



Sharon Dickinson <sharon.dickinson@lacity.org>

Preservation Of 8150 Sunset Blvd (Lytton Savings/Chase Bank Historic Resource), Case No. VTT-72370-CN-1A; CHC-2016-2522-HCM

1 message

Daveypem@yahoo.com <daveypem@yahoo.com>

Mon, Oct 24, 2016 at 2:08 PM

To: councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.cedillo@lacity.org, councilmember.englander@lacity.org, councilmember.price@lacity.org

Cc: councilmember.ryu@lacity.org, sharon.dickinson@lacity.org, afine@laconservancy.org

Hello,

The Lytton Savings building (currently occupied by Chase Bank) at 8150 Subset Blvd represents a significant movement in architectural history. It also is a major Bart of California's historical identity. It need to be saved as an outstanding example of Post-War architecture.

Here are a few points for your consideration:

- Lytton Savings is historic and meets the HCM designation criteria.
- Two distinct preservation alternatives have been evaluated, but no substantial evidence or analysis has been provided by the City or applicant to demonstrate why adaptive reuse of Lytton Savings would be infeasible or inviable.
- The preservation alternatives would meet the majority of the proposed project's objectives, as well as reduce environmental impacts.
- A win-win outcome that would retain the building is possible; it would allow a substantially similar project that would not violate the California Environmental Protection Act (CEQA) to move forward.

Developer Townscape Partners is planning to redevelop the southwest corner of Sunset and Crescent Heights boulevards. The project includes demolition of the 1960 Modernist Lytton Savings (currently Chase Bank) building and the construction of 65,000 square feet of commercial space, 249 residential units with 28 affordable units, and subterranean and semi-subterranean parking.

Last month, the City's Cultural Heritage Commission voted in strong support of the Historic-Cultural Monument (HCM) nomination of this significant Modern bank building. **Tomorrow afternoon (Tuesday, October 25 at 2:30 p.m.)**, the City Council's Planning and Land Use Management (PLUM) Committee will hear both the proposed project and the pending HCM nomination.

I am not opposed to the development of a mixed-use project at this location, but we strongly object to the needless demolition of a historic building when clear preservation alternatives are available. These alternatives show how the building could otherwise be integrated and reused as part of the overall design. We are working to achieve a win-win solution for the site.

Lytton Savings is most recognizable for its distinctive and playful zigzag folded plate roof, and it is important as a significant example of postwar-era bank design in Los Angeles.

I regret that I am unable to attend and speak at the PLUM Committee meeting on Tuesday:

Tuesday, October 25

2:30 p.m.*

Los Angeles City Hall
200 North Spring Street
Los Angeles, CA 90012
Room 350 (3rd floor)

Please, I strongly urge you all to consider the preservation of this architectural gem as part of California history.

Sincerely,
David Davis
Sent from my iPhone



Sharon Dickinson <sharon.dickinson@lacity.org>

Case Number VTT 73704-SL and ENV-2015-2618-MND

1 message

onecivil@engineer.com <onecivil@engineer.com>

Mon, Oct 24, 2016 at 6:38 PM

To: councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.cedillo@lacity.org, councilmember.englander@lacity.org, councilmember.price@lacity.org, Clare.Eberle@lacity.org, Lynell.Washington@lacity.org, Gerald.Gubatan@lacity.org, Hannah.Lee@lacity.org
Cc: Sharon Dickinson <sharon.dickinson@lacity.org>, etta.armstrong@lacity.org

Dear Plum Committee Councilmembers,

I understand that you often defer to the councilmember who represents the location of the project.

In this case, the members of PLUM may be better informed about this case than Councilmember Krekorian who is not fully informed about the legal quagmire surrounding this case. He may be, and if he is and has done absolutely nothing, you need to know that as well.

Councilperson Krekorian has been told a very different story from the developers at the same time turning his back on his voters.

Please do not support developers who engage in **fraud, bullying and elder abuse** to steal land and drive out rent controlled tenants to build luxury housing no one needs or can afford.

They have offered free rent to the remaining tenants on one of the properties in exchange for the singular support letter to their development. Bribery, fraud, corruption - we have proven this here.

Please **Do not support Urban Blox**, a company currently suing two elderly ladies **FOR their property** in attempt to build this development.

Urban-Blox has taken the presumptuous route assuming they will gain ownership of this property that has already been spoken for.

It should never have gone through the DCP with the land ownership disputed as is in a legal quagmire.

This is one of the most egregious cases of developer bullying we active in the community housing have seen in a long time.

Please stand with the people of LA on this one. We need to know you care.



Sharon Dickinson <sharon.dickinson@lacity.org>

8150 Sunset Blvd (Lytton Savings/Chase Bank Historic Resource), Case No. VTT-72370-CN-1A; CHC-2016-2522-HCM

1 message

Karen Smalley <karen.smalley@gmail.com>

Mon, Oct 24, 2016 at 2:27 PM

To: councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.cedillo@lacity.org, councilmember.englander@lacity.org, councilmember.price@lacity.org, william.lamborn@lacity.org

Cc: councilmember.ryu@lacity.org, sharon.dickinson@lacity.org

Please add to the record. File No. 16-1074 CD 4

Dear Councilmember:

On Tuesday October 25th, I urge you to not delay voting on the Historical-Cultural Monument designation for Lytton Savings/Chase Ban at 8150 Sunset Boulevard, agenda item 16-1074, and to instead delay voting on agenda item 16-1011-S1 until the HCM has been resolved.

I do not understand how PLUM can vote to approve the proposed 8150 Sunset development tomorrow, and at the same time delay this HCM which affects the development. How can a decision be reached with such a large issue pending?

It is obvious from the many recommendations for this HCM that this outstanding Mid-Century Modern building by Master Architect Kurt Meyer is of vital importance to the history of Los Angeles.

The HCM nomination of this landmark building is strongly supported by:

- CD4 Councilperson David Ryu, whose district includes Lytton Savings/8150 Sunset
- Cultural Heritage Commission (CHC) – unanimously voted in support of the HCM
- Office of Historic Resources (OHR) recommended to declare the property a HCM
- SurveyLA as eligible for historic listing on the National, State and Local levels—featured on the cover of the report for the Hollywood area
- L.A. Conservancy strongly supports the HCM and preservation including adaptive reuse.
- The Historic Resources Assessment in the EIR for 8150 Sunset Boulevard

All of the parties agree to the HCM designation—even Townscape Partners, the developer of the property, as clearly stated in the conclusion to their study of the building as performed for the EIR (ENV-2013-2552-EIR).

The endorsements attest to the significance of the building, its architecture, the architect and its historic integrity.

It would be irresponsible to delay adding this building to the list of HCMs.

Townscape Partners has spent close to \$500,000 over the past year in lobbying for the development project at 8150 Sunset. Please do not let their deep pockets influence our city's decision making process.

Thank you.

Sincerely,
Karen Smalley
karen.smalley@gmail.com
310-994-2515