1
Los Angeles, CA 90028

RE: Dirección de Propiedad: 1535 - 1555 Las Palmas Ave, 6700 - 5718 W Selma
Número del paquete del asesor: 5547-020-001
Programa de Notificación de Compra de Tenencia

Estimados Inquilinos:

El Departamento de Vivienda e Inversión Comunitaria de la Ciudad de Los Ángeles (HCIDLA) es consciente de que su propietario le puede haber pedido que firme un Acuerdo de Compra, que también se conoce como Pago por Llaves o Oferta para Salir. El Departamento de HCIDLA de la Ciudad de Los Ángeles quiere asegurarse de que usted aprenda acerca de sus derechos como inquilino. Para obtener más información, puede visitar nuestro sitio de web en hcidla.LACity.org o atender a uno de nuestros talleres gratis (ver adjunto).

Un Acuerdo de Compra es un acuerdo por escrito donde el propietario paga dinero o otra compensación al inquilino para salir voluntariamente una unidad de Ordenanza de Estabilización de Alquiler (RSO). Un acuerdo de compra no es un aviso de desalojo. La cantidad de compensación bajo el Acuerdo de Compra no es lo mismo que el pago de reubicación que tiene regulaciones adicionales. A partir del 25 de enero de 2017, los Acuerdos de Compra por escrito deben cumplir con los requisitos de la RSO.

Requisitos del propietario

6. Antes de hacer la oferta, el propietario debe dar al Inquilino el Aviso de Declaración de los Derechos del Inquilino Acuerdo al RSO (ver adjunto), el cual debe estar firmado y fechado si el inquilino escoge aceptar la oferta.
7. El Acuerdo de compra debe estar en el idioma principal del inquilino.
8. El Acuerdo de compra debe contener en lenguaje en negro oscuro de 12 puntos sobre la línea de la firma de la siguiente manera: "Usted, (nombre del inquilino), puede cancelar este Contrato en cualquier momento hasta 30 días después de que todas las partes hayan firmado este Acuerdo sin obligación ni penalidad."
9. El propietario debe presentar una copia del Aviso de Declaración de los Derechos del Inquilino Acuerdo al RSO firmado y fechado y el Acuerdo de Compra con HCIDLA dentro de los 60 días de que ambas partes firmen el Acuerdo de Compra.

Derechos de Inquilino

1. El inquilino no está obligado a aceptar o firmar el acuerdo de compra.
2. El inquilino puede consultar con un abogado o llamar a HCIDLA antes de aceptar la oferta del propietario.
3. El inquilino puede cancelar el Contrato de compra hasta 30 días después de firmarlo sin obligación ni penalidad.
4. Si el propietario no cumple con los requisitos anteriores, el inquilino tiene el derecho de cancelar el Contrato de compra por cualquier motivo en cualquier momento sin obligación ni penalidad.
5. Si el propietario no cumple con los requisitos anteriores, el inquilino puede afirmar una defensa afirmativa en un caso de corte de desalojo y el inquilino puede tener un recurso civil contra el propietario.

HCIDLA está preocupado de que los representantes o agentes del propietario hayan proporcionado información incorrecta a los inquilinos. Por ejemplo, los inquilinos están siendo informados de que el propietario tiene la intención pero aún no ha comenzado a retirar las unidades del uso de vivienda de alquiler bajo la Ley Ellis. El propietario no ha presentado ningún formulario con la Ciudad de Los Ángeles para iniciar el proceso de retiro de Ellis y, por lo tanto, no puede desalojar a los inquilinos en este momento basado en Ellis para remover las unidades. Si el propietario presenta una solicitud de Ellis con la Ciudad, la Ciudad les informará a los inquilinos. Si esto ocurre, los inquilinos adquieren derechos adicionales como arrendamientos extendidos hasta 365 días, derecho a los

servicios de asistencia de reubicación y derecho de regresar a la unidad. (Vea la información adjunta sobre Eliminación de Unidades Del Mercado del Alquiler [desalojos de la Ley Ellis]).

Entendemos que a los inquilinos se les informó que bajo la Sección 151.09 del Código Municipal de Los Ángeles, para obtener el pago de asistencia de reubicación deben cooperar con el abogado, el agente o los representantes del propietario. Esta información es incorrecta. Si el propietario presenta la solicitud de Ellis con HCIDLA, la Ciudad proporciona un consultor de reubicación diferente e independiente que no está empleado por el propietario para dar servicios a los inquilinos para ayudar a mudarse y determinar la cantidad de reubicación que un inquilino es elegible para recibir. Incluso si un inquilino no coopera con un consultor de reubicación, todavía son elegibles para el pago de asistencia de reubicación si están siendo desalojados bajo la Ley Ellis. Una vez más, actualmente no existe ninguna solicitud de Ellis presentada ante HCIDLA por el propietario.

HCIDLA también ha aprendido que a los inquilinos se les pide que firmen la Certificación de Estatus Legal en los Estados Unidos. El estatus legal en el país no es un requisito para recibir pagos de asistencia de reubicación bajo la RSO. Todos los inquilinos, independientemente de su estado legal, tienen derecho al pago de reubicación bajo la RSO si están siendo desalojados bajo la Ley Ellis.

En los próximos días y semanas algunos de ustedes pueden recibir cartas adicionales de nuestro Departamento si encontramos que el propietario ha violado la RSO en su preparación y presentación del Acuerdo de Compra. Si la presentación de la compra del propietario viola el RSO, usted tiene la opción de cancelar su acuerdo de compra. Mientras tanto, si tiene preguntas adicionales, llame a nuestro personal:

HCIDLA City Staff	Telephone Number
Araceli Gonzalez	(213) 808-8598
Leslie Shim	(213) 808-8557

También puede presentar una queja ante HCIDLA si recibe un aviso de desalojo o si cree que le han ofrecido o firmó un Acuerdo de Compra que puede estar en violación de la RSO. Para presentar una queja diríjase a:

Línea directa: 866-557-7368

En línea: <http://hcidla.lacity.org/File-a-RSO-Complaint>

En persona en cualquiera de nuestros Contadores Públicos (adjunto)

Por último, queremos asegurarnos de que usted tenga referencias legales en caso de que desee solicitar asesoramiento legal (adjunto).

Gracias por su tiempo en la revisión de este aviso muy importante para usted. Por favor, no dude en ponerse en contacto con nuestro Departamento si tiene preguntas o inquietudes.

Sinceramente,


Emma Garcia, Senior Management Analyst I
Los Angeles Housing + Community Investment Department
(213) 808-8519



Tenant Buyout Notification Program
1200 W 7th Street, 8th Floor, Los Angeles, CA 90017
Tel.: 866-557-7368 | hcidla.lacity.org



Eric Garcetti, Mayor
Rushmore D. Cervantes, General Manager

August 21, 2017

Kenneth Horn
1535 North Las Palmas Unit #18
Los Angeles, CA 90028

RE: Property Address: 1535 North Las Palmas Unit #18 Los Angeles, CA 90028
Assessor's Parcel Number: 5547-020-001
Tenant Buyout Notification Program

Dear Tenant:

You are receiving this letter because your landlord has asked you to enter into a Buyout Agreement, which is also known as a Cash for Keys or Voluntary Vacate Agreement. It is important for you to learn about the landlord's responsibilities and your rights under the Tenant Buyout Notification Program.

A Buyout Agreement is a written agreement where a landlord pays a tenant money or other consideration to voluntarily move out of a Rent Stabilization Ordinance (RSO) unit. A Buyout Agreement is not an eviction notice. Starting January 25, 2017 written Buyout Agreements must meet the RSO requirements (LAMC §151.31).

Landlord Requirements

1. Before making the offer, the landlord must first give to the tenant the RSO Disclosure Notice, which must be signed and dated if the tenant **chooses** to accept the offer.
2. Next, the Landlord and Tenant may enter into a Buyout Agreement, which must
 - be written in the primary language of the tenant, and
 - contain in 12 point bold language above the signature line as follows: **"You, (tenant name), may cancel this Buyout Agreement any time up to 30 days after all parties have signed this Agreement without any obligation or penalty."**
3. Then, the Landlord must file a copy of the signed and dated RSO Disclosure Notice and Buyout Agreement with the Housing + Community Investment Department (HCIDLA) **within 60 days of both parties (Landlord and Tenant) signing the Buyout Agreement.**

Tenant Rights

1. The tenant is not required to accept or sign the Buyout Agreement.
2. The tenant may consult with an attorney or call HCIDLA prior to accepting the landlord's offer.
3. The tenant may cancel the Buyout Agreement up to *30 days after signing it* without obligation or penalty.
4. If the owner does not comply with the requirements above, then the tenant has the right to cancel the Buyout Agreement for any reason at any time without obligation or penalty.
5. If the owner does not comply with the requirements above, then the tenant may assert an affirmative defense to an Unlawful Detainer action and may have a private civil remedy against the owner.

If you have questions about the Tenant Buyout Notification Program, you may call us at 213-808-8620 or visit us online at hcidla.lacity.org/buyout-agreements.

Thank you.

(Hablamos Español)



Landlord Declarations Section
1200 W 7th Street, 1st Floor, Los Angeles, CA 90017
Tel.: 866-557-7368 | Fax: 213-808-8818
hcidla.lacity.org



ERIC GARCETTI, MAYOR
RUSHMORE D. CERVANTES, GENERAL MANAGER

August 9, 2017

Sent via U.S. Mail and Email (alaw@goodkinlynch.com)

Cross Roads Properties I, LLC
c/o Allison J. Law
Goodkin & Lynch, LLP
1875 Century Park East, Suite 1860
Los Angeles, CA 90067

RE: Tenant Buyout Notification Program
Address: 6712 Selma #01, Los Angeles, CA 90028
Tenant: Marcial Diaz Jara & Margarita Gamez
APN #: 5547-020-001

Dear Landlord:

The Rent Stabilization Ordinance (RSO) Section 151.31 requires that landlords file with the Los Angeles Housing + Community Investment (HCIDLA) a copy of the RSO Disclosure Notice and the Buyout Agreement within 60 days of the execution of the Buyout Agreement. These documents must comply with RSO 151.31. HCIDLA received your submission. However, the submission does not comply with the RSO due to the following reason(s) **(please review only the boxes marked with an "X")**:

Reason #1: Missing Documentation

- ☐ Need to submit a completed copy of the RSO Disclosure Notice (Notice dated after the date of the Buyout Agreement does not comply with the RSO)
- ☐ Need to submit a completed copy of the Buyout Agreement

Note: Unless you file both documents (*RSO Disclosure Notice* along with the *Buyout Agreement*) by the deadline, which is within 60 days after the Buyout Agreement was executed, the filing is not in compliance.

Reason #2: Buyout Agreement is Incomplete

- ☐ Buyout Agreement is missing bold 12 point language above tenant's signature line as follows:
"You, (tenant name), may cancel this Buyout Agreement any time up to 30 days after all parties have signed this Agreement without any obligation or penalty."
- ☐ Buyout Agreement is not signed and/or dated
- ☐ Buyout Agreement is not in the primary language of the tenant

Note: Unless you re-file the document by the deadline, which is within 60 days after the Buyout Agreement was executed, the filing is not in compliance. Also, any *Amendment* to a Buyout Agreement requires *new signatures and new dates*.

Reason #3: RSO Disclosure Notice is Incomplete

- ☐ RSO Disclosure Notice is not signed and/or dated
- ☐ RSO Disclosure Notice is missing page 1

Reason #4: Late Submission

- ☒ Documents were filed after the 60 days deadline. The documents must be filed within 60 days of the Buyout Agreement execution date.

Note: Unless you re-file the document by the deadline, which is within 60 days after the Buyout Agreement was executed, the filing is not in compliance. Also, any *Amendment* to a Buyout Agreement requires *new signatures* and *new dates*.

Reason #5: Other

☐

In order to comply with the RSO you will need to submit a corrected copy of the document(s) previously described with the property APN number and the word "Supplemental" written at the top. You may submit the documentation to:

Mail: HCIDLA Rent Stabilization Division (Landlord Declarations Section)
1200 West 7th Street, 8th Floor, Los Angeles, CA 90017

or

EMAIL: hcidla.buyout@lacity.org

or

Public Counters: hcidla.lacity.org/Public-Counters

Please be aware that because your current submission of the documents does not comply with RSO 151.31 the tenant acquires the rights below unless you comply by the deadline, which is within 60 days after the Buyout Agreement was executed.

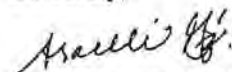
Tenant Rights

- 1) Option to cancel the Buyout Agreement for any reason at any time without any obligation or penalty
- 2) Ability to assert violation of the RSO as an affirmative defense in an Unlawful Detainer case
- 3) Private right of action against the landlord

You may still remedy the violation by submitting corrected copies of the documents prior to the filing deadline. The filing deadline is within 60 days of the execution of the Buyout Agreement. However, if you have already missed the 60 day filing deadline (Reason #4) the tenant has already acquired the rights described above. Also, the tenant has the right to cancel the Buyout Agreement for up to 30 days after you and the tenant have signed it regardless of whether you complied with the filing requirements.

If you have questions please call me. For additional information, you may review the RSO on our website at hcidla.org or <http://hcidla.lacity.org/buyout-agreements>.

Sincerely,



ARACELI GONZALEZ
HOUSING INVESTIGATOR II
Los Angeles Housing + Community Investment Department
Landlord Declarations Section
(213) 808-8598

C: Tenant

Subject: HOLD: Pre-Crossroads w/HCID

Start: 9/6/2017 1:00 PM

End: 9/6/2017 2:00 PM

Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: chris.robertson@lacity.org

Required Attendees: jeanne.min@lacity.org; Daniel.Halden@lacity.org; christine.peters@lacity.org;
amy.ablakat@lacity.org

[more details »](#)

HOLD: Pre-Crossroads w/HCID

When

Wed Sep 6, 2017 1pm – 2pm Pacific Time

Calendar

jeanne.min@lacity.org

Who

- chris.robertson@lacity.org
- organizer
- Daniel.Halden@lacity.org
- jeanne.min@lacity.org
- christine.peters@lacity.org
- amy.ablakat@lacity.org

Going?

[Yes](#) -

[Maybe](#) -

[No](#) [more options »](#)

Invitation from [Google Calendar](#)

You are receiving this email at the account jeanne.min@lacity.org because you are subscribed for invitations on calendar jeanne.min@lacity.org.

To stop receiving these emails, please log in to <https://www.google.com/calendar/> and change your notification settings for this calendar.

Forwarding this invitation could allow any recipient to modify your RSVP response.

[Learn More.](#)

View your event at
https://www.google.com/calendar/event?action=VIEW&eid=NDEwaTQ3cW4zcGpiZjRxaTVwMG8wYnBvMzUgamVhbm5lLm1pbkBsYWNpdHkub3Jn&tok=MjYyY2hyaXMucm9iZXJ0c29uQGxhY2l0eS5vcmc4YTBINWFmMjdmYjk3ZGM5NTRlNjY1YWEzNmZlNWU1MWMxNDIyYzY2&ctz=America/Los_Angeles&hl=en.

From: Chris Robertson [chris.robertson@lacity.org]
Sent: Wednesday, August 30, 2017 2:35 PM
To: Anna Ortega
Cc: Emma Garcia; Daniel Halden; Jeanne Min; Christine Peters
Subject: Re: Crossroads - Tenant's Rights Meeting

Hi Anna,

I just left a message with your assistant. The owner's representative would like to meet with HCID this week to discuss the letters that were sent out. Have they contacted you? It's DRA. I am out on Friday, but my colleagues may be able to attend.



Chris Robertson, AICP, LEED AP

Planning Director

Office of Councilmember Mitch O'Farrell, 13th District

200 N. Spring Street, Room 480, Los Angeles, CA 90012

(213) 473-7013 | chris.robertson@lacity.org | www.cd13.org



On Thu, Aug 24, 2017 at 5:06 PM, Anna Ortega <anna.ortega@lacity.org> wrote:

Yes, we can do this on Sept 6. We recently mailed out letters to 80 tenants there because we were concerned about the Tenant Buy Out agreements they were being asked to sign. I will send you a summary of notifications we sent to the tenants, just so you know what we've been communicating to them. I would suggest that we have an internal meeting with your Office & our staff prior to Sept. 6, just so that the City family is on the same page.

Please let me or Emma know if you have any questions. Emma's number is [213 808-8519](tel:2138088519).

Best,

Anna Ortega | Director - Rent Stabilization Division
Housing + Community Investment Department (HCIDLA)

213.808.8551 | anna.ortega@lacity.org



On Tue, Aug 22, 2017 at 10:56 AM, Chris Robertson <chris.robertson@lacity.org> wrote:

Hi Anna,

We would like to coordinate a tenant's rights meeting for the tenants currently residing at the location of the proposed Crossroads of the World. We are wondering if 9/6 (6 p.m. - 8 p.m.) would work. We will need Spanish translation and Korean (although we may be able to provide the Korean translation). The location we have secured is on Sunset Boulevard and Las Palmas at the old Hollywood Reporter Building.

The addresses of the RSO units are listed in ZIMAS as follows:

Site Address 6718 W SELMA AVE
Site Address 6702 W SELMA AVE
Site Address 6710 W SELMA AVE
Site Address 6704 W SELMA AVE
Site Address 6714 W SELMA AVE
Site Address 6700 W SELMA AVE
Site Address 6712 W SELMA AVE
Site Address 6716 W SELMA AVE
Site Address 1555 N LAS PALMAS AVE
Site Address 1545 N LAS PALMAS AVE
Site Address 1535 N LAS PALMAS AVE

<https://la.curbed.com/2017/5/11/15601810/crossroads-world-hollywood-redevelopment-hotel>

Thanks!



Chris Robertson, AICP, LEED AP

Planning Director

Office of Councilmember Mitch O'Farrell, 13th District

200 N. Spring Street, Room 480, Los Angeles, CA 90012

[\(213\) 473-7013](tel:(213)473-7013) | chris.robertson@lacity.org | www.cd13.org



From: Chris Robertson [chris.robertson@lacity.org]
Sent: Thursday, August 31, 2017 3:35 PM
To: Jeanne Min; Tony Arranaga
Cc: Daniel Halden
Subject: [URGENT] Fwd: Crossroads - Tenant's Rights Meeting

Jeanne and Tony, Dan and I are waiting for you to green light the letter. Once you do, we will have to distribute it.

Dan, would you have time to drop these off tomorrow? That should be enough time. I will be on the east coast.



Chris Robertson, AICP, LEED AP

Planning Director

Office of Councilmember Mitch O'Farrell, 13th District

200 N. Spring Street, Room 480, Los Angeles, CA 90012

[\(213\) 473-7013](tel:(213)473-7013) | chris.robertson@lacity.org | www.cd13.org



----- Forwarded message -----

From: Chris Robertson <chris.robertson@lacity.org>

Date: Thu, Aug 31, 2017 at 3:33 PM

Subject: Re: Crossroads - Tenant's Rights Meeting

To: Anna Ortega <anna.ortega@lacity.org>

Cc: Emma Garcia <emma.p.garcia@lacity.org>, Daniel Halden <Daniel.Halden@lacity.org>, Jeanne Min <jeanne.min@lacity.org>, Christine Peters <christine.peters@lacity.org>

Thanks for the update, Anna. Doesn't sound like a Korean translator is necessary.

Jeanne or Dan will confirm by tomorrow if we would like to proceed with the meeting on Wednesday night. Stay tuned...



Chris Robertson, AICP, LEED AP

Planning Director

Office of Councilmember Mitch O'Farrell, 13th District

200 N. Spring Street, Room 480, Los Angeles, CA 90012

(213) 473-7013 | chris.robertson@lacity.org | www.cd13.org



On Thu, Aug 31, 2017 at 2:04 PM, Anna Ortega <anna.ortega@lacity.org> wrote:

Hi Chris - Want to update you. We met with Crossroads team & Del Richardson this morning. I think we're squared away & all sides have a better understanding. The meeting on 9/6 can probably go forward if that is still an option.

Also, they said they do not think a Korean translator is needed. Do you still want us to get someone?

Please let me know if you have any questions.

Anna

Anna Ortega | Director - Rent Stabilization Division
Housing + Community Investment Department (HCIDLA)

213.808.8551 | anna.ortega@lacity.org



On Wed, Aug 30, 2017 at 2:34 PM, Chris Robertson <chris.robertson@lacity.org> wrote:

Hi Anna,

I just left a message with your assistant. The owner's representative would like to meet with HCID this week to discuss the letters that were sent out. Have they contacted you? It's DRA. I am out on Friday, but my colleagues may be able to attend.



Chris Robertson, AICP, LEED AP

Planning Director

Office of Councilmember Mitch O'Farrell, 13th District

200 N. Spring Street, Room 480, Los Angeles, CA 90012

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Please let me or Emma know if you have any questions. Emma's number is [213 808-8519](tel:2138088519).

Best,

Anna Ortega | Director – Rent Stabilization Division
Housing + Community Investment Department (HCIDLA)

213.808.8551 | anna.ortega@lacity.org



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Site Address 6716 W SELMA AVE
Site Address 1555 N LAS PALMAS AVE
Site Address 1545 N LAS PALMAS AVE
Site Address 1535 N LAS PALMAS AVE

<https://la.curbed.com/2017/5/11/15601810/crossroads-world-hollywood-redevelopment-hotel>

Thanks!



Chris Robertson, AICP, LEED AP
Planning Director

Office of Councilmember Mitch O'Farrell, 13th District
200 N. Spring Street, Room 480, Los Angeles, CA 90012
[\(213\) 473-7013](tel:(213)473-7013) | chris.robertson@lacity.org | www.cd13.org



From: Jeanne Min [jeanne.min@lacity.org]
Sent: Thursday, August 31, 2017 4:02 PM
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Cc: Tony Arranaga; Daniel Halden
Subject: Re: [URGENT] Fwd: Crossroads - Tenant's Rights Meeting

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Chris Robertson, AICP, LEED AP

Planning Director

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Date: Thu, Aug 31, 2017 at 3:33 PM

Subject: Re: Crossroads - Tenant's Rights Meeting

To: Anna Ortega <anna.ortega@lacity.org>

Cc: Emma Garcia <emma.p.garcia@lacity.org>, Daniel Halden

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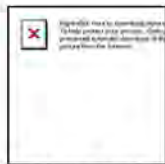
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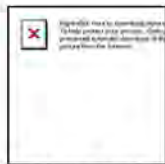
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From: Jeanne Min [jeanne.min@lacity.org]
Sent: Friday, September 01, 2017 12:50 PM
To: Daniel Halden; Amy Ablakat
Subject: Fwd: Crossroads - Tenant's Rights Meeting

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----- Forwarded message -----

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Date: Fri, Sep 1, 2017 at 11:16 AM
Subject: Re: Crossroads - Tenant's Rights Meeting
To: Jeanne Min <jeanne.min@lacity.org>
Cc: Chris Robertson <chris.robertson@lacity.org>, Emma Garcia <emma.p.garcia@lacity.org>, Daniel Halden <Daniel.Halden@lacity.org>, Christine Peters <christine.peters@lacity.org>

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On Thu, Aug 31, 2017 at 6:51 PM, Jeanne Min <jeanne.min@lacity.org> wrote:
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Sent from my iPhone

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JEANNE MIN

Chief of Staff

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(213) 473-7013 | jeanne.min@lacity.org



From: Daniel Halden [daniel.halden@lacity.org]
Sent: Friday, September 01, 2017 2:53 PM
To: Jeanne Min
Cc: Amy Ablakat
Subject: Re: Crossroads - Tenant's Rights Meeting

If the letter is done (which I think it is), we should send by mail on Tuesday and I can also hand deliver next week.

Dan Halden
Hollywood Field Deputy
Councilmember Mitch O'Farrell
City of Los Angeles, 13th District
daniel.halden@lacity.org
(213) 207-3015
www.cd13.com

Sent from my iPhone

On Sep 1, 2017, at 2:03 PM, Jeanne Min <jeanne.min@lacity.org> wrote:

Sure.

Dan - what was the plan for the letter we send out? By mail, by hand?

On Fri, Sep 1, 2017 at 1:07 PM, Dan Halden <daniel.halden@lacity.org> wrote:
Why don't we do 6PM then on 9/13.



Dan Halden
Hollywood Field Deputy
Office of Councilmember Mitch O'Farrell, 13th District
1722 Sunset Boulevard, Los Angeles, CA 90026
(213) 207-3015 | www.cd13.com

Find the Councilmember on:

On Fri, Sep 1, 2017 at 12:54 PM, Amy Ablakat <amy.ablakat@lacity.org> wrote:
It works for me anytime after 4:30 pm.

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To: Jeanne Min <jeanne.min@lacity.org>

Cc: Chris Robertson <chris.robertson@lacity.org>, Emma Garcia <emma.p.garcia@lacity.org>,
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Chris Robertson, AICP, LEED AP
Planning Director

Office of Councilmember Mitch O'Farrell, 13th District
200 N. Spring Street, Room 480, Los Angeles, CA 90012
[\(213\) 473-7013](tel:(213)473-7013) | chris.robertson@lacity.org | www.cd13.org



From: Jeanne Min [jeanne.min@lacity.org]
Sent: Friday, September 01, 2017 2:02 PM
To: Dan Halden
Cc: Amy Ablakat
Subject: Re: Crossroads - Tenant's Rights Meeting

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Dan - what was the plan for the letter we send out? By mail, by hand?

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Cc: Chris Robertson <chris.robertson@lacity.org>, Emma Garcia <emma.p.garcia@lacity.org>, Daniel Halden <Daniel.Halden@lacity.org>, Christine Peters <christine.peters@lacity.org>

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Anna Ortega | Director - Rent Stabilization Division
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Sent: Friday, September 01, 2017 1:08 PM
To: Amy Ablakat
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Subject: Re: Crossroads - Tenant's Rights Meeting

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Sent: Monday, September 04, 2017 8:19 AM
To: Daniel Halden
Cc: Amy Ablakat
Subject: Re: Crossroads - Tenant's Rights Meeting

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Sent from my iPhone

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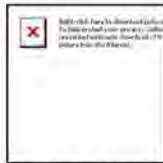
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Sent: Tuesday, September 05, 2017 4:45 PM
To: Jeanne Min
Cc: Chris Robertson; Daniel Halden
Subject: Re: [URGENT] Fwd: Crossroads - Tenant's Rights Meeting

Did we close the loop on this?

On Thu, Aug 31, 2017 at 4:02 PM, Jeanne Min <jeanne.min@lacity.org> wrote:
Oops sorry.

Sent from my iPhone

On Aug 31, 2017, at 3:40 PM, Chris Robertson <chris.robertson@lacity.org> wrote:

Sent



Chris Robertson, AICP, LEED AP

Planning Director

Office of Councilmember Mitch O'Farrell, 13th District

200 N. Spring Street, Room 480, Los Angeles, CA 90012

[\(213\) 473-7013](tel:(213)473-7013) | chris.robertson@lacity.org | www.cd13.org



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Which letter- can you resend? Thanks!

Sent from my iPhone

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Jeanne and Tony, Dan and I are waiting for you to green light the letter.
Once you do, we will have to distribute it.

Dan, would you have time to drop these off tomorrow? That should be
enough time. I will be on the east coast.



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----- Forwarded message -----

From: **Chris Robertson** <chris.robertson@lacity.org>

Date: Thu, Aug 31, 2017 at 3:33 PM

Subject: Re: Crossroads - Tenant's Rights Meeting

To: Anna Ortega <anna.ortega@lacity.org>

Cc: Emma Garcia <emma.p.garcia@lacity.org>, Daniel Halden

<Daniel.Halden@lacity.org>, Jeanne Min <jeanne.min@lacity.org>, Christine

Peters <christine.peters@lacity.org>

Thanks for the update, Anna. Doesn't sound like a Korean translator is necessary.

Jeanne or Dan will confirm by tomorrow if we would like to proceed with the meeting on Wednesday night. Stay tuned...



Chris Robertson, AICP, LEED AP

Planning Director

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On Thu, Aug 31, 2017 at 2:04 PM, Anna Ortega <anna.ortega@lacity.org> wrote:
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Also, they said they do not think a Korean translator is needed. Do you still want us to get someone?

Please let me know if you have any questions.

Anna

Anna Ortega | Director - Rent Stabilization Division
Housing + Community Investment Department (HCIDLA)

213.808.8551 | anna.ortega@lacity.org



On Wed, Aug 30, 2017 at 2:34 PM, Chris Robertson
<chris.robertson@lacity.org> wrote:

Hi Anna,

I just left a message with your assistant. The owner's representative would like to meet with HCID this week to discuss the letters that were sent out. Have they contacted you? It's DRA. I am out on Friday, but my colleagues may be able to attend.



Chris Robertson, AICP, LEED AP

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On Thu, Aug 24, 2017 at 5:06 PM, Anna Ortega <anna.ortega@lacity.org> wrote:
Yes, we can do this on Sept 6. We recently mailed out letters to 80 tenants there because we were concerned about the Tenant Buy Out agreements they were being asked to sign. I will send you a summary of notifications we sent to the tenants, just so you know what we've been communicating to them. I would suggest that we have an internal meeting with your Office & our staff prior to Sept. 6, just so that the City family is on the same page.

Please let me or Emma know if you have any questions. Emma's number is [213 808-8519](tel:2138088519).

Best,

Anna Ortega | Director - Rent Stabilization Division
Housing + Community Investment Department (HCIDLA)



On Tue, Aug 22, 2017 at 10:56 AM, Chris Robertson

<chris.robertson@lacity.org> wrote:

Hi Anna,

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Site Address 1545 N LAS PALMAS AVE
Site Address 1535 N LAS PALMAS AVE

<https://la.curbed.com/2017/5/11/15601810/crossroads-world-hollywood-redevelopment-hotel>

Thanks!



Chris Robertson, AICP, LEED AP

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Tony Arranaga

Communications Director

Office of Councilmember Mitch O'Farrell

200 N. Spring Street, Room 480, Los Angeles, CA 90012

(213) 473-7013 w| (213) 258-9533 c| www.cd13.org



From: Jeanne Min [jeanne.min@lacity.org]
Sent: Tuesday, September 05, 2017 10:44 PM
To: Tony Arranaga
Cc: Chris Robertson; Daniel Halden
Subject: Re: [URGENT] Fwd: Crossroads - Tenant's Rights Meeting

We should review and prepare to send, after we meet w HCID tomorrow. We need to confirm the actual date of the meeting.

Sent from my iPhone

On Sep 5, 2017, at 4:45 PM, Tony Arranaga <tony.arranaga@lacity.org> wrote:

Did we close the loop on this?

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Oops sorry.

Sent from my iPhone

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----- Forwarded message -----

From: **Chris Robertson** <chris.robertson@lacity.org>

Date: Thu, Aug 31, 2017 at 3:33 PM

Subject: Re: Crossroads - Tenant's Rights Meeting

To: Anna Ortega <anna.ortega@lacity.org>

Cc: Emma Garcia <emma.p.garcia@lacity.org>, Daniel Halden

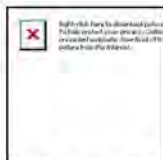
<Daniel.Halden@lacity.org>, Jeanne Min

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Please let me know if you have any questions.

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Housing + Community Investment Department (HCIDLA)

213.808.8551 | anna.ortega@lacity.org



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Chris Robertson, AICP, LEED AP

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200 N. Spring Street, Room 480, Los Angeles, CA 90012

[\(213\) 473-](tel:2134737013)

[7013](tel:2134737013) | chris.robertson@lacity.org | www.cd13.org



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213.808.8551 | anna.ortega@lacity.org



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<https://la.curbed.com/2017/5/11/15601810/crossroads-world-hollywood-redevelopment-hotel>

Thanks!



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From: Jeanne Min [jeanne.min@lacity.org]
Sent: Tuesday, September 05, 2017 10:16 AM
To: Anna Ortega
Cc: Chris Robertson; Emma Garcia; Daniel Halden; Christine Peters; Amy Ablakat
Subject: Re: Crossroads - Tenant's Rights Meeting

Hi Anna:

We (CD13 and HCID) are meeting tomorrow at 1pm in our City Hall conference room (room 480) to go over the meeting with the tenants.

For now, please place a HOLD on 9/13 for the 6pm meeting with the Crossroads tenants.

Thank you and see you tomorrow.
Jeanne

On Fri, Sep 1, 2017 at 11:16 AM, Anna Ortega <anna.ortega@lacity.org> wrote:
Yes, just not 9/12. 9/13 is okay.

Anna Ortega | Director - Rent Stabilization Division
Housing + Community Investment Department (HCIDLA)

213.808.8551 | anna.ortega@lacity.org



On Thu, Aug 31, 2017 at 6:51 PM, Jeanne Min <jeanne.min@lacity.org> wrote:
Hi Anna-
Any chance we can push back to the following week?

Pls advise on availability and we will coordinate accordingly.

Thank you,
Jeanne

Sent from my iPhone

On Aug 31, 2017, at 4:17 PM, Anna Ortega <anna.ortega@lacity.org> wrote:

Ok

Anna Ortega | Director - Rent Stabilization Division
Housing + Community Investment Department (HCIDLA)

213.808.8551 | anna.ortega@lacity.org



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Jeanne or Dan will confirm by tomorrow if we would like to proceed with the meeting on Wednesday night. Stay tuned...



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<https://la.curbed.com/2017/5/11/15601810/crossroads-world-hollywood-redevelopment-hotel>

Thanks!



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JEANNE MIN

Chief of Staff

Office of Councilmember Mitch O'Farrell, 13th District

200 N. Spring Street Rm 480 Los Angeles, CA 90012

(213) 473-7013 | jeanne.min@lacity.org



From: Google Calendar [calendar-notification@google.com] on behalf of chris.robertson@lacity.org
Sent: Wednesday, September 06, 2017 11:33 AM
To: gigi.galias@lacity.org; christine.peters@lacity.org; chris.robertson@lacity.org; anna.ortega@lacity.org; Daniel.Halden@lacity.org; amy.ablakat@lacity.org; emma.p.garcia@lacity.org; jeanne.min@lacity.org
Subject: [Update] Crossroads Pre-Meet: HCID & CD 13

Hi Anna and Emma,

Just wanted to confirm that we would still like to meet this afternoon at our office even though tonight's meeting will be rescheduled.

Thanks,
Chris

Crossroads Pre-Meet: HCID & CD 13

When Wed Sep 6, 2017 1pm – 2pm Pacific Time

Where CH, Room 480 ([map](#))

Who

- chris.robertson@lacity.org - organizer
- jeanne.min@lacity.org
- amy.ablakat@lacity.org
- Daniel.Halden@lacity.org
- christine.peters@lacity.org
- emma.p.garcia@lacity.org
- gigi.galias@lacity.org
- anna.ortega@lacity.org

From: Jeanne Min [jeanne.min@lacity.org]
Sent: Wednesday, September 06, 2017 11:22 AM
To: Chris Robertson; Amy Ablakat
Subject: crossroads mtg w hcid

still on today?



JEANNE MIN

Chief of Staff

Office of Councilmember Mitch O'Farrell, 13th District

200 N. Spring Street Rm 480 Los Angeles, CA 90012

(213) 473-7013 | jeanne.min@lacity.org



From: Chris Robertson [chris.robertson@lacity.org]
Sent: Wednesday, September 06, 2017 11:37 AM
To: Anna Ortega
Cc: Gigi Galias; Christine Peters; Daniel.Halden@lacity.org; Amy Ablakat; Emma Garcia; Jeanne Min
Subject: Re: [Update] Crossroads Pre-Meet: HCID & CD 13

Great - see you soon!

On Wed, Sep 6, 2017 at 11:33 AM, Anna Ortega <anna.ortega@lacity.org> wrote:
Yes we'll be there at 1:00.

Anna Ortega | Director - Rent Stabilization Division
Housing + Community Investment Department (HCIDLA)

213.808.8551 | anna.ortega@lacity.org



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Crossroads Pre-Meet: HCID & CD 13

When Wed Sep 6, 2017 1pm – 2pm Pacific Time

Where CH, Room 480 ([map](#))

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- jeanne.min@lacity.org
- amy.ablakat@lacity.org
- Daniel.Halden@lacity.org
- christine.peters@lacity.org
- emma.p.garcia@lacity.org
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To: Chris Robertson
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When Wed Sep 6, 2017 1pm – 2pm Pacific Time

Where CH, Room 480 ([map](#))

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- Daniel.Halden@lacity.org
- christine.peters@lacity.org
- emma.p.garcia@lacity.org
- gigi.galias@lacity.org
- anna.ortega@lacity.org

From: Chris Robertson [chris.robertson@lacity.org]
Sent: Wednesday, September 06, 2017 11:25 AM
To: Jeanne Min
Cc: Amy Ablakat
Subject: Re: crossroads mtg w hcid

I don't know why it wouldn't be. Am I missing something? Did you talk about rescheduling?

On Wed, Sep 6, 2017 at 11:22 AM, Jeanne Min <jeanne.min@lacity.org> wrote:
still on today?



JEANNE MIN

Chief of Staff

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200 N. Spring Street Rm 480 Los Angeles, CA 90012

(213) 473-7013 | jeanne.min@lacity.org



From: Chris Robertson [chris.robertson@lacity.org]
Sent: Wednesday, September 06, 2017 11:44 AM
To: Jeanne Min
Cc: Amy Ablakat
Subject: Re: crossroads mtg w hcid

It is on.

On Wed, Sep 6, 2017 at 11:38 AM, Jeanne Min <jeanne.min@lacity.org> wrote:
I emailed Anna yesterday confirming and did not hear back. So I assume it's on too.

On Wed, Sep 6, 2017 at 11:24 AM, Chris Robertson <chris.robertson@lacity.org> wrote:
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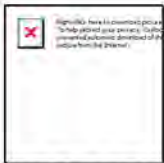
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(213) 473-7013 | jeanne.min@lacity.org



From: Google Calendar [calendar-notification@google.com] on behalf of Daniel.Halden@lacity.org
Sent: Monday, September 11, 2017 4:46 PM
To: anna.ortega@lacity.org; Daniel.Halden@lacity.org; amy.ablakat@lacity.org;
emma.p.garcia@lacity.org; jeanne.min@lacity.org
Subject: [CONFIRMING HCIDLA] Crossroads Tenants Meeting w/ CD13 & HCIDLA

Anna and Emma,

Great seeing you both last week! We have distributed letters to all the tenants so I wanted to double/triple-check on your attendance this Wednesday evening.

We will be meeting at the Hollywood Reporter building at 6713 Sunset Blvd.

Please let us know what you need in terms of supplies (outside of tables, chairs, etc.) AND please let us know who will be performing the Spanish translation.

Thank you!

Dan

Crossroads Tenants Meeting w/ CD13 & HCIDLA

Contact: Dan Halden cell (213) 254-7214

When Wed Sep 13, 2017 6pm – 7pm Pacific Time

Where 6713 Sunset Boulevard, Los Angeles, CA 90028 ([map](#))

Who

- Daniel.Halden@lacity.org - organizer
- jeanne.min@lacity.org
- amy.ablakat@lacity.org
- anna.ortega@lacity.org
- emma.p.garcia@lacity.org
- joseph.plascencia@lacity.org

Subject: Crossroads Tenants Meeting w/ CD13 & HCIDLA

Location: 6713 Sunset Boulevard, Los Angeles, CA 90028

Start: 9/13/2017 6:00 PM

End: 9/13/2017 7:00 PM

Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Daniel.Halden@lacity.org

Required Attendees: jeanne.min@lacity.org; anna.ortega@lacity.org; emma.p.garcia@lacity.org;
amy.ablakat@lacity.org

Resources: 6713 Sunset Boulevard, Los Angeles, CA 90028

[more details »](#)

Crossroads Tenants Meeting w/ CD13 & HCIDLA

Contact: Dan Halden cell (213) 254-7214

When

Wed Sep 13, 2017 6pm – 7pm Pacific Time

Where

6713 Sunset Boulevard, Los Angeles, CA 90028 ([map](#))

Calendar

jeanne.min@lacity.org

Who

- Daniel.Halden@lacity.org
- organizer
- anna.ortega@lacity.org
- emma.p.garcia@lacity.org
- jeanne.min@lacity.org
- amy.ablakat@lacity.org

Going?

[Yes](#) -
[Maybe](#) -
[No](#) [more options »](#)

Invitation from [Google Calendar](#)

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Forwarding this invitation could allow any recipient to modify your RSVP response.
[Learn More](#).

From: Emma Garcia [emma.p.garcia@lacity.org]
Sent: Tuesday, September 12, 2017 7:03 PM
To: Dan Halden
Cc: Anna Ortega; Amy Ablakat; Jeanne Min
Subject: Re: [CONFIRMING HCIDLA] Crossroads Tenants Meeting w/ CD13 & HCIDLA

Hi Dan,

Joseph and I will be at the location to set up tomorrow around 5:30 pm. I am able to bring equipment for a power-point presentation including a screen if needed. Is that ok?

Emma Garcia, Senior Management Analyst I
Housing + Community Investment Department (HCIDLA)
Departamento de Vivienda e Inversion Comunitaria de Los Angeles (HCIDLA)
Rent Stabilization Division
Tel: (213) 808-8519

On Tue, Sep 12, 2017 at 1:32 PM, Dan Halden <daniel.halden@lacity.org> wrote:
Great, thank you!

Emma -- could I get your (or Joseph Plascencia's) cell phone number?

My cell phone number is [\(213\) 254-7214](tel:2132547214). Please call me if you need anything.

Thanks!



Dan Halden
Hollywood Field Deputy
Office of Councilmember Mitch O'Farrell, 13th District
1722 Sunset Boulevard, Los Angeles, CA 90026
(213) 207-3015 | www.cd13.com

Find the Councilmember on: 

On Tue, Sep 12, 2017 at 1:01 PM, Anna Ortega <anna.ortega@lacity.org> wrote:
Yes, we have confirmed the interpreter, Languages 4 You.

Anna Ortega | Director – Rent Stabilization Division
Housing + Community Investment Department (HCIDLA)

213.808.8551 | anna.ortega@lacity.org



On Mon, Sep 11, 2017 at 4:45 PM, Daniel.Halden@lacity.org <daniel.halden@lacity.org> wrote:

Anna and Emma,

Great seeing you both last week! We have distributed letters to all the tenants so I wanted to double/triple-check on your attendance this Wednesday evening.

We will be meeting at the Hollywood Reporter building at 6713 Sunset Blvd.

Please let us know what you need in terms of supplies (outside of tables, chairs, etc.) AND please let us know who will be performing the Spanish translation.

Thank you!
Dan

Crossroads Tenants Meeting w/ CD13 & HCIDLA

Contact: Dan Halden cell [\(213\) 254-7214](tel:213-254-7214)

When Wed Sep 13, 2017 6pm – 7pm Pacific Time

Where 6713 Sunset Boulevard, Los Angeles, CA 90028 ([map](#))

Who

- Daniel.Halden@lacity.org - organizer
- jeanne.min@lacity.org
- amy.ablakat@lacity.org
- anna.ortega@lacity.org
- emma.p.garcia@lacity.org
- joseph.plascencia@lacity.org

From: Anna Ortega [anna.ortega@lacity.org]
Sent: Tuesday, September 12, 2017 1:02 PM
To: Daniel.Halden@lacity.org
Cc: Amy Ablakat; Emma Garcia; Jeanne Min
Subject: Re: [CONFIRMING HCIDLA] Crossroads Tenants Meeting w/ CD13 & HCIDLA

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Anna Ortega | Director - Rent Stabilization Division
Housing + Community Investment Department (HCIDLA)

213.808.8551 | anna.ortega@lacity.org



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Crossroads Tenants Meeting w/ CD13 & HCIDLA

Contact: Dan Halden cell [\(213\) 254-7214](tel:213-254-7214)

When Wed Sep 13, 2017 6pm – 7pm Pacific Time

Where 6713 Sunset Boulevard, Los Angeles, CA 90028 ([map](#))

Who

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- jeanne.min@lacity.org
- amy.ablakat@lacity.org
- anna.ortega@lacity.org
- emma.p.garcia@lacity.org
- joseph.plascencia@lacity.org

From: Dan Halden [daniel.halden@lacity.org]
Sent: Tuesday, September 12, 2017 1:32 PM
To: Anna Ortega
Cc: Amy Ablakat; Emma Garcia; Jeanne Min
Subject: Re: [CONFIRMING HCIDLA] Crossroads Tenants Meeting w/ CD13 & HCIDLA

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Dan Halden
Hollywood Field Deputy
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Crossroads Tenants Meeting w/ CD13 & HCIDLA

Contact: Dan Halden cell [\(213\) 254-7214](tel:213-254-7214)

When Wed Sep 13, 2017 6pm – 7pm Pacific Time

Where 6713 Sunset Boulevard, Los Angeles, CA 90028 ([map](#))

Who

- Daniel.Halden@lacity.org - organizer
- jeanne.min@lacity.org
- amy.ablakat@lacity.org
- anna.ortega@lacity.org
- emma.p.garcia@lacity.org
- joseph.plascencia@lacity.org

From: Dan Halden [daniel.halden@lacity.org]
Sent: Wednesday, September 13, 2017 8:57 AM
To: Emma Garcia
Cc: Anna Ortega; Amy Ablakat; Jeanne Min
Subject: Re: [CONFIRMING HCIDLA] Crossroads Tenants Meeting w/ CD13 & HCIDLA

Absolutely. I'm not sure what the AV capabilities are exactly but I will check this morning. Thank you so much and see you later today!



Dan Halden
Hollywood Field Deputy
Office of Councilmember Mitch O'Farrell, 13th District
1722 Sunset Boulevard, Los Angeles, CA 90026
(213) 207-3015 | www.cd13.com

Find the Councilmember on: 

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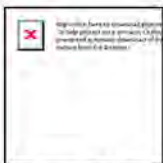
Emma Garcia, Senior Management Analyst I
Housing + Community Investment Department (HCIDLA)
Departamento de Vivienda e Inversion Comunitaria de Los Angeles (HCIDLA)
Rent Stabilization Division
Tel: [\(213\) 808-8519](tel:(213)808-8519)

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Thanks!



Dan Halden

Hollywood Field Deputy

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Anna Ortega | Director - Rent Stabilization Division
Housing + Community Investment Department (HCIDLA)

213.808.8551 | anna.ortega@lacity.org



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Thank you!
Dan

Crossroads Tenants Meeting w/ CD13 & HCIDLA

Contact: Dan Halden cell [\(213\) 254-7214](tel:2132547214)

When Wed Sep 13, 2017 6pm – 7pm Pacific Time

Where 6713 Sunset Boulevard, Los Angeles, CA 90028 ([map](#))

Who

- Daniel.Halden@lacity.org - organizer
- jeanne.min@lacity.org
- amy.ablakat@lacity.org
- anna.ortega@lacity.org
- emma.p.garcia@lacity.org

- joseph.plascencia@lacity.org

Subject: Meeting with JN re: Crossroads

Location: CH Conference Room

Start: 10/18/2017 1:00 PM

End: 10/18/2017 2:00 PM

Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: amy.ablakat@lacity.org

Required Attendees: jeanne.min@lacity.org; gigi.galias@lacity.org; christine.peters@lacity.org

Resources: CH Conference Room

[more details »](#)

Meeting with JN re: Crossroads

When

Wed Oct 18, 2017 1pm – 2pm Pacific Time

Where

CH Conference Room ([map](#))

Calendar

jeanne.min@lacity.org

Who

- amy.ablakat@lacity.org
- organizer
- gigi.galias@lacity.org
- christine.peters@lacity.org
- jeanne.min@lacity.org

Going?

[Yes](#) -

[Maybe](#) -

[No](#) [more options »](#)

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From: Jeanne Min [jeanne.min@lacity.org]
Sent: Friday, October 13, 2017 1:59 PM
To: Amy Ablakat
Subject: Re: Meeting with JN re: Crossroads

Pls send to Craig as well.

Sent from my iPhone

> On Oct 13, 2017, at 1:28 PM, Amy Ablakat <amy.ablakat@lacity.org> wrote:

>

> You have been invited to the following event.

>

> Title: Meeting with JN re: Crossroads

> When: Wed Oct 18, 2017 1pm – 2pm Pacific Time

> Where: CH Conference Room

> Calendar: jeanne.min@lacity.org

> Who:

> * amy.ablakat@lacity.org - organizer

> * gigi.galias@lacity.org

> * christine.peters@lacity.org

> * jeanne.min@lacity.org

>

> Event details:

>

https://www.google.com/calendar/event?action=VIEW&eid=MG5lc2F2NHI1MjNwYm5jbNodGdjMjlvZ2UgamVhbm5lLmIpbkBsYWNPdHkub3Jn&tok=MjljYW15LmFibGFrYXRabGFjaXR5Lm9yZzI4N2QwZmU4Njk3M2UzZWUxMzA0N2Q4MjY2MmZkNzMzN2QyNTlmZTU&ctz=America/Los_Angeles&hl=en

>

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> response. Learn more at

> <https://support.google.com/calendar/answer/37135#forwarding>

> <meeting.ics>

From: Google Calendar [calendar-notification@google.com]
Sent: Wednesday, October 18, 2017 12:50 PM
To: Jeanne Min
Subject: Notification: Meeting with JN re: Crossroads @ Wed Oct 18, 2017 1pm - 2pm (jeanne.min@lacity.org)

[more details »](#)

Meeting with JN re: Crossroads

Bill Myers

Noel Hyun

When Wed Oct 18, 2017 1pm – 2pm Pacific Time

Where CH Conference Room ([map](#))

Calendar jeanne.min@lacity.org

Who

- amy.ablakat@lacity.org - organizer
- jeanne.min@lacity.org
- craig.bullock@lacity.org
- gigi.galias@lacity.org
- christine.peters@lacity.org

Going? [Yes](#) - [Maybe](#) - [No](#) [more options »](#)

Invitation from [Google Calendar](#)

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Forwarding this invitation could allow any recipient to modify your RSVP response. [Learn More](#)

From: Dan Halden [daniel.halden@lacity.org]
Sent: Tuesday, June 05, 2018 9:57 AM
To: Casper, Kyndra; Linda Duttonhaver
Cc: George Huang; Abdullah Sadozai; Louis Perez
Subject: Selma Ave construction beginning Monday 6/11 - update for Crossroads of the World
Attachments: HS7830_F-8.1.2_180228_Selma TCP_Exhibit_rev7.pdf; HS7830_F-10.4_180301_Const_Notice_Selma_ClosureR1.pdf; HS7830_F-10.4_180313_Spanish_Const_Notice_Selma_ClosureR2.pdf

Hi, Kyndra and Linda:

I hope you are well. You should already be aware of this pending work, but I wanted to double check and make sure you and your community are aware of

upcoming construction on Selma Avenue this summer.

Please make sure that all the below information is distributed to **residential and commercial tenants.**

Please see the attached notices in English and Spanish. The City and its contractor, Comet Electric, are completing work on a **"Safe Routes to Schools"** pedestrian safety project on Selma Avenue. Improvements will be made to the street including upgraded curb ramps, sidewalks, curbs and gutters, sidewalk extensions, etc.

Work will begin **this Monday, June 11, 2018**, and will last until approximately Tuesday, August 14, 2018. The work has been specifically scheduled so it takes place during the summer, when school is not regularly in session.

- During the first phase of work (approximately five weeks), construction will take place on the **NORTH** side of the street, and **Selma Avenue from Las Palmas to Schrader will be one-way, eastbound traffic only.**
- During the second phase of work (approximately five weeks), construction will take place on the **SOUTH** side of the street, and **Selma Avenue from Las Palmas to Schrader will be one-way, westbound traffic only.**

Please note that **all driveways on Selma Avenue will be accessible during construction**, and safety signage and personnel will be in place during the construction. Side streets like Cherokee Ave and Schrader Blvd will be impacted during the project; we ask for your patience and understanding during construction.

I'm CCing Abdullah Sadozai and George Huang from the Bureau of Engineering, and Louis Perez from Comet Electric. All three gentlemen, in addition to myself, can assist with any questions or issues that need to be addressed.

Please make sure you distribute this information to your community, so that

all Hollywood stakeholders are aware. :)

Thank you,



Dan Halden

Hollywood Field Deputy

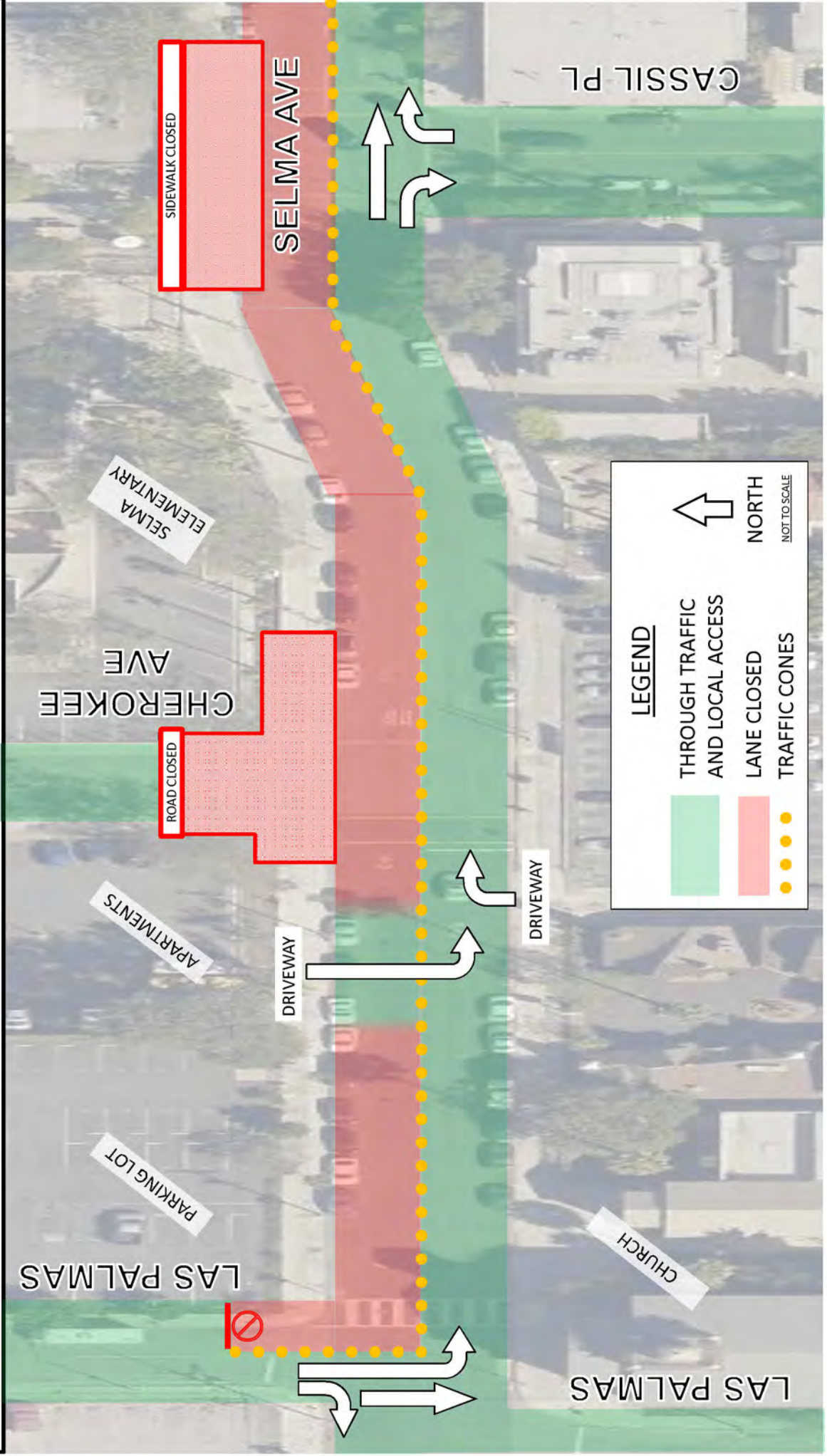
Office of Councilmember Mitch O'Farrell, 13th District

1722 Sunset Boulevard, Los Angeles, CA 90026

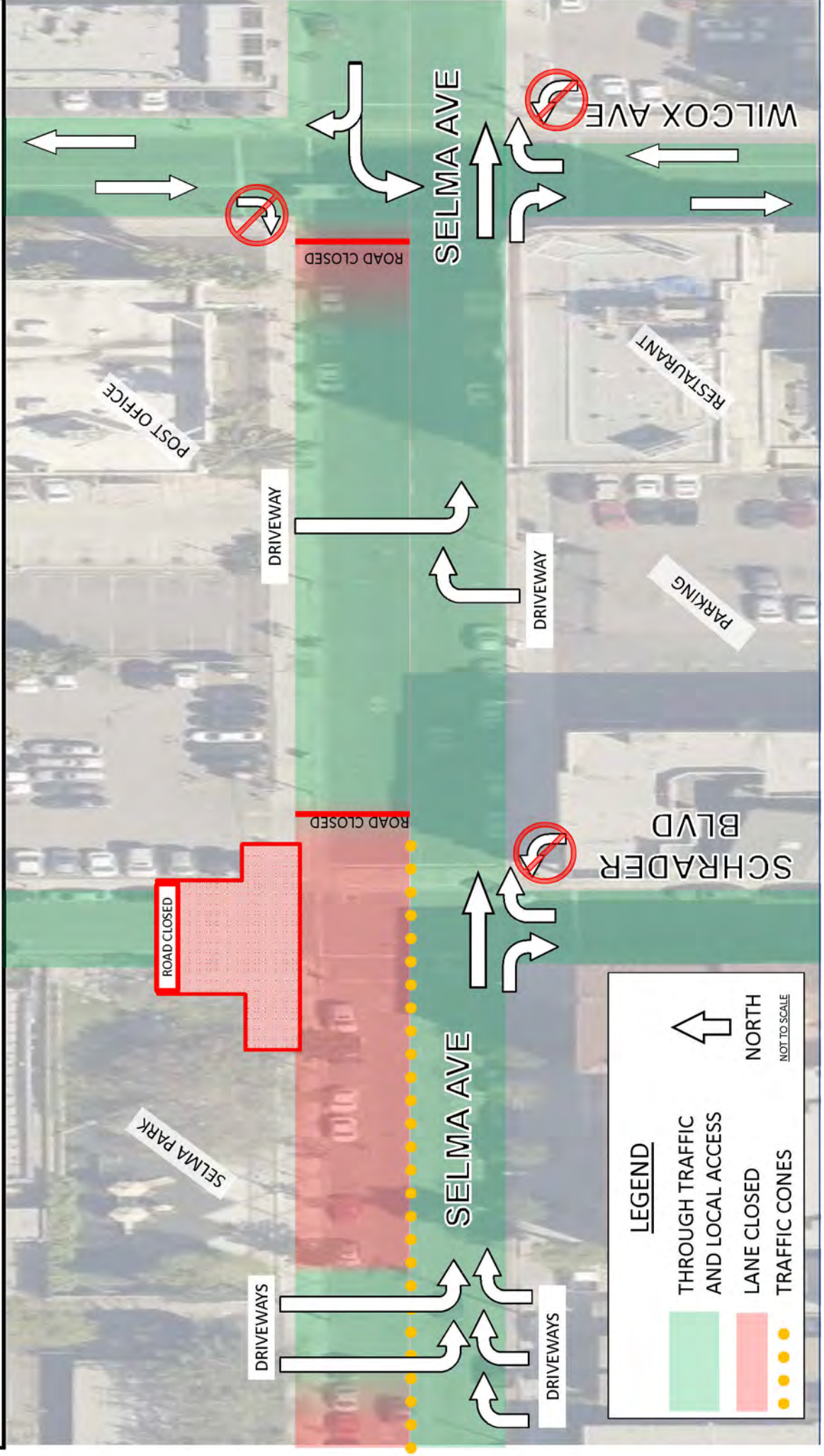
(213) 207-3015 | daniel.halden@lacity.org | www.cd13.com

Find the Councilmember on: 

TRAFFIC CONTROL PLAN, DETAIL
HOLLYWOOD AND SELMA PEDESTRIAN SAFETY PROJECT
SELMA AVENUE BETWEEN LAS PALMAS AND CASSIL



TRAFFIC CONTROL PLAN, DETAIL
HOLLYWOOD AND SELMA PEDESTRIAN SAFETY PROJECT
SELMA AVENUE BETWEEN SCHRADER AND WILCOX



Construction Notice

Active Transportation Program: Safe Routes to Schools for Hollywood High School and Selma Ave. Elementary School



Scope of Work

The City of Los Angeles will be performing roadway and pedestrian improvement construction work at the intersections of: 1.) Selma Ave and Las Palmas Ave; 2.) Selma Ave and Cherokee Ave; 3.) Selma Ave and Cassil Pl, 4.) Selma Ave and Schrader Blvd.

The scope of work includes: 1.) concrete sidewalk, curb and gutter, and asphalt pavement removals; 2.) concrete pours for sidewalk, curb and gutter, and curb ramps; 3.) asphalt repairs; 4.) conduit installation.

When

1. Selma Ave. from Las Palmas Ave to Schrader Blvd.: Construction duration and working hours are approximately between June 11, 2018 to August 14, 2018, from 7:00 AM to 5:00 PM

What to Expect

1. Selma Ave. will be open for one-way vehicular traffic, **eastbound only**, while the construction work is being completed on the north side of the roadway.
2. Selma Ave. will be open for one-way vehicular traffic, **westbound only**, while the construction work is being completed on the south side of the roadway.

The following traffic control measures will be implemented to facilitate traffic and pedestrian access during construction.

- Traffic delineation, barricades, cones, and signage will be posted.
- Parking restrictions will be implemented in the immediate area of the construction zone.
- Temporary lane restrictions will be in place for the safety of the workers and traveling public.
- Access for pedestrians will be maintained outside of the construction zone.
- Access to homes and businesses will be maintained at all times.

Contact Info

Your cooperation in making this project successful will be greatly appreciated. If you have any questions, please contact Louis Perez at (818) 262-9881 or louisperez@cometelectric.com



The Active Transportation Program Project is a joint effort of the City of Los Angeles and Comet Electric Inc. For More information visit www.lacity.org



Aviso construcción

Programa de Transporte Activo: Rutas Seguras a las Escuelas de Escuela Secundaria de Hollywood y Selma Ave. Escuela primaria



Alcance del Trabajo

La ciudad de Los Ángeles realizará trabajos de construcción de mejoras peatonales en las intersecciones de: 1.) Selma Ave y Las Palmas Ave; 2.) Selma Ave y Cherokee Ave; 3.) Selma Ave y Cassil Pl, 4.) Selma Ave y Schrader Blvd.

El ámbito de trabajo incluye: 1.) acera de concrete, bordillos y cunetas, y pavimento de asfalto; 2.) El hormigón se vierte por la acera, bordillos y cunetas, y rampas; 3.) reparaciones de asfalto; 4.) la instalación de conductos.

Cuando

1. Selma Ave. desde Las Palmas Ave a Schrader Blvd.: Período de ejecución y las horas de trabajo son aproximadamente entre 11 Junio 2018 a 14 Agosto 2018 de 7:00 AM a 5:00 PM

Que esperar

1. Selma Ave. será abierto para un solo sentido de tráfico vehicular, solamente hacia el este, mientras que el trabajo de construcción se está terminando en el lado norte de la calle.
2. Selma Ave. será abierto para un solo sentido de tráfico vehicular, solamente hacia el oeste, mientras que los trabajos de construcción se está terminando en el lado sur de la calle.

Se llevarán a cabo las siguientes medidas de control de tráfico para facilitar el acceso y el tráfico peatonal durante la construcción.

- delineación de tráfico, barricadas, conos, y la señalización serán publicados.
- restricciones de estacionamiento se llevarán a cabo en el área inmediata de la zona de construcción.
- restricciones temporales de carriles estarán en su lugar por la seguridad de los trabajadores y el público que viaja.
- El acceso para los peatones se mantendrá fuera de la zona de construcción.
- El acceso a los hogares y negocios se mantendrá en todo momento.

Datos de contacto

Su cooperación en la fabricación de este exitoso proyecto será muy apreciada. Si tienes alguna pregunta, por favor, póngase en contacto con Luis Pérez al (818) 262-9881 olouisperez@cometelectric.com



TProyecto de programación se activa transporte es un esfuerzo conjunto de la ciudad de Los Ángeles y

Comet Electric Inc. Para obtener más información, visite www.lacity.org



Subject: HOLD Meeting Re: Crossroads.

Start: 7/12/2018 1:30 PM

End: 7/12/2018 2:00 PM

Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: mitch.ofarrell@lacity.org

Required Attendees: jeanne.min@lacity.org; craig.bullock@lacity.org; mitch.ofarrell@lacity.org

This event has been changed.

[more details »](#)

HOLD Meeting Re: Crossroads.

When

Changed: Thu Jul 12, 2018 1:30pm – 2pm Pacific Time

Calendar

jeanne.min@lacity.org

Who

- mitch.ofarrell@lacity.org
- organizer
- david.cano@lacity.org - creator
- jeanne.min@lacity.org
- craig.bullock@lacity.org

Going?

[Yes](#) -

[Maybe](#) -

[No](#) [more options »](#)

Invitation from [Google Calendar](#)

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Forwarding this invitation could allow any recipient to modify your RSVP response.
[Learn More.](#)

[illegible]

From: Tony Arranaga [tony.arranaga@lacity.org]
Sent: Wednesday, September 12, 2018 3:16 PM
To: Tony Arranaga
Subject: RELEASE: O'FARRELL SECURES ABILITY FOR EXISTING TENANTS TO RETURN TO NEW CROSSROADS HOLLYWOOD PROJECT

FOR IMMEDIATE RELEASE:

CONTACT:

TONY ARRANAGA/213-258-9533

**RELEASE: O'FARRELL SECURES ABILITY FOR EXISTING TENANTS TO RETURN TO NEW CROSSROADS
HOLLYWOOD PROJECT**

Agreement ensures tenants currently leasing at Selma Las Palmas Apartments will be able to secure newly constructed apartments at Crossroads Hollywood for the cost of their current rent plus allowable increases under RSO

HOLLYWOOD – On Wednesday Los Angeles City Councilmember Mitch O'Farrell announced Harridge Development Group has agreed to his request that allows qualifying current tenants of the Selma Las Palmas Apartments the opportunity to return to the new Crossroads Hollywood project. Tenants will be guaranteed a unit at rental rates commensurate to their existing rates and adjusted per the limits of the Rent Stabilization Ordinance.

"This project will bring much-needed housing, especially a net-gain of more affordable housing, to Hollywood," says Councilmember Mitch O'Farrell. "I have always been mindful that sometimes the unintended consequence of new development is the displacement of existing tenants from their neighborhoods. This agreement ensures that the existing tenants have the opportunity to return at rents they would have expected in the neighborhood they are familiar with."

The proposed project, which would occupy four blocks near the intersection of Sunset Boulevard and Highland Avenue, calls for a nearly 1.4-million-square-foot development consisting of 950 residential units - including 105 for very-low-income households - with 190,000 square feet of commercial uses, and a 308-room hotel. Crossroads Hollywood would also restore and revitalize the historic Crossroads of the World complex, an architectural landmark dating back to the 1930s and a Historic Cultural Monument (HCM#134).

"Crossroads Hollywood is a project that is deeply committed to the Hollywood community," says David Schwartzman, President and CEO of Harridge Development Group. "Our team is dedicated to ensuring that existing tenants of the residential apartments are welcomed back into the Crossroads community at rent-stabilized levels. Working to ensure the existing tenants had the option to return was very important to us."

The proposed project is on the September 13th City Planning Commission agenda.

###

--



Tony Arranaga

Communications Director

Office of Councilmember Mitch O'Farrell

200 N. Spring Street, Room 480, Los Angeles, CA 90012

(213) 473-7013 w| (213) 258-9533 c| www.cd13.org



From: Tony Arranaga (Google Docs) [d+MTAxNjAwODE5NzYwMjcyMDA2NDUy-MTA1MjQxNTg0NTY4NDIyMDU4OTk3@docs.google.com]
Sent: Wednesday, September 12, 2018 1:57 PM
To: jeanne.min@lacity.org
Subject: RELEASE: O'FARRELL SECURES XX UNITS OF AFFORDABLE HOUSING...

Tony Arranaga resolved comments in [RELEASE: O'FARRELL SECURES XX UNITS OF AFFORDABLE HOUSING IN NEW CROSSROADS PROJECT IN HOLLYWOOD](#)

Resolved

2 comments

Resolved

Comments



Jeanne Min

"This project will bring much-needed housing, especially affordable housing, to Hollywood," says Councilmember Mitch O'Farrell. "I have always been mindful that sometimes the unintended consequence of new development is the displacement of existing tenants. This agreement ensures that the existing tenants have the opportunity to return at rents they would have expected."

"displacement of existing tenants from their neighborhoods.



Tony Arranaga

Marked as resolved

ReplyOpen



Jeanne Min

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"has agreed to HIS request"



Tony Arranaga

Marked as resolved

ReplyOpen

Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA

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