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ANTONIO R. VILLARAIGOSA
MAYOR

POSTAL MAIL
P.O. Box 292359
Los Angeles, California 90029

TELEPHONE
TBD

WEBSITE
www.easthollywood.net

June 17, 2013

Los Angeles City Council
c/o Los Angeles City Clerk
200 N. Spring Street
Los Angeles, CA 90012

Re: Council File 12-0967; ENV-2007-365-MND; 5241-5247 Santa Monica Blvd. & 5238-5246 Virginia Ave.

Honorable President Wesson and Council members:

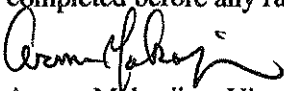
The City Council's agenda for Tuesday, June 18, includes consideration of an appeal by Ms. Seta Panosian of a five-story, sixty-foot-tall development proposed to be constructed at 5245 Santa Monica Blvd. This item is listed as number 18 on Tuesday's meeting agenda. Ms. Panosian is appealing the City Planning Commission's April 12, 2012 approval of a Mitigated Negative Declaration for the proposed project, arguing that an Environmental Impact Report ("EIR") is required under the California Environmental Quality Act ("CEQA").

The Board of the East Hollywood Neighborhood Council strongly opposes the proposed project, and unanimously supports Ms. Panosian's appeal. The proposed project site is located immediately adjacent to both Kingsley Elementary School and single-family homes, and it is our Board's conclusion that the development would severely impact the surrounding community.

In administrative proceedings, the City has conditioned approval of the project to 49 residential units and 14,947 square feet of commercial floor area, with 20% of the units restricted as affordable. Condition number four (4) of the City Planning Commission's May 4, 2012 Determination Letter requires that the "commercial portion of the building shall not exceed a floor area ratio of 0.5:1, or 14,947 square feet."

It has come to our Board's attention, however, that applicant Petros Taglyan is now attempting to circumvent the conditions imposed upon his project by declaring that his proposed development is "by-right" under zoning changes recently enacted for the Hollywood Community Plan Update. Mr. Taglyan is now seeking permits from the Department of Building and Safety to construct a development with 38 market-rate residential units and 45,000 sq. ft. of commercial space. Yet Mr. Taglyan's revised project still requires discretionary approval for, among other things, vehicular circulation from the site's less restrictive commercial zone to its more restrictive residential zone, and his prior project approvals are in no manner applicable to his currently proposed development.

We therefore request that the City Council uphold Ms. Panosian's appeal and require that an EIR be completed before any further consideration is conducted of the applicant's proposals. Thank you.


Armen Makasjian, Vice President