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Opposition to 8150 Project

2 messages

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16-1011

Wed, Aug 31, 2016 at 2:03 PM

Sept 30, 2016

The Hon. Jose Huizar, Chair
 LA City Council Planning and Land Use Committee
 200 North Spring Street, LA, CA 90012

RE: Opposition to 8150 Sunset Project
 (CPC-2013-2551-MCUP-DB-SPR and VTT-72370-CN-1A)

Dear Councilmember Huizar and members of the PLUM Committee:

I live at 1416 Havenhurst Drive, within 100 ft of the project site. The project site is at the base of Laurel Canyon, in an Extreme Fire Hazard District and sits within the Hollywood Earthquake Fault Zone. It must be reviewed with public safety in mind, not campaign donations or what the Mayor tells Councilmembers to approve.

The City Council has a duty to protect public safety. This project as approved, will pose a public safety threat to its occupants due to its location within 50 feet of the Fault Line, and to the broader community by slowing first responders and removing a key turn lane onto Crescent Heights. This is a recipe for disaster. And it is on your watch, your responsibility.

Do real planning, reject deathtraps. We are not against development. This is not about liking or not liking Gehry. We all want something great to be built there but it must be responsible development, especially when it is within the Fault Zone and may actually be on the fault line.

I am a property owner at The Colonial House which is listed in The National Register of Historic Places. It is also designated by The Mills Act (for the preservation and restoration of qualified historic buildings). The proposed project IS NOT in conformance with the purposes and intent of the General Plan and Hollywood Community Plan. This proposed project violates objectives and to name just a couple;

1. It needs to establish height and massing transitions from multi-family uses to commercial uses or less dense single family residential...which it does not.
2. It needs to ensure that new buildings are compatible in scale, massing, style and/or architectural materials with existing structures in the surrounding neighborhoods, which it does not.

INCOMPATIBLE: This project need to be NO TALLER than 100 feet (9 stories) considering that it abuts a historic area with buildings that are no taller than 7 stories. Even one hundred and eighty-eight feet is way too tall (instead of the 234 proposed). This project dwarfs the entire neighborhood and the height and scale will have serious effects on this historic neighborhood. My street has many historic properties (The Colonial House, La Ronda. The Andalusia.) and there are dozens within the immediate surrounding area (La Fontaine, The Granville, The Savoy, Harper House the Tuscany, The Chateau.....

This neighborhood will have its property values decrease because of the loss of light, the loss of views, noise during and after construction, the inability to have solar, the increase of traffic due to the increase in vehicles from the project and traffic and from the improbable and thoughtless planning of driveways for ingress and egress to nearby residential streets. This is not an entertainment center. This is not a regional center. Buses are limited and do not run throughout the night. The transit stop is not within the 1500 ft.

HISTORIC PRESERVATION: Mitigation measures to save The Lytton Savings are available and the developers choose to ignore them. This is an outrage and another violation of CEQA as well. I invite you and all of the council members to meet with me at the site and to look up and all around and then have a discussion with me and many others about the project. I bet many of you have not even been to this site or to the area. **Ironically, if they preserved the Lytton Savings Bank, it is exempt from the 50-foot earthquake exclusion zone requirement as a historic building. Otherwise, they are not entitled to have any structure for human occupancy within 50 feet.**

TRAFFIC CONGESTION MANDATES 1:1 FAR. This neighborhood will be a safety nightmare if allowed the outrageous and unconscionable 300 % density bonus (instead of the allowed 35%). This project site was given a 1.1 FAR for a reason. That reason being that this project is;

1. at the base of Laurel Canyon, one of the worst high fire severity zones which badly burned in 79. Emergency vehicles must be respected and must be able to get through freely.
2. at the "F" rated intersection of Sunset and Crescent Heights.
3. at the "F" rated intersection of Crescent Heights and Fountain
4. near the "F" rated intersection of Fairfax and Sunset

Traffic studies that were done by the developers are either incomplete or nonexistent. They do not properly analyze the traffic to and from the project on to the surrounding streets and ripple effect to the neighborhood as well.

STREET VACATION REQUIRED. The taking of a city street that allows traffic to consistently flow to be replaced with a green space for people to sit is also outrageous (like anybody would want to sit there). There is no way on earth that a hook and ladder fire engine will be able to swing around that island to go down Crescent Heights if the street is vacated and no way that the street will then be wide enough to accommodate cars coming down from the Laurel Canyon, cars turning left from the project, cars turning right and every which way...this is an accident waiting to happen every minute of every day. It will happen.

FIRE SAFETY. How will firefighters get in (and pedestrians get out) to the project with all of those structures should a fire occur on the project? Has this been studied and presented to the public? How did they mitigate the fire flow? The city assumed that adequate water pressure (9000 ppm) would be feasible without substantial evidence to support when a new water main would service this area, and what impacts this might have on Laurel Canyon fire suppression capacity.

CUB WOULD HAVE ADVERSE IMPACTS ON RESIDENTS WITHIN 100 FEET. As a resident within 100 feet of the project, my right to the peaceful enjoyment of my home must be respected. I want to go on record opposing all alcohol sales, on and off site.

The alcohol issue in conjunction with the entertainment venues, and outdoor dining, and rooftop restaurants are a huge noise issue. Alcohol only invites people to get drunk, drive drunk and leads to increased crime. At Sunset and Havenhurst (the top of my street), The Libertine brought noise and drunks to the neighborhood as well as crime. There was a shooting there and then it closed. Then there was the Vacluse which closed as well. As did many before. Too many drunks and too much crime. When XIV was at Crescent Heights and Sunset and they made too much noise they were shut down by the Police as well. I could go on and on. We do not need more of this on our streets, on our blocks and in the neighborhood. Would the council members want all of this in their neighborhood?

ASTROTURF SUPPORTERS. Over a thousand emails and petitions were sent to the city in opposition but those were ignored. However, the fictitious "supporters" bought by the developers in support of the project were compensated or rely upon compensation from the project. They were not the community. **Apparently, if anyone clicked their website for more information they were listed as a supporter. To use their names as neighborhood supporters (when most do not live in the neighborhood) without their consent is flat out wrong. Don't be fooled.**

UNANIMOUS COMMUNITY OPPOSITION IS REAL. Every community organization, the Neighborhood Council, West Hollywood, and adjacent property owners all agree this project is not compatible with our community and violates our Community Plan. Developers needs should not be more important than the neighborhood stakeholders needs.

I would expect our ELECTED council members to stand by the people who elected them, and not to be bought out by developers who would just as easily dispose of them if need be. It is ironic that these developers supported Carolyn Ramsey, not David Ryu. He should stand with his constituents.

Appeals from attorneys, West Hollywood, Laurel Canyon Association, Fix The City....are not to be ignored. They are not frivolous. This is not about a couple of disgruntled neighbors causing a fuss. These people are professionals, they are serious and they mean business. This is a firestorm that is gaining momentum by the minute.

If I were on the City Council, I would go back and read through the EIR. I would read through absolutely everything that I could get my hands on to make sure that all questions were answered and that there were no inaccuracies. I believe, a person's reputation is their legacy. If this ends in a lawsuit because you approve this (which I hope to God it does not and that we can come to equitable terms before), the council members will no doubt be shamed, and their reputation marred. This will happen because information will come out that will expose egregious mistakes made by the City of LA and by the City of LA allowing an incomplete Environmental Report to be certified knowing full well that it was to the detriment of the people causing a safety nightmare.

Thank You,

Sincerely,

Rory Barish

President of The Colonial House HOA

President of Save Sunset Blvd

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