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August 31, 2018

City Planning Commission
200 North Spring Street, Room 532
Los Angeles, CA 90012
c/o Alejandro Huerta
E-mail: alejandro.huerta@lacity.org

Re: Objection to Approval of CPC-2015-2025-DB-MCUP-CU-SPR and Related case no. VTT-73568 and certification of Environmental Impact Report ENV-2015-2026-EIR State Clearinghouse No. 2015101073; Request for Continuance of September 13, 2018 Hearing on Crossroads Hollywood Project

Honorable Commissioners:

On behalf of Livable LA, we object to the approval of the Crossroads Hollywood Project and certification of the environmental impact report (EIR) for it. We have previously submitted objections to staff which we reiterate here and we have the following additional objections.

We request that the hearing for the Crossroads Hollywood project (the Project) set for September 13, 2018 before the City Planning Commission be continued to allow time for the hearing to be consolidated with the hearing of our appeal of Vesting Tentative Tract Map VTT-73568 (VTM) and public review of the associated material, including modifications to the Project and a 399-page EIR Errata, that has recently been made available. Piecemeal review violates the California Environmental Quality Act (CEQA) and Los Angeles Municipal Code section 12.36's requirement for processing multiple approvals together. The Site Plan Review portion of the Project should not be heard separately from the appeal of VTM 73568, and the appeal of VTM 73568 should not be set for hearing without sufficient notice.

Without waiving any prior objections, we object to the following defects in the Project review process and Final EIR as raised in our May 14, 2018 letter to staff.

1. The New Stand-Alone Parking Structure Will Have Impacts That Must Be Analyzed in a Recirculated EIR.

When a lead agency adds “significant new information” to an EIR after the public has reviewed the Draft EIR but before the agency certifies the EIR, the agency must pursue an additional round of consultation by recirculating the revised Draft EIR to the public. (Pub. Resources Code § 21092.1.) New information is “significant” if, as a result of the additional information, “the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect.” (*Laurel Heights Improvement Assn. v. Regents of Univ. of California* (1993) 6 Cal. 4th 1112, 1129, CEQA Guidelines, Cal.Code Regs., tit. 14, § 15088.5, subd. (a).)

The FEIR states the Modified Project includes “the addition of Development Parcel E, which would be located at the terminus of Cherokee Avenue at Selma Avenue... for the construction of a stand-alone parking structure north of the Blessed Sacrament Church.” (FEIR, p. II-272.) Because this new structure was not included in the Draft EIR, its potentially significant impacts on traffic, air quality, aesthetics, historic resources, and noise among other impacts, should be disclosed in a recirculated EIR.

2. The Newly-Created Economic Feasibility Review Does Not Support Rejection of Alternative 5 as Economically Infeasible.

An environmentally superior alternative that avoids significant impacts may not be rejected merely because it would cost more and create a lower rate of return for a project. Rather, evidence is required showing the alternative would be impracticable. “The fact that an alternative may be more expensive or less profitable is not sufficient to show that the alternative is financially infeasible. What is required is evidence that the *additional* costs or lost profitability are sufficiently severe as to render it impractical to proceed with the project.” (*Uphold Our Heritage v. Town of Woodside* (2007) 147 Cal.App.4th 587, 599 [quoting *Citizens of Goleta Valley v. Board of Supervisors, supra*, 197 Cal.App.3d at p. 1181, italics added].) In *Preservation Action*, the court invalidated a city’s rejection of a reduced-size alternative for a proposed home improvement warehouse project on a site occupied by an unused historic building. The court stated “The administrative record does not contain any evidence that the reduced-size alternative would be so much less profitable and produce so many fewer tax dollars that the project would be impractical.” (*Preservation Action Council v. City of San Jose* (2006) 141 Cal.App.4th 1336, 1357.) Similarly, in the present case there is insufficient evidence to support rejection of Alternative 5.

The FEIR claims that a newly-prepared economic analysis shows Alternative 5 cannot provide the financial ability to rehabilitate five on-site historical resources. (FEIR, p. II-13.) The evidence presented in the Economic Feasibility Review—Crossroads Hollywood and Peer Review in Appendix FEIR-2 of the Final EIR does not provide sufficient evidence to support a claim of economic infeasibility. As found by independent economic analysis, this conclusion is defective for several reasons including: the “estimated land cost” should have been lower than provided; estimated construction costs for Alternative 5 have an unreasonably high markup for general allowances and soft costs; the Feasibility Review improperly assumes losing 2/3 of useable space due to historic preservation (1,432,500 SF for original project compared to 474,018 SF for historic preservation); the Feasibility Review underestimates the Lease/SF revenue associated with a historic preservation alternative; and the Feasibility Review model assumes no debt financing with beneficial tax breaks and a higher return on equity a developer could receive under Alternative 5. Furthermore, it appears the assumptions in the FEIR’s economic analysis failed to account for rehabilitation cost savings that could be realized through application of the Historical Building Code. (<http://ohp.parks.ca.gov/pages/1074/files/2016%20CA%20CHBC.pdf>.) The FEIR improperly rejects the economic feasibility of Alternative 5.

The Kosmont report did not use capitalized value of long term ground leases. The land use rent, if it has been negotiated and finalized, must be shown or calculated to the present value.

3. Alternative 5 Meets Most Project Objectives.

The FEIR asserts that Alternative 5 Does not “fully meet” the majority of project objectives. (FEIR, p. II-9.) The FEIR asserts that Alternative 5 would create “greater impacts... on existing historical resources...since a greater number of historic resources would potentially be impacted by underground excavation and construction on all four development parcels.” (FEIR, p. II-9.) This assertion is ridiculous because Alternative 5 can easily be conditioned not to create such impacts. The FEIR asserts that surface water quality impacts will not be improved as under the project but, again, Alternative 5 could be conditioned to provide these benefits. Finally, the FEIR states noise and vibration would be greater to sensitive receptors that “remain on-site.” (FEIR, p. II-9.) However, as the FEIR elsewhere states, impacts to on-site residents or users is not a factor in CEQA analysis unless the project exacerbates an existing condition. (FEIR, p. II-20 citing *California Building Industry Association v. Bay Area Air Quality Management District* (2015) 62 Cal.4th 369.)

There are four cultural heritage nominations for buildings at the Crossroads brought by the Aids Healthcare Foundation and the Art Deco Society and recommended

by the Cultural Heritage Commission. These nominations should be approved, and no further decisions should be made about the VTM or Site Plan until those nominations are decided upon.

4. The FEIR Fails to Adequately Respond to Comments Regarding Traffic Impacts.

The FEIR fails to adequately address the objections Caltrans and we raised regarding the Project's impacts to the US-101 Freeway.

Caltrans stated the CMP methodology used in the EIR is "not adequate when analyzing freeway impacts." (FEIR, II-63.) Rather than use an adequate methodology, the FEIR responds that an October 2013 Freeway Analysis Agreement somehow absolves the City from conducting adequate analysis. It does not. Caltrans' objections identify a significant issue that has not been mitigated.

Caltrans further requested a Traffic Mitigation Agreement be signed prior to circulation of the Final EIR. (FEIR, p. II-65.) However, the FEIR states the City does not view such an agreement as a defensible mitigation measure. Nonetheless, the City claims "a significant unavoidable cumulative impact on Caltrans facilities would occur." (FEIR, p. II-66.) As we stated in our comment letter, such impacts must be mitigated. (FEIR, p. II-277.) The City may not adopt a statement of overriding considerations for cumulative traffic impacts when feasible mitigation measures such as the traffic mitigation agreement have not been adopted. (Pub. Resources Code § 21081.)

The size of the Project must be reduced to reduce the impacts to Caltrans facilities. (FEIR, p. II-277.) However, the FEIR fails to address this feasible mitigation measure.

All other parcels in the nearby area include a condition that an approved Transportation Plan has been approved by CRA, implemented by the CRA. The CRA prepared the Plan but it has not been approved by the CRA Board or implemented. An approved Transportation Plan must be required.

5. Greenhouse Gas Emissions Analysis and Mitigation is Inadequate.

The FEIR defends the use of a business as usual or what is termed a "No Implementation of Energy Reduction Measures (NEIRM)" scenario as being included to "demonstrate the efficacy of these measures for informational purposes only." (FEIR, p. II-283.) The FEIR's attempt to take credit for measures that must be implemented in any case is misleading. The baseline scenario must assume these legally required mitigation measures will be implemented.

The FEIR states the project will “not result in any net additional GHG emissions . . . with the purchase of emission offset credits.” (FEIR, p. II-283.) The Project must avoid additional GHG emissions through reduction of emissions and implementation of measures to avoid creating new emissions. Reducing the size of the Project would reduce its emissions.

6. The Development Application for the Hollywood Center (Millenium) Project Reveals Cumulative Impacts that Must be Analyzed in the EIR.

On May 4, 2018, the City made available the Application for Environmental Leadership Development Project for the Hollywood Center Project (Millenium project). This Millenium project will have cumulative impacts with the proposed Crossroads Project that should be analyzed in the EIR.

7. Liquefaction Can Create Significant Impacts.

The FEIR states that the General Plan Safety Element’s classification of the sites a “susceptible to liquefaction” is “outdated” and proceeds to state various sources that have not identified the site as subject to liquefaction. (FEIR, p. II-20.) However, the General Plan is the authoritative source for information, not to be overruled by a zoning map or imprecise State of California map referenced in the FEIR. The General Plan is the “constitution for future development” and is located at the top of “the hierarchy of local government law regulating land use.” (*DeVita v. County of Napa* (1995) 9 Cal.4th 763, 773.) The FEIR seeks to sweep liquefaction issues under the rug by claiming the area is not in a liquefaction hazard zone. (FEIR, p. II-21.) The EIR’s treatment of land use consistency is inadequate because of its failure to address the General Plan Safety Element’s identification of the susceptibility to liquefaction other than by saying it is outdated. The FEIR reveals a potentially significant impact that requires recirculation of the EIR so the public and public agencies may evaluate why the FEIR asserts the City’s General Plan Safety Element is incorrect. Construction in an area subject to liquefaction exacerbates those risks.

8. Impacts to LAUSD Schools Will Be Significant.

The Los Angeles Unified School District states “Based upon a review of the Draft EIR, the proposed project will have a significant impact on LAUSD schools.” (FEIR, II-80.) LAUSD’s Hollywood High School and Selma Avenue Elementary School campuses would be located within 0.25 mile of the proposed project Site. These significant impacts would occur in the areas of air quality, noise, traffic, and pedestrian safety impacts. The significant impacts on LAUSD schools, which were not identified in the Draft EIR, requires recirculation of the EIR for public review to ensure the proposed mitigation

measures actually reduce the newly-identified significant impacts below a level of significance.

9. Air Quality Impacts Would be Significant But Feasible Mitigation Measures Are Impermissibly Omitted.

SCAQMD staff recommended “additional mitigation measures to further reduce construction and operational emissions, particularly from NO.” (FEIR, p. II-87.) The FEIR improperly refused to adopt such measures or explain the reasons they would not be adopted. The FEIR incorrectly states the requirement to adopt all feasible mitigation measures “is not a requirement in CEQA.” (FEIR, II-89.)

Additionally, the air quality guidance under which the EIR was prepared is outdated. In February 2015, California’s Office of Environmental Health Hazard Assessment released its final “Air Toxics Hot Spots Program Guidance manual for the Preparation of Risk Assessments (Guidance Manual).” This is available at OEHHA’s website (http://oehha.ca.gov/air/hot_spots/2015/2015GuidanceManual.pdf.) This new Guidance Manual is different from previous guidance because it includes the use of age-sensitivity factors for estimating cancer risk and changes to the duration of exposure for residents and workers. Therefore, the new assessment methods can demonstrate a substantially higher health risk for residential and other sensitive receptors near emission sources than the previous guidance would have indicated.

Because the new OEHHA methodology includes a number of conservative assumptions about potential impacts to infants and children, short term construction emissions could lead to significant HRA results. For example, SCAQMD staff estimate that a six-month construction project for a typical one-acre office project could cause a significant HRA impact. (SCAQMD Staff presentation, Potential Impacts of New OEHHA Risk Guidelines on SCAQMD Programs, Agenda Item 8b, <http://www.aqmd.gov/docs/default-source/Agendas/Governing-Board/2014/may-specsess-8b.pdf>, p. 9 [“6 months construction impacts from a typical 1-acre office project could cause significant risk • 1 lb/day of DPM for 6 months = risk>10 per million”].)

The Errata asserts the Refined Project is not considered to be a substantial source of Diesel Particulate Matter warranting a Health Risk Assessment, but SCAQMD guidance indicates that it would be.

10. Floor Area Averaging is Not Allowed for the Project as Proposed.

One comment letter from Crown Sunset Associates, LLC appropriately stated:

The DEIR also simply takes for granted the averaging of floor area ratio across the entire Project site without actually analyzing the legality or propriety of doing so. The only means by which the Project can purport to legally install three high rise buildings is by scraping off the unused density of the Crossroads of the World site.

(FEIR II-158.) Floor area averaging requires findings set forth in LAMC section 12.24.W.19 including a finding that unified development is proposed. It requires procedures including approval by all persons holding ground leases in the subject property. A covenant must be required to do the following:

- (1) guaranteeing to continue the operation and maintenance of the development as a unified development;
- (2) indicating the floor area and, if applicable, density used on each parcel and the floor area and, if applicable, density potential, if any, that would remain;
- (3) guaranteeing the continued maintenance of the unifying design elements;

These provisions for allowing floor area averaging have not been met.

Conclusion.

The Final EIR must be supplemented to address the shortcomings we and others have identified in our objections to the FEIR. While the project has been modified in some ways to address significant impacts, these modifications do not go far enough and, where new development is proposed, can create significant impacts of their own. Once the defects in the EIR are remedied, the Final EIR must be recirculated for adequate public and public agency review and comment. We join in the objections stated in the comments noted above, as well as other objections to the Project.

Thank you for your consideration.

Sincerely,



Douglas P. Carstens

September 10, 2018

City Planning Commission
City of Los Angeles
200 N Spring St, Room 532
Los Angeles, CA 90012

City Planning Commissioners,

We are writing to you regarding the proposed mixed-use development at 6665 W Sunset Blvd (Crossroads Hollywood), including 950 dwelling units of which 105 will be dedicated for Very Low Income households, 190,000 square feet of commercial space, and 308 hotel rooms, cases CPC-2015-2025-DB-MCUP-CU-SPR, VTT-73568-1A, and ENV-2015-2026-EIR. We urge the city to grant the Density Bonus On-Menu Incentives for Parking Option 1, a 35% increase in FAR and FAR averaging across the site, and vehicular access from a less restrictive zone to a more restrictive zone; grant the Density Bonus Off-Menu Incentive for a Waiver of Development Standard to allow 3.8:1 FAR in lieu of 3.26:1; grant the Master Conditional Use Permits (MCUP); approve the Major Development Project Conditional Use Permit (MDPCUP); approve the Site Plan Review; approve the Vesting Tentative Tract Map; certify the Environmental Impact Report (EIR); and adopt the Mitigation Measures and Mitigation Monitoring Program for the project.

The greater Los Angeles region is facing a severe housing shortage. This project will provide much needed housing. By creating new housing in a desirable neighborhood, it will help to reduce issues of gentrification and displacement in other parts of the region. Abundant Housing LA believes that these housing challenges can only be addressed if everyone in the region does their part.

This project is in a great location for housing. It is just two blocks from the Metro Red Line station at Hollywood/Highland, and is directly served by Metro Bus (Route 2/302 on Sunset, Route 237 on Highland) with many additional Metro Bus routes close by on Hollywood (Routes 212/312, 217, and 780). It provides good access to employment centers in Hollywood and good transit access to employment centers in downtown LA, Koreatown, and Universal City. In addition, many desirable neighborhood amenities such as restaurants and retail are in easy walking and bicycling distance.

While a right to remain is not required under city law, we believe it is the right thing to do for this project. We urge the city and the developer to work together with tenant representatives to offer all tenants in existing rent-stabilized units the right to remain. This project has the potential to be an example for how Los Angeles can significantly increase housing supply without displacing any current residents, which would make the city a leader in solving the state's housing issues.

This project is a good project for Los Angeles and for the region. Again, we urge the city to grant the Density Bonus Incentives, grant the MCUP, grant the MDPCUP, approve the Site Plan Review, approve the Vesting Tentative Tract Map, and certify the EIR for this project.

Best Regards,

The Abundant Housing LA Steering Committee:



Matt Dixon
620 W Wilson Ave, Unit H
Glendale 91203



Mark Vallianatos
3591 Canada St
Los Angeles 90065



Brent Gaisford
Downtown LA resident, CD 14
Los Angeles 90013



Leonora Yetter
1013 16th St, Unit 102
Santa Monica 90403



Mark Edwards
1174 N Curson Ave, #8
West Hollywood 90046

Gabe Rose



Chelsea Byers



Benton Heimsath



James Williams <james.k.williams@lacity.org>

Support for the proposed Crossroads Hollywood development

1 message

Leonora Yetter <leonorasc@everyactioncustom.com>

Mon, Sep 10, 2018 at 1:36 PM

Reply-To: leonorasc@gmail.com

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to you to in support of the proposed 950-unit mixed use development on a 8.34-acre site in the Hollywood Community Plan Area, cases CPC-2015-2025-DB-MCUP-CUSPR; VTT-73568; VTT-73568-1A; and ENV-2015-2026-EIR.

I urge the city to grant the Density Bonus On-Menu Incentives for Parking Option 1, a 35% increase in FAR and FAR averaging across the site, and vehicular access from a less restrictive zone to a more restrictive zone; grant the Density Bonus Off-Menu Incentive for a Waiver of Development Standard to allow 3.8:1 FAR in lieu of 3.26:1; grant the Master Conditional Use Permits (MCUP); approve the Major Development Project Conditional Use Permit (MDPCUP); approve the Site Plan Review; approve the Vesting Tentative Tract Map; certify the Environmental Impact Report (EIR); and adopt the Mitigation Measures and Mitigation Monitoring Program for the project.

While a right to return is not required under city law, I believe it is the right thing to do for this project.

The greater Los Angeles region is facing a severe housing shortage. This project will provide much needed housing—including 105 units of dedicated affordable housing for very low income households and approximately 190,000 square feet of commercial uses.

This project is in a great location for housing and is well-served by public transit including both bus and rail service. The project site is in the immediate vicinity of the Metro Red Line and is directly served by Metro Bus (Routes 2 & 302 on Sunset Blvd). Many additional Metro Bus routes are close by on Highland Ave. (Routes 156 & 656), Fountain Ave (Route 175), and Hollywood Blvd (Routes 180/181, 217, 222, 780). Additionally, the DASH Hollywood bus route serves the site.

This project is a good project for Los Angeles and for the region. Again, I urge the City Planning Commission approve the Project as proposed.

Personally sent by Leonora Yetter using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Leonora Yetter
Santa Monica, CA 90403
leonorasc@gmail.com



James Williams <james.k.williams@lacity.org>

Support for the proposed Crossroads Hollywood development

1 message

Anna Larmie <amday05@everyactioncustom.com>

Tue, Sep 11, 2018 at 3:14 AM

Reply-To: amday05@yahoo.com

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to you to in support of the proposed 950-unit mixed use development on a 8.34-acre site in the Hollywood Community Plan Area, cases CPC-2015-2025-DB-MCUP-CUSPR; VTT-73568; VTT-73568-1A; and ENV-2015-2026-EIR.

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This project is a good project for Los Angeles and for the region. Again, I urge the City Planning Commission approve the Project as proposed.

Personally sent by Anna Larmie using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Anna Larmie
Los Angeles, CA 90034
amday05@yahoo.com



James Williams <james.k.williams@lacity.org>

Support for the proposed Crossroads Hollywood development

1 message

Alex Chen <aznyellojersey@everyactioncustom.com>

Mon, Sep 10, 2018 at 9:42 PM

Reply-To: aznyellojersey@gmail.com

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to you to in support of the proposed 950-unit mixed use development on a 8.34-acre site in the Hollywood Community Plan Area, cases CPC-2015-2025-DB-MCUP-CUSPR; VTT-73568; VTT-73568-1A; and ENV-2015-2026-EIR.

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Personally sent by Alex Chen using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Alex Chen
Los Angeles, CA 90012
aznyellojersey@gmail.com



James Williams <james.k.williams@lacity.org>

Support for the proposed Crossroads Hollywood development

1 message

Partho Kalyani <parthokalyani@everyactioncustom.com>

Mon, Sep 10, 2018 at 9:24 PM

Reply-To: parthokalyani@gmail.com

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to you to in support of the proposed 950-unit mixed use development on a 8.34-acre site in the Hollywood Community Plan Area, cases CPC-2015-2025-DB-MCUP-CUSPR; VTT-73568; VTT-73568-1A; and ENV-2015-2026-EIR.

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Personally sent by Partho Kalyani using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Partho Kalyani
Los Angeles, CA 90025
parthokalyani@gmail.com



James Williams <james.k.williams@lacity.org>

Support for the proposed Crossroads Hollywood development

1 message

Lauren Puntillo <laurenhmoore@everyactioncustom.com>

Mon, Sep 10, 2018 at 9:18 PM

Reply-To: laurenhmoore@gmail.com

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to you to in support of the proposed 950-unit mixed use development on a 8.34-acre site in the Hollywood Community Plan Area, cases CPC-2015-2025-DB-MCUP-CUSPR; VTT-73568; VTT-73568-1A; and ENV-2015-2026-EIR.

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Personally sent by Lauren Puntillo using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Lauren Puntillo
West Hollywood, CA 90048
laurenhmoore@gmail.com



James Williams <james.k.williams@lacity.org>

Support for the proposed Crossroads Hollywood development

1 message

racquel madrid <racquelmadrid@everyactioncustom.com>

Mon, Sep 10, 2018 at 8:47 PM

Reply-To: racquelmadrid@yahoo.com

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to you to in support of the proposed 950-unit mixed use development on a 8.34-acre site in the Hollywood Community Plan Area, cases CPC-2015-2025-DB-MCUP-CUSPR; VTT-73568; VTT-73568-1A; and ENV-2015-2026-EIR.

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This project is in a great location for housing and is well-served by public transit including both bus and rail service. The project site is in the immediate vicinity of the Metro Red Line and is directly served by Metro Bus (Routes 2 & 302 on Sunset Blvd). Many additional Metro Bus routes are close by on Highland Ave. (Routes 156 & 656), Fountain Ave (Route 175), and Hollywood Blvd (Routes 180/181, 217, 222, 780). Additionally, the DASH Hollywood bus route serves the site.

This project is a good project for Los Angeles and for the region. Again, I urge the City Planning Commission approve the Project as proposed.

Personally sent by racquel madrid using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
racquel madrid
Los Angeles, CA 90027
racquelmadrid@yahoo.com



James Williams <james.k.williams@lacity.org>

Support for the proposed Crossroads Hollywood development

1 message

Gary Benjamin <gary.ray.benjamin@everyactioncustom.com>

Mon, Sep 10, 2018 at 8:40 PM

Reply-To: gary.ray.benjamin@gmail.com

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to you to in support of the proposed 950-unit mixed use development on a 8.34-acre site in the Hollywood Community Plan Area, cases CPC-2015-2025-DB-MCUP-CUSPR; VTT-73568; VTT-73568-1A; and ENV-2015-2026-EIR.

I urge the city to grant the Density Bonus On-Menu Incentives for Parking Option 1, a 35% increase in FAR and FAR averaging across the site, and vehicular access from a less restrictive zone to a more restrictive zone; grant the Density Bonus Off-Menu Incentive for a Waiver of Development Standard to allow 3.8:1 FAR in lieu of 3.26:1; grant the Master Conditional Use Permits (MCUP); approve the Major Development Project Conditional Use Permit (MDPCUP); approve the Site Plan Review; approve the Vesting Tentative Tract Map; certify the Environmental Impact Report (EIR); and adopt the Mitigation Measures and Mitigation Monitoring Program for the project.

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This project is a good project for Los Angeles and for the region. Again, I urge the City Planning Commission approve the Project as proposed.

Personally sent by Gary Benjamin using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Gary Benjamin
Los Angeles, CA 90026
gary.ray.benjamin@gmail.com



James Williams <james.k.williams@lacity.org>

Support for the proposed Crossroads Hollywood development

1 message

Yurhe Lim <yurhelee@everyactioncustom.com>

Mon, Sep 10, 2018 at 8:02 PM

Reply-To: yurhelee@gmail.com

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to you to in support of the proposed 950-unit mixed use development on a 8.34-acre site in the Hollywood Community Plan Area, cases CPC-2015-2025-DB-MCUP-CUSPR; VTT-73568; VTT-73568-1A; and ENV-2015-2026-EIR.

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This project is a good project for Los Angeles and for the region. Again, I urge the City Planning Commission approve the Project as proposed.

Personally sent by Yurhe Lim using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Yurhe Lim
Los Angeles, CA 90015
yurhelee@gmail.com



James Williams <james.k.williams@lacity.org>

Support for the proposed Crossroads Hollywood development

1 message

Matthew Ruscigno <mattruscigno@everyactioncustom.com>

Mon, Sep 10, 2018 at 7:57 PM

Reply-To: mattruscigno@gmail.com

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to you to in support of the proposed 950-unit mixed use development on a 8.34-acre site in the Hollywood Community Plan Area, cases CPC-2015-2025-DB-MCUP-CUSPR; VTT-73568; VTT-73568-1A; and ENV-2015-2026-EIR.

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This project is in a great location for housing and is well-served by public transit including both bus and rail service. The project site is in the immediate vicinity of the Metro Red Line and is directly served by several Metro bus routes and the DASH. Therefore this project should qualify for a significant reduction in parking spots. Because of induced demand, more parking = more driving. That conflicts with LA's plan to mitigate global warming.

This project is a good project for Los Angeles and for the region. Again, I urge the City Planning Commission approve the Project as proposed.

Personally sent by Matthew Ruscigno using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Matthew Ruscigno
Los Angeles, CA 90028
mattruscigno@gmail.com



James Williams <james.k.williams@lacity.org>

Support for the proposed Crossroads Hollywood development

1 message

Tracy Green <postcaselaw@everyactioncustom.com>

Mon, Sep 10, 2018 at 7:32 PM

Reply-To: postcaselaw@gmail.com

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to you to in support of the proposed 950-unit mixed use ALL AFFORDABLE HOUSING APARTMENT UNITS development on a 8.34-acre site in the Hollywood Community Plan Area, cases CPC-2015-2025-DB-MCUP-CUSPR; VTT-73568; VTT-73568-1A; and ENV-2015-2026-EIR.

I urge the city to grant the Density Bonus On-Menu Incentives for Parking Option 1, a 35% increase in FAR and FAR averaging across the site, and vehicular access from a less restrictive zone to a more restrictive zone; grant the Density Bonus Off-Menu Incentive for a Waiver of Development Standard to allow 3.8:1 FAR in lieu of 3.26:1; grant the Master Conditional Use Permits (MCUP); approve the Major Development Project Conditional Use Permit (MDPCUP); approve the Site Plan Review; approve the Vesting Tentative Tract Map; certify the Environmental Impact Report (EIR); and adopt the Mitigation Measures and Mitigation Monitoring Program for the project.

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This project is a good project for Los Angeles and for the region. Again, I urge the City Planning Commission approve the Project as proposed.

Personally sent by Tracy Green using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Tracy Green
Los Angeles, CA 90027
postcaselaw@gmail.com



James Williams <james.k.williams@lacity.org>

Support for the proposed Crossroads Hollywood development

1 message

Terence Heuston <terenceheuston@everyactioncustom.com>

Mon, Sep 10, 2018 at 5:47 PM

Reply-To: terenceheuston@gmail.com

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to you to in support of the proposed 950-unit mixed use development on a 8.34-acre site in the Hollywood Community Plan Area, cases CPC-2015-2025-DB-MCUP-CUSPR; VTT-73568; VTT-73568-1A; and ENV-2015-2026-EIR.

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This project is a good project for Los Angeles and for the region. Again, I urge the City Planning Commission approve the Project as proposed.

Personally sent by Terence Heuston using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Terence Heuston
Los Angeles, CA 90026
terenceheuston@gmail.com



James Williams <james.k.williams@lacity.org>

Support for the proposed Crossroads Hollywood development

1 message

Krystof Litomisky <krystof.litomisky@everyactioncustom.com>

Mon, Sep 10, 2018 at 5:39 PM

Reply-To: krystof.litomisky@gmail.com

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to you to in support of the proposed 950-unit mixed use development on a 8.34-acre site in the Hollywood Community Plan Area, cases CPC-2015-2025-DB-MCUP-CUSPR; VTT-73568; VTT-73568-1A; and ENV-2015-2026-EIR.

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This project is a good project for Los Angeles and for the region. Again, I urge the City Planning Commission approve the Project as proposed.

Personally sent by Krystof Litomisky using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Krystof Litomisky
La Crescenta, CA 91214
krystof.litomisky@gmail.com



James Williams <james.k.williams@lacity.org>

Support for the proposed Crossroads Hollywood development

1 message

Krystof Litomisky <krystof.litomisky@everyactioncustom.com>

Mon, Sep 10, 2018 at 5:39 PM

Reply-To: krystof.litomisky@gmail.com

To: cpc@lacity.org

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Personally sent by Krystof Litomisky using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Krystof Litomisky
La Crescenta, CA 91214
krystof.litomisky@gmail.com



James Williams <james.k.williams@lacity.org>

Support for the proposed Crossroads Hollywood development

1 message

Joana Richardson <joanas2die4@everyactioncustom.com>

Mon, Sep 10, 2018 at 3:29 PM

Reply-To: joanas2die4@gmail.com

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to you to in support of the proposed 950-unit mixed use development on a 8.34-acre site in the Hollywood Community Plan Area, cases CPC-2015-2025-DB-MCUP-CUSPR; VTT-73568; VTT-73568-1A; and ENV-2015-2026-EIR.

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This project is a good project for Los Angeles and for the region. Again, I urge the City Planning Commission approve the Project as proposed.

Personally sent by Joana Richardson using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Joana Richardson
Los Angeles, CA 90013
joanas2die4@gmail.com



James Williams <james.k.williams@lacity.org>

Support for the proposed Crossroads Hollywood development

1 message

Alec Mitchell <alecpcm@everyactioncustom.com>

Mon, Sep 10, 2018 at 3:28 PM

Reply-To: alecpcm@gmail.com

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to you to in support of the proposed 950-unit mixed use development on a 8.34-acre site in the Hollywood Community Plan Area, cases CPC-2015-2025-DB-MCUP-CUSPR; VTT-73568; VTT-73568-1A; and ENV-2015-2026-EIR.

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This project is a good project for Los Angeles and for the region. Again, I urge the City Planning Commission approve the Project as proposed.

Personally sent by Alec Mitchell using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Alec Mitchell
Los Angeles, CA 90012
alecpcm@gmail.com



James Williams <james.k.williams@lacity.org>

Support for the proposed Crossroads Hollywood development

1 message

Richard Bourne <rpbourne@everyactioncustom.com>

Mon, Sep 10, 2018 at 3:27 PM

Reply-To: rpbourne@gmail.com

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to you to in support of the proposed 950-unit mixed use development on a 8.34-acre site in the Hollywood Community Plan Area, cases CPC-2015-2025-DB-MCUP-CUSPR; VTT-73568; VTT-73568-1A; and ENV-2015-2026-EIR.

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The greater Los Angeles region is facing a severe housing shortage. This project will provide much needed housing—including 105 units of dedicated affordable housing for very low income households and approximately 190,000 square feet of commercial uses.

The site is well served by buses and the Red Line subway. If anything I would like to have seen more units and less parking, but as is it is better than the blight that is currently there.

This project is a good project for Los Angeles and for the region. Again, I urge the City Planning Commission approve the Project as proposed.

Sincerely,
Richard Bourne
Los Angeles, CA 90020
rpbourne@gmail.com



James Williams <james.k.williams@lacity.org>

Support for the proposed Crossroads Hollywood development

1 message

GREGORY DINA <gregdina@everyactioncustom.com>

Mon, Sep 10, 2018 at 3:26 PM

Reply-To: gregdina@gmail.com

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to you to in support of the proposed 950-unit mixed use development on a 8.34-acre site in the Hollywood Community Plan Area, cases CPC-2015-2025-DB-MCUP-CUSPR; VTT-73568; VTT-73568-1A; and ENV-2015-2026-EIR.

I urge the city to grant the Density Bonus On-Menu Incentives for Parking Option 1, a 35% increase in FAR and FAR averaging across the site, and vehicular access from a less restrictive zone to a more restrictive zone; grant the Density Bonus Off-Menu Incentive for a Waiver of Development Standard to allow 3.8:1 FAR in lieu of 3.26:1; grant the Master Conditional Use Permits (MCUP); approve the Major Development Project Conditional Use Permit (MDPCUP); approve the Site Plan Review; approve the Vesting Tentative Tract Map; certify the Environmental Impact Report (EIR); and adopt the Mitigation Measures and Mitigation Monitoring Program for the project.

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This project is a good project for Los Angeles and for the region. Again, I urge the City Planning Commission approve the Project as proposed.

Personally sent by GREGORY DINA using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
GREGORY DINA
Los Angeles, CA 90045
gregdina@gmail.com



James Williams <james.k.williams@lacity.org>

Support for the proposed Crossroads Hollywood development

1 message

John Means <johnny.means1@everyactioncustom.com>

Mon, Sep 10, 2018 at 3:20 PM

Reply-To: johnny.means1@gmail.com

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to you to in support of the proposed 950-unit mixed use development on a 8.34-acre site in the Hollywood Community Plan Area, cases CPC-2015-2025-DB-MCUP-CUSPR; VTT-73568; VTT-73568-1A; and ENV-2015-2026-EIR.

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Personally sent by John Means using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
John Means
Los Angeles, CA 90012
johnny.means1@gmail.com



James Williams <james.k.williams@lacity.org>

Support for the proposed Crossroads Hollywood development

1 message

Sean Youssefi <sean.youssefi@everyactioncustom.com>

Mon, Sep 10, 2018 at 3:18 PM

Reply-To: sean.youssefi@gmail.com

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to you to in support of the proposed 950-unit mixed use development on a 8.34-acre site in the Hollywood Community Plan Area, cases CPC-2015-2025-DB-MCUP-CUSPR; VTT-73568; VTT-73568-1A; and ENV-2015-2026-EIR.

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This project is a good project for Los Angeles and for the region. Again, I urge the City Planning Commission approve the Project as proposed.

Personally sent by Sean Youssefi using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Sean Youssefi
Santa Monica, CA 90404
sean.youssefi@gmail.com



James Williams <james.k.williams@lacity.org>

Support for the proposed Crossroads Hollywood development

1 message

Kyle Jenkins <krljenkins@everyactioncustom.com>

Mon, Sep 10, 2018 at 3:16 PM

Reply-To: krljenkins@gmail.com

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to you to in support of the proposed 950-unit mixed use development on a 8.34-acre site in the Hollywood Community Plan Area, cases CPC-2015-2025-DB-MCUP-CUSPR; VTT-73568; VTT-73568-1A; and ENV-2015-2026-EIR.

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This project is a good project for Los Angeles and for the region. Again, I urge the City Planning Commission approve the Project as proposed.

Personally sent by Kyle Jenkins using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Kyle Jenkins
Los Angeles, CA 90049
krljenkins@gmail.com



James Williams <james.k.williams@lacity.org>

Support for the proposed Crossroads Hollywood development

1 message

Jessica Brennan <jsscbrannan@everyactioncustom.com>

Mon, Sep 10, 2018 at 3:13 PM

Reply-To: jsscbrannan@gmail.com

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to you to in support of the proposed 950-unit mixed use development on a 8.34-acre site in the Hollywood Community Plan Area, cases CPC-2015-2025-DB-MCUP-CUSPR; VTT-73568; VTT-73568-1A; and ENV-2015-2026-EIR.

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This project is a good project for Los Angeles and for the region. Again, I urge the City Planning Commission approve the Project as proposed.

Personally sent by Jessica Brennan using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Jessica Brennan
Los Angeles, CA 90031
jsscbrannan@gmail.com



James Williams <james.k.williams@lacity.org>

Support for the proposed Crossroads Hollywood development

1 message

Joshua Blumenkopf <jblumenkopf@everyactioncustom.com>

Mon, Sep 10, 2018 at 3:03 PM

Reply-To: jblumenkopf@gmail.com

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to you to in support of the proposed 950-unit mixed use development on a 8.34-acre site in the Hollywood Community Plan Area, cases CPC-2015-2025-DB-MCUP-CUSPR; VTT-73568; VTT-73568-1A; and ENV-2015-2026-EIR.

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Personally sent by Joshua Blumenkopf using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Joshua Blumenkopf
Pasadena, CA 91101
jblumenkopf@gmail.com



James Williams <james.k.williams@lacity.org>

Support for the proposed Crossroads Hollywood development

1 message

Joshua Gray-Emmer <dtlajosh@everyactioncustom.com>

Mon, Sep 10, 2018 at 2:59 PM

Reply-To: dtlajosh@gmail.com

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to you to in support of the proposed 950-unit mixed use development on a 8.34-acre site in the Hollywood Community Plan Area, cases CPC-2015-2025-DB-MCUP-CUSPR; VTT-73568; VTT-73568-1A; and ENV-2015-2026-EIR.

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Personally sent by Joshua Gray-Emmer using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Joshua Gray-Emmer
Los Angeles, CA 90013
dtlajosh@gmail.com



James Williams <james.k.williams@lacity.org>

Support for the proposed Crossroads Hollywood development

1 message

norma guzman <normaguz@everyactioncustom.com>

Mon, Sep 10, 2018 at 2:57 PM

Reply-To: normaguz@gmail.com

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to you to in support of the proposed 950-unit mixed use development on a 8.34-acre site in the Hollywood Community Plan Area, cases CPC-2015-2025-DB-MCUP-CUSPR; VTT-73568; VTT-73568-1A; and ENV-2015-2026-EIR.

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Personally sent by norma guzman using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
norma guzman
Seattle, WA 98122
normaguz@gmail.com



James Williams <james.k.williams@lacity.org>

Support for the proposed Crossroads Hollywood development

1 message

Eddie Isaacs <isaacs_e@everyactioncustom.com>

Mon, Sep 10, 2018 at 2:53 PM

Reply-To: isaacs_e@yahoo.com

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to you to in support of the proposed 950-unit mixed use development on a 8.34-acre site in the Hollywood Community Plan Area, cases CPC-2015-2025-DB-MCUP-CUSPR; VTT-73568; VTT-73568-1A; and ENV-2015-2026-EIR.

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Personally sent by Eddie Isaacs using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Eddie Isaacs
Los Angeles, CA 90012
isaacs_e@yahoo.com



James Williams <james.k.williams@lacity.org>

Support for the proposed Crossroads Hollywood development

1 message

Babak Mozaffari <bm@everyactioncustom.com>

Mon, Sep 10, 2018 at 2:51 PM

Reply-To: bm@contactbm.com

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to you to in support of the proposed 950-unit mixed use development on a 8.34-acre site in the Hollywood Community Plan Area, cases CPC-2015-2025-DB-MCUP-CUSPR; VTT-73568; VTT-73568-1A; and ENV-2015-2026-EIR.

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Personally sent by Babak Mozaffari using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Babak Mozaffari
Santa Monica, CA 90401
bm@contactbm.com



James Williams <james.k.williams@lacity.org>

Support for the proposed Crossroads Hollywood development

1 message

Liz Barillas <trunkschan90@everyactioncustom.com>

Mon, Sep 10, 2018 at 2:51 PM

Reply-To: trunkschan90@yahoo.com

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to you to in support of the proposed 950-unit mixed use development on a 8.34-acre site in the Hollywood Community Plan Area, cases CPC-2015-2025-DB-MCUP-CUSPR; VTT-73568; VTT-73568-1A; and ENV-2015-2026-EIR.

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Sincerely,
Liz Barillas
Glendale, CA 91201
trunkschan90@yahoo.com



James Williams <james.k.williams@lacity.org>

Support for the proposed Crossroads Hollywood development

1 message

Ariel Simons <levisimons@everyactioncustom.com>

Mon, Sep 10, 2018 at 2:45 PM

Reply-To: levisimons@gmail.com

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to you to in support of the proposed 950-unit mixed use development on a 8.34-acre site in the Hollywood Community Plan Area, cases CPC-2015-2025-DB-MCUP-CUSPR; VTT-73568; VTT-73568-1A; and ENV-2015-2026-EIR.

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Personally sent by Ariel Simons using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Ariel Simons
Los Angeles, CA 90020
levisimons@gmail.com



James Williams <james.k.williams@lacity.org>

Support for the proposed Crossroads Hollywood development

1 message

Casey Kovarik <caseykovarik@everyactioncustom.com>

Mon, Sep 10, 2018 at 2:36 PM

Reply-To: caseykovarik@ucla.edu

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to you to in support of the proposed 950-unit mixed use development on a 8.34-acre site in the Hollywood Community Plan Area, cases CPC-2015-2025-DB-MCUP-CUSPR; VTT-73568; VTT-73568-1A; and ENV-2015-2026-EIR.

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Personally sent by Casey Kovarik using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Casey Kovarik
Los Angeles, CA 90034
caseykovarik@ucla.edu



James Williams <james.k.williams@lacity.org>

Support for the proposed Crossroads Hollywood development

1 message

Virginia Postrel <vp@everyactioncustom.com>

Mon, Sep 10, 2018 at 2:35 PM

Reply-To: vp@vpostrel.com

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to you to in support of the proposed 950-unit mixed use development on a 8.34-acre site in the Hollywood Community Plan Area, cases CPC-2015-2025-DB-MCUP-CUSPR; VTT-73568; VTT-73568-1A; and ENV-2015-2026-EIR.

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Personally sent by Virginia Postrel using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Virginia Postrel
Los Angeles, CA 90025
vp@vpostrel.com



James Williams <james.k.williams@lacity.org>

Support for the proposed Crossroads Hollywood development

1 message

Nicholas Burns III <nkburns3@everyactioncustom.com>

Mon, Sep 10, 2018 at 2:34 PM

Reply-To: nkburns3@gmail.com

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to you to in support of the proposed 950-unit mixed use development on a 8.34-acre site in the Hollywood Community Plan Area, cases CPC-2015-2025-DB-MCUP-CUSPR; VTT-73568; VTT-73568-1A; and ENV-2015-2026-EIR.

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Personally sent by Nicholas Burns III using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Nicholas Burns III
Los Angeles, CA 90025
nkburns3@gmail.com



James Williams <james.k.williams@lacity.org>

Support for the proposed Crossroads Hollywood development

1 message

Ryan Tanaka Tanaka <ryangtanaka@everyactioncustom.com>

Mon, Sep 10, 2018 at 2:31 PM

Reply-To: ryangtanaka@gmail.com

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to you to in support of the proposed 950-unit mixed use development on a 8.34-acre site in the Hollywood Community Plan Area, cases CPC-2015-2025-DB-MCUP-CUSPR; VTT-73568; VTT-73568-1A; and ENV-2015-2026-EIR.

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This project is a good project for Los Angeles and for the region. Again, I urge the City Planning Commission approve the Project as proposed.

Personally sent by Ryan Tanaka Tanaka using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Ryan Tanaka Tanaka
Los Angeles, CA 90013
ryangtanaka@gmail.com



James Williams <james.k.williams@lacity.org>

Support for the proposed Crossroads Hollywood development

1 message

Amy Ruth Vreeman <BarefootRagamuffin@everyactioncustom.com>

Mon, Sep 10, 2018 at 2:30 PM

Reply-To: BarefootRagamuffin@gmail.com

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to you to in support of the proposed 950-unit mixed use development on a 8.34-acre site in the Hollywood Community Plan Area, cases CPC-2015-2025-DB-MCUP-CUSPR; VTT-73568; VTT-73568-1A; and ENV-2015-2026-EIR.

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Personally sent by Amy Ruth Vreeman using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,

Amy Ruth Vreeman

Burbank, CA 91502

BarefootRagamuffin@gmail.com



James Williams <james.k.williams@lacity.org>

Support for the proposed Crossroads Hollywood development

1 message

Michael Walzman <mwalzman9@everyactioncustom.com>

Mon, Sep 10, 2018 at 2:27 PM

Reply-To: mwalzman9@gmail.com

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to you to in support of the proposed 950-unit mixed use development on a 8.34-acre site in the Hollywood Community Plan Area, cases CPC-2015-2025-DB-MCUP-CUSPR; VTT-73568; VTT-73568-1A; and ENV-2015-2026-EIR.

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Personally sent by Michael Walzman using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Michael Walzman
Los Angeles, CA 90027
mwalzman9@gmail.com



James Williams <james.k.williams@lacity.org>

Support for the proposed Crossroads Hollywood development

1 message

George Papanikolas <georgepapanikolas@everyactioncustom.com>

Mon, Sep 10, 2018 at 2:23 PM

Reply-To: georgepapanikolas@gmail.com

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to you to in support of the proposed 950-unit mixed use development on a 8.34-acre site in the Hollywood Community Plan Area, cases CPC-2015-2025-DB-MCUP-CUSPR; VTT-73568; VTT-73568-1A; and ENV-2015-2026-EIR.

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Personally sent by George Papanikolas using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
George Papanikolas
Los Angeles, CA 90046
georgepapanikolas@gmail.com



James Williams <james.k.williams@lacity.org>

Support for the proposed Crossroads Hollywood development

1 message

Mark Montiel <mrkmontiel@everyactioncustom.com>

Mon, Sep 10, 2018 at 2:22 PM

Reply-To: mrkmontiel@yahoo.com

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to you to in support of the proposed 950-unit mixed use development on a 8.34-acre site in the Hollywood Community Plan Area, cases CPC-2015-2025-DB-MCUP-CUSPR; VTT-73568; VTT-73568-1A; and ENV-2015-2026-EIR.

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Personally sent by Mark Montiel using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Mark Montiel
Los Angeles, CA 90014
mrkmontiel@yahoo.com



James Williams <james.k.williams@lacity.org>

Support for the proposed Crossroads Hollywood development

1 message

Andy Freeland <andy@everyactioncustom.com>

Mon, Sep 10, 2018 at 2:20 PM

Reply-To: andy@andyfreeland.net

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to you to in support of the proposed 950-unit mixed use development on a 8.34-acre site in the Hollywood Community Plan Area, cases CPC-2015-2025-DB-MCUP-CUSPR; VTT-73568; VTT-73568-1A; and ENV-2015-2026-EIR.

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Personally sent by Andy Freeland using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Andy Freeland
Los Angeles, CA 90015
andy@andyfreeland.net



James Williams <james.k.williams@lacity.org>

Support for the proposed Crossroads Hollywood development

1 message

Stanley Johnson <stjohnso@everyactioncustom.com>

Mon, Sep 10, 2018 at 2:18 PM

Reply-To: stjohnso@aerotek.com

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to you to in support of the proposed 950-unit mixed use development on a 8.34-acre site in the Hollywood Community Plan Area, cases CPC-2015-2025-DB-MCUP-CUSPR; VTT-73568; VTT-73568-1A; and ENV-2015-2026-EIR.

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Personally sent by Stanley Johnson using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Stanley Johnson
Los Angeles, CA 90016
stjohnso@aerotek.com



James Williams <james.k.williams@lacity.org>

Support for the proposed Crossroads Hollywood development

1 message

Marvin Bojorquez <nofxdude55@everyactioncustom.com>

Mon, Sep 10, 2018 at 2:18 PM

Reply-To: nofxdude55@sbcglobal.net

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to you to in support of the proposed 950-unit mixed use development on a 8.34-acre site in the Hollywood Community Plan Area, cases CPC-2015-2025-DB-MCUP-CUSPR; VTT-73568; VTT-73568-1A; and ENV-2015-2026-EIR.

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Personally sent by Marvin Bojorquez using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Marvin Bojorquez
Los Angeles, CA 90062
nofxdude55@sbcglobal.net



James Williams <james.k.williams@lacity.org>

Support for the proposed Crossroads Hollywood development

1 message

Angus Beverly <angusbeverly@everyactioncustom.com>

Mon, Sep 10, 2018 at 2:17 PM

Reply-To: angusbeverly@gmail.com

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to you to in support of the proposed 950-unit mixed use development on a 8.34-acre site in the Hollywood Community Plan Area, cases CPC-2015-2025-DB-MCUP-CUSPR; VTT-73568; VTT-73568-1A; and ENV-2015-2026-EIR.

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Personally sent by Angus Beverly using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Angus Beverly
Los Angeles, CA 90024
angusbeverly@gmail.com



James Williams <james.k.williams@lacity.org>

Support for the proposed Crossroads Hollywood development

1 message

Ryan Koyanagi <ryank.pf@everyactioncustom.com>

Mon, Sep 10, 2018 at 2:14 PM

Reply-To: ryank.pf@gmail.com

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to you to in support of the proposed 950-unit mixed use development on a 8.34-acre site in the Hollywood Community Plan Area, cases CPC-2015-2025-DB-MCUP-CUSPR; VTT-73568; VTT-73568-1A; and ENV-2015-2026-EIR.

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Personally sent by Ryan Koyanagi using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Ryan Koyanagi
Pomona, CA 91766
ryank.pf@gmail.com



James Williams <james.k.williams@lacity.org>

Support for the proposed Crossroads Hollywood development

1 message

Judd Schoenholtz <judd@everyactioncustom.com>

Mon, Sep 10, 2018 at 2:13 PM

Reply-To: judd@openlistings.com

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to you to in support of the proposed 950-unit mixed use development on a 8.34-acre site in the Hollywood Community Plan Area, cases CPC-2015-2025-DB-MCUP-CUSPR; VTT-73568; VTT-73568-1A; and ENV-2015-2026-EIR.

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Personally sent by Judd Schoenholtz using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Judd Schoenholtz
Los Angeles, CA 90039
judd@openlistings.com



James Williams <james.k.williams@lacity.org>

Support for the proposed Crossroads Hollywood development

1 message

Lauren Borchard <laurenborchard@everyactioncustom.com>

Mon, Sep 10, 2018 at 2:10 PM

Reply-To: laurenborchard@gmail.com

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to you to in support of the proposed 950-unit mixed use development on a 8.34-acre site in the Hollywood Community Plan Area, cases CPC-2015-2025-DB-MCUP-CUSPR; VTT-73568; VTT-73568-1A; and ENV-2015-2026-EIR.

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Personally sent by Lauren Borchard using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Lauren Borchard
Los Angeles, CA 90036
laurenborchard@gmail.com



James Williams <james.k.williams@lacity.org>

Support for the proposed Crossroads Hollywood development

1 message

Rich Vu <vuongr@everyactioncustom.com>

Mon, Sep 10, 2018 at 2:09 PM

Reply-To: vuongr@usc.edu

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to you to in support of the proposed 950-unit mixed use development on a 8.34-acre site in the Hollywood Community Plan Area, cases CPC-2015-2025-DB-MCUP-CUSPR; VTT-73568; VTT-73568-1A; and ENV-2015-2026-EIR.

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Personally sent by Rich Vu using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,

Rich Vu

Los Angeles, CA 90007

vuongr@usc.edu



James Williams <james.k.williams@lacity.org>

Support for the proposed Crossroads Hollywood development

1 message

Luke Klipp <lukehklipp@everyactioncustom.com>

Mon, Sep 10, 2018 at 2:09 PM

Reply-To: lukehklipp@gmail.com

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to you to in support of the proposed 950-unit mixed use development on a 8.34-acre site in the Hollywood Community Plan Area, cases CPC-2015-2025-DB-MCUP-CUSPR; VTT-73568; VTT-73568-1A; and ENV-2015-2026-EIR.

HERE'S THE THING: I love the existing Crossroads of the World property. I'm one of the few people who's actually been able to walk around this special place and experience what once was a really cool vision, and what could be a really cool vision again. There are all sorts of reasons that the proposed Crossroads Hollywood project are good for our region, certainly not least of which is creating 950 more homes, of which over 100 would be designated affordable. And, I want to take a moment to acknowledge the opportunity for a project that would make the existing Crossroads space so much more engaging and inviting and open to the public. This is important, especially in a community where most of our open space is covered in asphalt and striped for parking.

Therefore, I urge the city to grant the Density Bonus On-Menu Incentives for Parking Option 1, a 35% increase in FAR and FAR averaging across the site, and vehicular access from a less restrictive zone to a more restrictive zone; grant the Density Bonus Off-Menu Incentive for a Waiver of Development Standard to allow 3.8:1 FAR in lieu of 3.26:1; grant the Master Conditional Use Permits (MCUP); approve the Major Development Project Conditional Use Permit (MDPCUP); approve the Site Plan Review; approve the Vesting Tentative Tract Map; certify the Environmental Impact Report (EIR); and adopt the Mitigation Measures and Mitigation Monitoring Program for the project.

While a right to return is not required under city law, I believe it is the right thing to do for this project. The greater Los Angeles region is facing a severe housing shortage. This project will provide much needed housing—including 105 units of dedicated affordable housing for very low income households and approximately 190,000 square feet of commercial uses.

This project is in a great location for housing and is well-served by public transit including both bus and rail service. The project site is in the immediate vicinity of the Metro Red Line and is directly served by Metro Bus (Routes 2 & 302 on Sunset Blvd). Many additional Metro Bus routes are close by on Highland Ave. (Routes 156 & 656), Fountain Ave (Route 175), and Hollywood Blvd (Routes 180/181, 217, 222, 780). Additionally, the DASH Hollywood bus route serves the site.

This project is a good project for Los Angeles and for the region. Again, I urge the City Planning Commission approve the Project as proposed.

Personally sent by Luke Klipp using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Luke Klipp
Los Angeles, CA 90027
lukehklipp@gmail.com



James Williams <james.k.williams@lacity.org>

Support for the proposed Crossroads Hollywood development

1 message

Mackenzie Goldberg <mackgold72@everyactioncustom.com>

Mon, Sep 10, 2018 at 2:08 PM

Reply-To: mackgold72@gmail.com

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to you to in support of the proposed 950-unit mixed use development on a 8.34-acre site in the Hollywood Community Plan Area, cases CPC-2015-2025-DB-MCUP-CUSPR; VTT-73568; VTT-73568-1A; and ENV-2015-2026-EIR.

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This project is a good project for Los Angeles and for the region. Again, I urge the City Planning Commission approve the Project as proposed.

Personally sent by Mackenzie Goldberg using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Mackenzie Goldberg
Los Angeles, CA 90018
mackgold72@gmail.com



James Williams <james.k.williams@lacity.org>

Support for the proposed Crossroads Hollywood development

1 message

Ethan Stanislawski <ethan@everyactioncustom.com>

Mon, Sep 10, 2018 at 2:05 PM

Reply-To: ethan@ethanstanislawski.com

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to you to in support of the proposed 950-unit mixed use development on a 8.34-acre site in the Hollywood Community Plan Area, cases CPC-2015-2025-DB-MCUP-CUSPR; VTT-73568; VTT-73568-1A; and ENV-2015-2026-EIR.

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Personally sent by Ethan Stanislawski using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Ethan Stanislawski
Los Angeles, CA 90068
ethan@ethanstanislawski.com



James Williams <james.k.williams@lacity.org>

Support for the proposed Crossroads Hollywood development

1 message

Chelsea Byers <chels.byers@everyactioncustom.com>

Mon, Sep 10, 2018 at 2:04 PM

Reply-To: chels.byers@gmail.com

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to you to in support of the proposed 950-unit mixed use development on a 8.34-acre site in the Hollywood Community Plan Area, cases CPC-2015-2025-DB-MCUP-CUSPR; VTT-73568; VTT-73568-1A; and ENV-2015-2026-EIR.

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Personally sent by Chelsea Byers using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Chelsea Byers
Culver City, CA 90230
chels.byers@gmail.com



James Williams <james.k.williams@lacity.org>

Support for the proposed Crossroads Hollywood development

1 message

Babak Mozaffari <bm@everyactioncustom.com>

Mon, Sep 10, 2018 at 2:03 PM

Reply-To: bm@contactbm.com

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to you to in support of the proposed 950-unit mixed use development on a 8.34-acre site in the Hollywood Community Plan Area, cases CPC-2015-2025-DB-MCUP-CUSPR; VTT-73568; VTT-73568-1A; and ENV-2015-2026-EIR.

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Personally sent by Babak Mozaffari using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Babak Mozaffari
Santa Monica, CA 90401
bm@contactbm.com



James Williams <james.k.williams@lacity.org>

Support for the proposed Crossroads Hollywood development

1 message

Holly Gressley <hollygressley@everyactioncustom.com>

Mon, Sep 10, 2018 at 2:02 PM

Reply-To: hollygressley@gmail.com

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to you to in support of the proposed 950-unit mixed use development on a 8.34-acre site in the Hollywood Community Plan Area, cases CPC-2015-2025-DB-MCUP-CUSPR; VTT-73568; VTT-73568-1A; and ENV-2015-2026-EIR.

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Personally sent by Holly Gressley using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Holly Gressley
Los Angeles, CA 90027
hollygressley@gmail.com



James Williams <james.k.williams@lacity.org>

Support for the proposed Crossroads Hollywood development

1 message

Alexander Volberding <avolberding@everyactioncustom.com>

Mon, Sep 10, 2018 at 2:02 PM

Reply-To: avolberding@gmail.com

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to you to in support of the proposed 950-unit mixed use development on a 8.34-acre site in the Hollywood Community Plan Area, cases CPC-2015-2025-DB-MCUP-CUSPR; VTT-73568; VTT-73568-1A; and ENV-2015-2026-EIR.

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Personally sent by Alexander Volberding using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Alexander Volberding
Los Angeles, CA 90025
avolberding@gmail.com



James Williams <james.k.williams@lacity.org>

Support for the proposed Crossroads Hollywood development

2 messages

Alexander Volberding <avolberding@everyactioncustom.com>

Mon, Sep 10, 2018 at 2:02 PM

Reply-To: avolberding@gmail.com

To: cpc@lacity.org

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Personally sent by Alexander Volberding using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Alexander Volberding
Los Angeles, CA 90025
avolberding@gmail.com

James Williams <james.k.williams@lacity.org>

Tue, Sep 11, 2018 at 8:10 AM

To: avolberding@gmail.com

Cc: Cecilia Lamas <cecilia.lamas@lacity.org>, Rocky Wiles <Rocky.Wiles@lacity.org>

Thank you for your submission. Your letter will be shared with the City Planning Commission and the Planning Executive Office.



James K. Williams
Commission Executive Assistant II
City Planning Commission
Department of City Planning
T: (213) 978-1300
200 N. Spring St., Room 272

9/11/2018

City of Los Angeles Mail - Support for the proposed Crossroads Hollywood development

Los Angeles, CA. 90012

James.K.Williams@lacity.org

[Quoted text hidden]



James Williams <james.k.williams@lacity.org>

Support for the proposed Crossroads Hollywood development

1 message

John Graff <john@everyactioncustom.com>

Mon, Sep 10, 2018 at 2:02 PM

Reply-To: john@ashbygraff.com

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to you to in support of the proposed 950-unit mixed use development on a 8.34-acre site in the Hollywood Community Plan Area, cases CPC-2015-2025-DB-MCUP-CUSPR; VTT-73568; VTT-73568-1A; and ENV-2015-2026-EIR.

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This project is a good project for Los Angeles and for the region. Again, I urge the City Planning Commission approve the Project as proposed.

Personally sent by John Graff.

Sincerely,
John Graff
Los Angeles, CA 90038
john@ashbygraff.com



James Williams <james.k.williams@lacity.org>

Support for the proposed Crossroads Hollywood development

1 message

Emerson Dameron <edameron@everyactioncustom.com>

Mon, Sep 10, 2018 at 2:01 PM

Reply-To: edameron@gmail.com

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to you to in support of the proposed 950-unit mixed use development on a 8.34-acre site in the Hollywood Community Plan Area, cases CPC-2015-2025-DB-MCUP-CUSPR; VTT-73568; VTT-73568-1A; and ENV-2015-2026-EIR.

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Personally sent by Emerson Dameron using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Emerson Dameron
Los Angeles, CA 90017
edameron@gmail.com



James Williams <james.k.williams@lacity.org>

Support for the proposed Crossroads Hollywood development

1 message

Prabhu Reddy <prabhu.r.reddy@everyactioncustom.com>

Tue, Sep 11, 2018 at 8:18 AM

Reply-To: prabhu.r.reddy@gmail.com

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to you to in support of the proposed 950-unit mixed use development on a 8.34-acre site in the Hollywood Community Plan Area, cases CPC-2015-2025-DB-MCUP-CUSPR; VTT-73568; VTT-73568-1A; and ENV-2015-2026-EIR.

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Personally sent by Prabhu Reddy using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Prabhu Reddy
Long Beach, CA 90803
prabhu.r.reddy@gmail.com



James Williams <james.k.williams@lacity.org>

Support for the proposed Crossroads Hollywood development

1 message

Daniel Schreiner <dan000419@everyactioncustom.com>

Tue, Sep 11, 2018 at 7:44 AM

Reply-To: dan000419@aol.com

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to you to in support of the proposed 950-unit mixed use development on a 8.34-acre site in the Hollywood Community Plan Area, cases CPC-2015-2025-DB-MCUP-CUSPR; VTT-73568; VTT-73568-1A; and ENV-2015-2026-EIR.

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Personally sent by Daniel Schreiner using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Daniel Schreiner
Los Angeles, CA 90027
dan000419@aol.com



James Williams <james.k.williams@lacity.org>

Support for the proposed Crossroads Hollywood development

3 messages

Tracy Green <postcaselaw@everyactioncustom.com>
 Reply-To: postcaselaw@gmail.com
 To: cpc@lacity.org

Mon, Sep 10, 2018 at 7:32 PM

Dear Los Angeles City Planning Commission,

I am writing to you to in support of the proposed 950-unit mixed use ALL AFFORDABLE HOUSING APARTMENT UNITS development on a 8.34-acre site in the Hollywood Community Plan Area, cases CPC-2015-2025-DB-MCUP-CUSPR; VTT-73568; VTT-73568-1A; and ENV-2015-2026-EIR.

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This project is a good project for Los Angeles and for the region. Again, I urge the City Planning Commission approve the Project as proposed.

Personally sent by Tracy Green using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
 Tracy Green
 Los Angeles, CA 90027
postcaselaw@gmail.com

James Williams <james.k.williams@lacity.org>

Tue, Sep 11, 2018 at 7:35 AM

To: postcaselaw@gmail.com

Cc: Rocky Wiles <Rocky.Wiles@lacity.org>, Cecilia Lamas <cecilia.lamas@lacity.org>

Thank you for your submission. Your letter will be shared with the City Planning Commission and the Planning Executive Office.



James K. Williams
Commission Executive Assistant II
City Planning Commission
Department of City Planning
 T: (213) 978-1300

200 N. Spring St., Room 272
Los Angeles, CA. 90012
James.K.Williams@lacity.org

[Quoted text hidden]

Tracy Green <postcaselaw@gmail.com>
To: James Williams <james.k.williams@lacity.org>

Tue, Sep 11, 2018 at 8:33 AM

Good Morning Mr. Williams;

All new development buildings need to have, at least, 20% affordable housing to accommodate and supplement our serious major crisis of housing for the chronically poor, disenfranchised population and our homeless populations in Los Angeles and all other counties nationwide.

We must not forget and leave out these crisis populations of people, which are most severely vulnerable and in affordable housing crisis. Theses displaced and crisis must be included automatically in each new development and buildings.

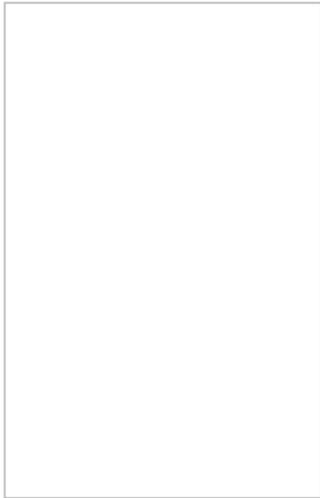
After all, we are our brothers and sisters keeper.

Please keep me abreast of this major situation.

Thank you kindly.

[Quoted text hidden]

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The Happy you are the more beautiful you become!

-"Live for the service of others, help out in your community, be totally concerned about your environment, love a lot, live your life to the fullest, your fullest God given potential, laugh a lot, and always be mindful of others. Be blessed and bless others with all of your gifts. Strive to always help others and be happy and healthy." -Tracy Green

"Do something everyday that scares you" - Eleanor Roosevelt

Have a magnificent week!

With warmest regards, I am,

Sincerely;

Ms. Tracy Green

Tracy Green and Associates Consultancy

Beverly Hills, California

Advertising, Litigation Specialists, Marketing Coordinator, Public Relations

" The Street Don't Love You Back" Movement Team - West Coast Division-501(c)3

Beverly Hills, CA

Go Green - Please consider the environment before printing this email

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James Williams <james.k.williams@lacity.org>

Support for the proposed Crossroads Hollywood development

1 message

Arjun Kolachalam <akolachalam@everyactioncustom.com>

Mon, Sep 10, 2018 at 2:48 PM

Reply-To: akolachalam@gmail.comTo: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to you to in support of the proposed 950-unit mixed use development on a 8.34-acre site in the Hollywood Community Plan Area, cases CPC-2015-2025-DB-MCUP-CUSPR; VTT-73568; VTT-73568-1A; and ENV-2015-2026-EIR.

I urge the city to grant the Density Bonus On-Menu Incentives for Parking Option 1, a 35% increase in FAR and FAR averaging across the site, and vehicular access from a less restrictive zone to a more restrictive zone; grant the Density Bonus Off-Menu Incentive for a Waiver of Development Standard to allow 3.8:1 FAR in lieu of 3.26:1; grant the Master Conditional Use Permits (MCUP); approve the Major Development Project Conditional Use Permit (MDPCUP); approve the Site Plan Review; approve the Vesting Tentative Tract Map; certify the Environmental Impact Report (EIR); and adopt the Mitigation Measures and Mitigation Monitoring Program for the project.

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Personally sent by Arjun Kolachalam using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Arjun Kolachalam
West Hollywood, CA 90048
akolachalam@gmail.com



James Williams <james.k.williams@lacity.org>

Support for the proposed Crossroads Hollywood development

1 message

Alan Wayne <alan.m.wayne@everyactioncustom.com>

Mon, Sep 10, 2018 at 1:49 PM

Reply-To: alan.m.wayne@gmail.com

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to you to in support of the proposed 950-unit mixed use development on a 8.34-acre site in the Hollywood Community Plan Area, cases CPC-2015-2025-DB-MCUP-CUSPR; VTT-73568; VTT-73568-1A; and ENV-2015-2026-EIR.

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Personally sent by Alan Wayne using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Alan Wayne
Venice, CA 90291
alan.m.wayne@gmail.com