



Photo Julius Shulman. J. Paul Getty Trust. Getty Research Institute, Los Angeles (2004.R.10)

LYTTON SAVINGS

8150 SUNSET BOULEVARD

Historic-Cultural Monument Application

Date: 10/25/16
Submitted in PLUM Committee
Council File No: 16-1074
Item No. 14
Deputy: _____

Pamela Deuel Meyer
2702 Westshire Drive, Los Angeles, CA 90068

August 4, 2016

To: Commissioners, Los Angeles Cultural Heritage Commission

Re: Lytton Savings Building, 8150 Sunset Blvd.

Good morning, Commissioners.

My name is Pamela Meyer. My husband was Kurt Meyer, the architect of the Lyttons Savings building, and I've come here today in support of the application to preserve it by including it into the overall project.

Since the present Gehry design is not as monolithic as the previous one, it could more easily integrate an existing low rise structure --Kurt's bulding-- amid the jumble of his signature low rise volumes along Sunset.

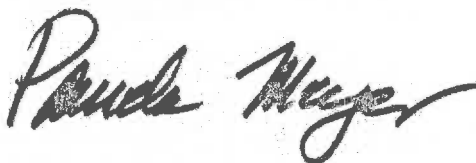
I don't know if people realize the unique stained glass walls made by Basque artist Roger Derricarrere, who is known for inventing the technique of dalle de verre. He cast each glass slab individually, with their vivid, fiery colors.


Born and educated in Zurich, Switzerland, Kurt came to Los Angeles in 1949 as a young architect, inspired most of all by Le Corbusier. In 1959 Bart Lytton asked Kurt to design the headquarters building for Lytton Savings and Loan. It was Kurt's first major project, and it launched his long and successful career. Bart wanted the building to be quickly built, so Kurt needed to find a strong design that could be quickly constructed. He decided to precast the folded plate roof slabs at the same time that the building was under construction. And that's how the wonderful zig zag roof came to be.

The folded plate concrete slab roof was the largest and longest pre-cast concrete slabs ever raised at that time. (Credit goes to the genius of structural engineer Sven Neilsen, who figured out how to make this building --and all of Kurt's other buildings --sound.) The 6 roof panels were built, laid out in the parking lot, and the contractor placed two cranes, one at each end of the roof. And so it was completed in one weekend.

Kurt always considered this building to be one of his best two or three designs. I urge you to protect and preserve it.

Thank you.



From: Lynn Russell <lenabydesign@icloud.com> 
Subject: Fwd: 8150 SUNSET BLVD./LYTTON SAVINGS BANK//CASE VTT-723700-CN-1A; CHC-2016-2522-HCM
Date: October 25, 2016 9:46:45 AM PDT
To: keithnakata@me.com
Cc: FriendsOfLyttonSavings@gmail.com

1 Attachment, 45 KB

Sent from my iPhone

Begin forwarded message:

From: Lynn Russell <lenabydesign@mac.com>
Date: October 24, 2016 at 6:19:32 PM PDT
To: councilmember.ryu@lacity.org
Cc: william.lamborn@lacity.org
Subject: 8150 SUNSET BLVD./LYTTON SAVINGS BANK//CASE VTT-723700-CN-1A; CHC-2016-2522-HCM

Dear Council Member Ryu,

While I appreciate your willingness to stand up against a poorly massed and scaled project at 8150 Sunset Boulevard, shared gateway between Los Angeles and West Hollywood, I wanted to emphasize a different approach that may be applied to this and future developments where appropriate.

Rather than making concessions on projects driven by maximum revenues that often lack the foresight of fitting into the context of the Los Angeles architectural and cultural story, planning decisions should rightfully provide accurate visual dialogue that are not dependent on "the eraser" or compromises to the physical and human infrastructure in any given area. Designated Cultural Heritage structures afford everyone involved an opportunity to change the dynamic to one with greater social and community responsibility. New thinking, exemplified by existing projects in Beverly Hills, Santa Monica and Europe noted in the attached letter, bring about a lasting higher quality result that begins at a different starting point. Problem solving is a responsibility of an architect but is not necessarily in the forefront of the developer's thinking. There are no long term benefits from short cuts via special exceptions, and privileges. With everything on the table, a more harmonious outcome is assured that fits within originally designed planning guidelines.

Many of my professional architectural colleagues, members of the immediate community and myself invested in the outcome of this development would be happy to offer insight and support to you as you traverse this project. 8150 Sunset can be a pivotal opportunity for you to spearhead which would align resources through a different approach. In the end the developer may have an easier path towards its goal, spend their resources in a meaningful direction and the entire community realizes a more fruitful benefit.

Sincerely,

Lynn Russell



[8/3/16_LYT....pdf\(45 KB\)](#)

LYNN RUSSELL
ART. ANTIQUES DESIGN
lenabydesign@mac.com
1360 North Crescent Heights Blvd., Suite 6-C
Los Angeles, California 90046
Phone 323.850.8689
Fax 323.650.5307

L Y N N R U S S E L L
A R T . A N T I Q U E S . D E S I G N

October 24, 2016

LOS ANGELES CITY COUNCIL
PLUM COUNCIL
LOS ANGELES DEPARTMENT OF CITY PLANNING
200 N. SPRING ST., ROOM 350
LOS ANGELES, CA. 90021

RE: 8150 SUNSET BLVD./LYTTON SAVINGS BANK
CASE VTT-723700-CN-1A; CHC-2016-2522-HCM

Dear Council Members,

The Cultural Heritage Commissioners Commissioners unanimously approved landmark status for this worthy structure.

It would be hard to not find inspiration in Modern Masters Award recipient Kurt Meyer's elegant Mid-Century Lytton Savings Bank building on Sunset Boulevard. The uniquely articulated elements are timeless and one simply cannot find another one like it.

Preservation of this transformative jewel box of a building is not only important but presents a unique opportunity to be included in the greater continuing architectural language of the area's development. Such sensitivity is more often embraced in the UK and Europe notably John McAslan+Partners renovation including re-use, restoration and new build of London's King's Cross Station. Beverly Hills has the Wallis Annenberg Center as an addition to the original classical post office and likewise the Marion Davies Guest House in Santa Monica is incorporated into the Annenberg Community Beach House.

1360 NORTH CRESCENT HEIGHTS BOULEVARD, LOS ANGELES, CA. 90046
SUITE 6-C

lenabydesign@mac.com

323.850.8689

L Y N N R U S S E L L

A R T . A N T I Q U E S . D E S I G N

When challenges like this are skillfully handled, the benefits forever go to the community as its fabric remains in tact along with a sense of place important to every resident and every visitor. The setting and scale of the project should never be overridden by the name and presumed importance of any architect as it may inadvertently create a lasting collateral aesthetic dissonance. 8150 Sunset Blvd. is a chance to turn the corner with appropriate consideration of our treasured buildings and development opportunities.

Lytton Savings is a remarkable, elegant low profile structure which is fully capable of inspiring development of the entire property in a manner in which acceptable height and mass are compatible with the context of the setting. Under those terms a graceful gateway at the border of West Hollywood and Hollywood would emerge in keeping with the highly diverse National, State and Local Historic buildings and multiple Historic Districts immediately adjacent.

The authenticity of the Los Angeles architectural and cultural story will be strengthened by architects that provide an accurate visual dialogue rather than erasing it at the hands of development without social responsibility. It is your obligation as council members to recognize and engage this type of high road vision. While some may skillfully attempt to talk you past achieving a higher standard, I urge you to focus on this pivotal approach to preservation and development not on that offered by proponents of the easier low road because it may be “in the way”. There is an opportunity here to reach a new standard in granting designation on the outstanding merits of the Lytton Savings Building itself and guiding this project in its proper context. As Bart Lytton stated he had “an obligation to serve the community with timeless architecture” and through the hands of Kurt Meyer, he did. You individually and collectively now have that same obligation to serve the community and constituents you represent for the present and future generations of Los Angeles.

1360 NORTH CRESCENT HEIGHTS BOULEVARD, LOS ANGELES, CA. 90046

SUITE 6-C

lcabydesign@mac.com

323.850.8689

LYNN RUSSELL
ART.ANTIQUES.DESIGN

Sincerely,

Lynn Russell

1360 NORTH CRESCENT HEIGHTS BOULEVARD, LOS ANGELES, CA. 90046
SUITE 6-C
lynabydesign@mac.com
323.850.8689

ALAN HESS

ARCHITECT
4991 CORKWOOD LANE
IRVINE, CA 92612
949 551 5343
alan@alanhess.net

Sept. 12, 2016

Lambert Giessinger
Cultural Heritage Commission
Office of Historic Resources
City Hall, 200 North Spring Street, Room 620
Los Angeles, California 90012

Re: Lytton Savings nomination

Dear Mr. Giessinger:

I enthusiastically support the nomination of Lytton Savings as a historic landmark.

This building is an excellent example of the distinctive modern architecture that developed in Los Angeles in the midcentury. It is part of our heritage as a forward-looking, creative city where good architecture played a large role in the daily lives of its citizens. This is a democratic standard which should be neither forgotten nor erased.

1. Lytton Savings' design, by architect Kurt Meyer, responds to its site on the Sunset Strip, one of the city's defining commercial strips, and the location of many innovative LA designs (both lost and extant) by many of our best architects through the decades, including Tiny Naylor's, Crossroads of the World, Sunset Car Wash, Googie's, Ben Frank's, and Ciro's. Lytton Savings responds easily and imaginatively to the automobile by presenting a striking and modern face to passing cars, and by offering practical, attractive, and humanly scaled entries at the side and rear off the essential parking lot.
2. Lytton Savings reflects a period when the practical commercial buildings of daily life were considered appropriate subjects for careful, creative designs by both architects and their clients. The incorporation of original art in the design is one aspect of this.
3. The design's high quality is seen in the materials used. These include both marble and concrete block, glass and natural stone, which provide a variety of textures, patterns and tones that are skillfully composed and balanced within the framework of the expressed structural frame.
4. As a Modern design, Lytton Savings expresses its structure in its exposed columns and the concrete folded plate roof. As a Modern Los Angeles design, it is scaled and composed to play its appropriate role as a handsome public landmark.

Though architecture of this period is increasingly recognized as a significant part of the city's history and art, it has been an uphill battle. In particular, there has been a lingering bias against commercial architecture and buildings which reflect Los Angeles' car-oriented design and planning. Lytton Savings's nomination offers an opportunity to correct these biases, and to incorporate it creatively into future plans.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Alan Hess". The signature is fluid and cursive, with a large initial "A" and a distinct "H" and "S".

Alan Hess

cc:

Adrian Fine, Los Angeles Conservancy

WEST HOLLYWOOD PRESERVATION ALLIANCE

August 3, 2016

Submitted Electronically

Los Angeles Cultural Heritage Commission
c/o Office of Historic Resources
Department of City Planning
200 North Spring Street, Room 559
Los Angeles, CA 90012

RE: Historic-Cultural Monument Nomination of the Lytton Savings Bank, 8150 West Sunset Boulevard

Dear Members of the Cultural Heritage Commission:

The West Hollywood Preservation Alliance (WHPA), whose mission statement includes preservation of historic structures in our adjacent communities, fully supports the preservation of the important Kurt Meyer Lytton Savings Building. We urge the Cultural Heritage Commission to adopt the report findings and approve Lytton Savings as a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.10.

Of the 20 financial institution structures built by Meyer, Lytton Savings is considered the apotheosis of his visual style and an important achievement in his canon of work. The building is a stellar example of postwar bank architecture exhibiting innovative use of materials, an integrated art program, and a high level of craftsmanship. As an archetypal example of California mid-century-modern design, this largely unaltered, intact structure -- with its zigzag folded plate roofline, clerestory windows, marble and stained glass detailing, and high style interior floating staircases -- is a one of a kind masterwork and deserves its place in the canon of Los Angeles architectural history.

Sincerely,

Roy Rogers Oldenkamp
Board President, West Hollywood Preservation Alliance

Cc:

City of Los Angeles Office of Historic Resources, Ken Bernstein and Melissa Jones
City of Los Angeles Councilmember David Ryu, 4th District
Friends of Lytton Savings
City of West Hollywood Mayor Lauren Meister and Councilmembers John D'Amico, John Duran,
John Heilman and Lindsey Horvath

PO BOX 46073, West Hollywood CA 90046-0073

www.westhollywoodpreservationalliance.org

BOARD OF DIRECTORS

Roy Oldenkamp, President

Laura Boccaletti, Secretary

Victor Omelczenko, Treasurer

Judson Feder, Member at Large

Jon Ponder, Member at Large

From: La Brea <labreacoalition@gmail.com>
Subject: 8150 Sunset Blvd (Lytton Savings/Chase Bank Historic Resource), Case No. VTT-72370-CN-1A; CHC-2016-2522-HCM
Date: October 24, 2016 6:31:53 AM PDT
To: councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.cedillo@lacity.org, councilmember.englisher@lacity.org, councilmember.price@lacity.org, william.lamborn@lacity.org, Sarah Dusseault <sarah.dusseault@lacity.org>, Julia.Duncan@lacity.org, councilmember.ryu@lacity.org, Council Member Koretz <paul.koretz@lacity.org>, Shawn Bayliss <shawn.bayliss@lacity.org>, John Darnell <John.Darnell@lacity.org>
Bcc: keithnakata@me.com

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

October 24, 2016

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

Dear Councilmember,

The La Brea Willoughby Coalition strongly urges the Lytton Savings building, 8150 Sunset Boulevard, issue to be heard in the same PLUM hearing on Tuesday October 25th as the Townscape project, and to receive your approval of the recommendation to include the building to the Historic-Cultural Monuments (HCM) list.

The many recommendations for this HCM demonstrate 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 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 gave its strong support and
- The Historic Resources Assessment in the EIR for 8150 Sunset Boulevard

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

The endorsements attest to the significance of the building, its architecture, the architect and its historic integrity. **La Brea Willoughby Coalition supports** this most timely and appropriate PLUM approvals to secure this HCN designation

To sincerely serve, protect, and respect,

Lucille Saunders,

President, La Brea Willoughby Coalition

--

"...To have a functioning democracy, you need an educated citizenry." Thomas Jefferson

From: amy93@aol.com
Subject: Fwd: 8150 Sunset Blvd Save Lytton Savings,\n
Date: October 23, 2016 7:48:27 PM PDT
To: sluftman@yahoo.com, keithnakata@mac.com

Amy Galaudet
Artist, Poet, Activist
www.amygalaudet.com

Take not the most trodden path, make your own path, and leave a trail
"Emerson"

-----Original Message-----

From: amy93 <amy93@aol.com>
To: william.lamborn <william.lamborn@lacity.org>; councilmember.cedillo <councilmember.cedillo@lacity.org>; councilmember.huizar <councilmember.huizar@lacity.org>; councilmember.englander <councilmember.englander@lacity.org>; councilmember.price <councilmember.price@lacity.org>; councilmember.harris-dawson <councilmember.harris-dawson@lacity.org>
Cc: david.ryu <david.ryu@lacity.org>
Sent: Sun, Oct 23, 2016 7:47 pm
Subject: 8150 Sunset Blvd Save Lytton Savings,\n

To All concerned:

I am aghast that the destruction of Lytton Savings would even be a thought.

We who are trying so hard to preserve our culture, our history, and our city are met with a stranglehold by developers, who like a swarm of locusts have plundered a whole city, and been allowed to get away with mass demolition of once a thriving and wonderful place to live.

I remember going with my mother where her accounts at Lytton were. Memories are destroyed with the building.

LA has been overbuilt and the carnage that has resulted is a major loss of our heritage. It has been destroyed, to be replaced with unbalanced, out of sync atrocities, and built for Sultans a Grand Visors, not us common folk,

As an artist I can look at the shambles these ruthless developer's have perpetrated against a whole way of life. .

Please, please help Save Lytton,

Amy Galaudet
Thomas Challenger
Devin Galaudet

Amy Galaudet
Artist, Poet, Activist
www.amygalaudet.com

Take not the most trodden path, make your own path, and leave a trail
"Emerson"

L Y N N R U S S E L L
A R T . A N T I Q U E S . D E S I G N

October 24, 2016

LOS ANGELES CITY COUNCIL
PLUM COUNCIL
LOS ANGELES DEPARTMENT OF CITY PLANNING
200 N. SPRING ST., ROOM 350
LOS ANGELES, CA. 90021

RE: 8150 SUNSET BLVD./LYTTON SAVINGS BANK
CASE VTT-723700-CN-1A; CHC-2016-2522-HCM

Dear Council Members,

The Cultural Heritage Commissioners Commissioners unanimously approved landmark status for this worthy structure.

It would be hard to not find inspiration in Modern Masters Award recipient Kurt Meyer's elegant Mid-Century Lytton Savings Bank building on Sunset Boulevard. The uniquely articulated elements are timeless and one simply cannot find another one like it.

Preservation of this transformative jewel box of a building is not only important but presents a unique opportunity to be included in the greater continuing architectural language of the area's development. Such sensitivity is more often embraced in the UK and Europe notably John McAslan+Partners renovation including re-use, restoration and new build of London's King's Cross Station. Beverly Hills has the Wallis Annenberg Center as an addition to the original classical post office and likewise the Marion Davies Guest House in Santa Monica is incorporated into the Annenberg Community Beach House.

1360 NORTH CRESCENT HEIGHTS BOULEVARD, LOS ANGELES, CA. 90046
SUITE 6-C

lenabydesign@mac.com

323.850.8689

L Y N N R U S S E L L

A R T . A N T I Q U E S . D E S I G N

When challenges like this are skillfully handled, the benefits forever go to the community as its fabric remains in tact along with a sense of place important to every resident and every visitor. The setting and scale of the project should never be overridden by the name and presumed importance of any architect as it may inadvertently create a lasting collateral aesthetic dissonance. 8150 Sunset Blvd. is a chance to turn the corner with appropriate consideration of our treasured buildings and development opportunities.

Lytton Savings is a remarkable, elegant low profile structure which is fully capable of inspiring development of the entire property in a manner in which acceptable height and mass are compatible with the context of the setting. Under those terms a graceful gateway at the border of West Hollywood and Hollywood would emerge in keeping with the highly diverse National, State and Local Historic buildings and multiple Historic Districts immediately adjacent.

The authenticity of the Los Angeles architectural and cultural story will be strengthened by architects that provide an accurate visual dialogue rather than erasing it at the hands of development without social responsibility. It is your obligation as council members to recognize and engage this type of high road vision. While some may skillfully attempt to talk you past achieving a higher standard, I urge you to focus on this pivotal approach to preservation and development not on that offered by proponents of the easier low road because it may be “in the way”. There is an opportunity here to reach a new standard in granting designation on the outstanding merits of the Lytton Savings Building itself and guiding this project in its proper context. As Bart Lytton stated he had “an obligation to serve the community with timeless architecture” and through the hands of Kurt Meyer, he did. You individually and collectively now have that same obligation to serve the community and constituents you represent for the present and future generations of Los Angeles.

1360 NORTH CRESCENT HEIGHTS BOULEVARD, LOS ANGELES, CA. 90046
SUITE 6-C

lenabydesign@mac.com

323.850.8689

From: **Joan Adler** jmadler@pacbell.net
Subject: 8150 Sunset Blvd (Lytton Savings/Chase Bank Historic Resource), Case No. VTT-72370-CN-1A; CHC-2016-2522-HCM
Date: October 25, 2016 at 8:09 AM
To: william.lamborn@lacity.org, councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org,
councilmember.cedillo@lacity.org, councilmember.english@lacity.org, councilmember.price@lacity.org
Cc: councilmember.ryu@lacity.org



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

Dear Councilmember,

I urge you to take action on Tuesday October 25th to approve the recommendation to include the Lytton Savings building at 8150 Sunset Blvd in the list of Historic-Cultural Monuments (HCM).

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 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 was eligible for historic listing on the National, State and Local levels —featured on the cover of the report for the Hollywood area.

It has strong support from the L.A. Conservancy

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 Mid-Century modern architecture, the architect and its historic integrity.

It would be irresponsible to delay adding this building to the list of HCMs. Over the past year, Townscape Partners has spent close to \$500,000 lobbying for this

project. Please do not let their deep pockets influence our city's decision making process.

Additionally, it is important to understand that there are many issues with the existing proposal:

- *Vote NO on 8150 Sunset

- *Intersections are already gridlocked with traffic and classified a "F" - Fail.

- *This location is almost 2 miles away from the closest subway with very limited public transit at night.

- *The height (at 188-234 feet) is 18 to 22 stories, much too tall for this area, and severely out of scale with all surrounding neighborhoods.

- *Save Lytton Savings Bank and make it a Cultural, Historic Monument!

- *8150 Sunset is directly at the base of Laurel Canyon.

- *It is a very low-rise historic area, very close to historic single family neighborhoods along Sunset Blvd including Spaulding and Sunset Squares.

- *We do not have the resources or infrastructure to accommodate this entertainment/tourist venue at this location. You are well aware of the recent issues with water lines and sewer in addition to electrical limitations in the feeds to the neighborhood. There are no considerations to correct these issues to accommodate the increase volume of use that this project will generate.

The fabric of the neighborhood will be compromised by this ill conceived development.

Thank you for your consideration of recognizing the desires of your constituents.

Sincerely,

Joel & Joan Adler

1445 N. Genesee Ave.

Spaulding Square

From: Marie-Paule Goislard mariepaule@earthlink.net

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

Date: October 24, 2016 at 5:53 PM

To: wiliam.lamborn@lacity.org, councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org,
councilmember.cedillo@lacity.org, councilmember.english@lacity.org, councilmember.price@lacity.org

Cc: councilmember.ryu@lacity.org



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

October 24, 2016

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

Dear Councilmember,

I urge you to take action on Tuesday October 25th to approve the recommendation to include the Lytton Savings building at 8150 Sunset Blvd in the list of Historic-Cultural Monuments (HCM).

It is obvious from the many recommendations for this HCM that this building by Architect Kurt Meyer is a great example of the unique mid-century architecture of Los Angeles. It is very much a part of the city's heritage and should be preserved.

The HCM nomination of this landmark building is 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
- It has strong support from the L.A. Conservancy
- The Historic Resources Assessment in the EIR for 8150 Sunset Boulevard

All of the parties agree to the HCM designation, including 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. Over the past year, Townscape Partners has spent close to \$500,000 lobbying for this project. Please do not let their deep pockets influence our city's decision making process.

Sincerely,

Marie-Paule

marie-paule goislard

1639 Baxter Street, Los Angeles CA 90026

From: **Susana Miller** susanamiller@sbcglobal.net
Subject: Save the Lytton Savings Bank as a Historic Cultural Monument

Date: October 24, 2016 at 3:05 PM

To: william.tamborn@lacity.org, 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

SM

To all the Council Members,

I have lived and owned property in West Hollywood for 30 years now and am saddened by the disappearance of many buildings that are the soul of our City.

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

What are we doing to the future of our historic part of LA history?

The Lytton Savings Bank is a beautiful example of Mid Century Modern architecture and still in pristine condition.

There is every reason to incorporate this iconic designed building into the design plans of 8150 Sunset.

We have already lost a few buildings that were built around this busy intersection of the past history of early Hollywood and Laurel Canyon, let's not lose another one.

I ask you to please preserve this special building with its folded plate roofline and gorgeous stained glass interior 'art' wall for our future generations to enjoy and connect with.

Let's save as much of Los Angeles history, architecture, stories and lore that we can possibly save NOW and not lose it to another oversized development on the beloved Sunset Strip!

Thank You and with my Sincerest Wishes for Preservation,
Susana Miller



Susana Miller | Realtor

Aaroe Architectural | Director

John Aaroe Group | 8560 Sunset Blvd. 3rd Floor

West Hollywood, Ca. 90069 | C.(310) 508-4707 | O.(310) 652-6285 | BRE 01415002

susana@susanamiller.net / www.susanamiller.net / www.AaroeArchitectural.com

October 24, 2016

To:

Honorable Councilmembers David Ryu, Jose Huizar, Marqueece Harris-Dawson,
Gil Cedillo, Mitch Englander, Curran D Price

Planning Assistant William Lamborn

Re:

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

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

Dear Councilmember,

I urge you to take action on Tuesday October 25th to approve the recommendation to include the Lytton Savings building at 8150 Sunset Blvd in the list of Historic-Cultural Monuments (HCM).

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 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;
and featured on the cover of the report for the Hollywood area
- It has strong support from the L.A. Conservancy
- 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 groundbreaking architecture, the architect and its historic integrity.

It would be irresponsible to delay adding this building to the list of HCMs. Over the past year, Townscape Partners has spent close to \$500,000 lobbying for their project at this site. Please do not let their deep pockets influence our City's decision making process. In the words of Cultural Heritage Commissioner Barry Milofsky "this (HCM) goes into the realm of a no brainer". Another Commissioner said "I find it shocking and sad that a commercial building like this, which was so groundbreaking, would be threatened. So I'm in MAJOR favor of it." Please support the Commission's **unanimous** decision and approve the Lytton Savings building as our next Historic Cultural Monument.

Sincerely,

Carol Cetrone

Silver Lake Heritage Trust

Silver Lake Neighborhood Council Urban Design and Preservation Committee

From: Heather Fox hfoxen@gmail.com
Subject: 8150 Sunset Blvd (Lyttton Savings/Chase Bank Historic Resource), Case No. VTT-72370-CN-1A; CHC-2016-2522-HCM
Date: October 24, 2016 at 1:51 PM
To: william.lamborn@lacity.org, 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
Bcc: friendsoflytttonsavings@gmail.com



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

Dear Councilmember,

I urge you to take action on Tuesday October 25th to approve the recommendation to include the Lyttton Savings building at 8150 Sunset Blvd in the list of Historic-Cultural Monuments (HCM).

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 supported by:

- CD4 Councilperson David Ryu, whose district includes Lyttton 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
- It has strong support from the L.A. Conservancy
- 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. Over the past year, Townscape Partners has spent close to \$500,000 lobbying for this project. Please do not let their deep pockets influence our city's decision making process.

Sincerely,

Heather Fox

From: **Carl Ripaldi** ripaldi2001@yahoo.com
Subject: Re: We need MORE emails--Save Lytton Savings
Date: October 24, 2016 at 4:30 PM
To: FriendsOfLyttonSavings@gmail.com



Done deal!

I sent a letter to each of them!

Let's hope for good luck tomorrow!

Regards, Carl

Sent from my iPad

On Oct 23, 2016, at 8:35 PM, Steven Luftman <FriendsOfLyttonSavings@gmail.com> wrote:

100% email client compatible. Designed for desktop, tablet, and mobile. © 2016 The Century Project and Friends of Lytton Savings

Dear Carl,

We need to show support for the Historic Cultural Monument (HCM) designation of the Lytton Savings building. Please email the 5 councilmembers on the Planning and Land Use Committee as well as the other email addresses listed below.

Feel free to copy and paste the sample letter and personalize as you see fit. We need as many emails as possible by the end of day on Monday!

Please forward to your friends as well.

Thank you for your support. We hope to see you at city hall on Tuesday. There is a chance that the HCM vote will be delayed, but PLUM is definitely scheduled to vote on the overall 8150 project on Tuesday, and your voice is critical.

Friends of Lytton Savings
Steve Luftman
Keith Nakata

Send to these email addresses:

Planning Assistant
william.lamborn@lacity.org

PLUM Council

From: **Brian Harris** jbrianharris@yahoo.com

Subject:

Date: **October 24, 2016 at 12:11 PM**

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

Cc: councilmember.ryu@lacity.org



Dear Councilmember,

I am a homeowner and landlord just a mile from this amazing historic resource. I and my tenants choose our homes based on the interesting historic properties around us. My building was built in the 1920s and has inspired me to seek out the other excellent examples of the decades represented in Los Angeles. There is no commercial structure that represents mid century modern better than Lytton Savings. Barry Milofsky of the Heritage Commission said, "I agree (In support of this as a monument), one of the things we typically look at is character defining features and this building has probably 90% of the character defining features intact. And as a symbol too—within the city and to the layperson without an architectural background, it probably has 110% [of its features] intact. So I'm in favor of it." I am that layperson. I love this iconic building.

I urge you to take action on Tuesday October 25th to approve the recommendation to include the Lytton Savings building at 8150 Sunset Blvd in the list of Historic-Cultural Monuments (HCM).

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 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

It has strong support from the L.A. Conservancy

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

Sincerely,

Brian Harris
747 1/2 N. Hayworth Ave.
Los Angeles

From: Cherilyn Smith cheriks@ca.rr.com
Subject: 8150 Sunset Blvd (Lytton Savings/Chase Bank Historic Resource), Case No. VTT-72370-CN-1A; CHC-2016-2522-HCM
Date: October 24, 2016 at 11:42 AM
To: councilmember.nuizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.cedillo@lacity.org,
councilmember.english@lacity.org, councilmember.price@lacity.org
Cc: councilmember.ryu@lacity.org



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

Dear Councilmember,

I urge you to please take action on Tuesday October 25th to approve the recommendation to include the Lytton Savings building at 8150 Sunset Blvd in the list of Historic-Cultural Monuments (HCM).

It is so 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 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
- Survey LA as eligible for historic listing on the National, State and Local levels— featured on the cover of the report for the Hollywood area
- It has very strong support from the L.A. Conservancy
- 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, has clearly stated in the conclusion to their study of the building as performed for the EIR (ENV-2013-2552-EIR).

The many 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. Over the past year, Townscape Partners has spent close to \$500,000 lobbying for this project. Please do not let their deep pockets influence our city's decision making process.

Thank you for your consideration.

Sincerely,

Cherilyn Smith

[Cherilyn Smith](mailto:cheriks@ca.rr.com)
cheriks@ca.rr.com

From: Dan Silver dsilverla@me.com
Subject: 8150 Sunset Blvd (Lytton Savings/Chase Bank Historic Resource), Case No. VTT-72370-CN-1A; CHC-2016-2522-HCM
Date: October 24, 2016 at 9:22 AM
To: councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.cedillo@lacity.org,
councilmember.english@lacity.org, councilmember.price@lacity.org, william.lamborn@lacity.org
Cc: councilmember.ryu@lacity.org



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

Dear Councilmember,

I urge you to take action on Tuesday October 25th to approve the recommendation to include the Lytton Savings building at 8150 Sunset Blvd in the list of Historic-Cultural Monuments (HCM).

As a former resident of the neighborhood, I can personally attest to the aesthetic and historic value of the structure.

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 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
- It has strong support from the L.A. Conservancy
- 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. Over the past year, Townscape Partners has spent close to \$500,000 lobbying for this project. Please keep in mind the larger public interest in city's decision making process.

Sincerely,

Dan Silver, MD
222 S Figueroa St #1611
Los Angeles CA 90012

From: **La Brea** labreacoalition@gmail.com

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

Date: **October 24, 2016 at 6:31 AM**

To: councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.cediilo@lacity.org, councilmember.englander@lacity.org, councilmember.price@lacity.org, william.iamborn@lacity.org, Sarah Dusseault sarah.dusseault@lacity.org, Julia.Duncan@lacity.org, councilmember.ryu@lacity.org, Council Member Koretz paul.koretz@lacity.org, Shawn Bayliss shawn.bayliss@lacity.org, **John Darnell** John.Darneil@lacity.org

Bcc: friendsoflyttonsavings@gmail.com



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

October 24, 2016

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

Dear Councilmember,

The La Brea Willoughby Coalition strongly urges the Lytton Savings building, 8150 Sunset Boulevard, issue to be heard in the same PLUM hearing on Tuesday October 25th as the Townscape project, and to receive your approval of the recommendation to include the building to the Historic-Cultural Monuments (HCM) list.

The many recommendations for this HCM demonstrate 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 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 gave its strong support and
- The Historic Resources Assessment in the EIR for 8150 Sunset Boulevard

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

The endorsements attest to the significance of the building, its architecture, the architect and its historic integrity. **La Brea Willoughby Coalition supports** this most timely and appropriate PLUM approvals to secure this HCN designation

To sincerely serve, protect, and respect,

Lucille Saunders,

President, La Brea Willoughby Coalition

--
"...To have a functioning democracy, you need an educated citizenry." Thomas Jefferson

From: **Keller Wortham** kellerwortham@gmail.com
Subject: 8150 Sunset Blvd (Lytton Savings/Chase Bank Historic Resource), Case No. VTT-72370-CN-1A; CHC-2016-2522-HCM
Date: October 24, 2016 at 2:04 AM
To: FriendsOfLyttonSavings@gmail.com, councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.cedillo@lacity.org, councilmember.english@lacity.org, councilmember.price@lacity.org, william.lamborn@lacity.org, councilmember.ryu@lacity.org



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

Dear Councilmember,

I urge you to take action on Tuesday October 25th to approve the recommendation to include the Lytton Savings building at 8150 Sunset Blvd in the list of Historic-Cultural Monuments (HCM).

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 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
- It has strong support from the L.A. Conservancy
- 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. Over the past year, Townscape Partners has spent close to \$500,000 lobbying for this project. Please do not let their deep pockets influence our city's decision making process.

Sincerely,

Keller Wortham

From: **Mike Gryciuk** mikegdrummer@hotmail.com
Subject: 8150 Sunset Blvd (Lytton Savings/Chase Bank Historic Resource), Case No. VTT-72370-CN-1A; CHC-2016-2522-HCM
Date: October 23, 2016 at 11:45 PM
To: councilmember.price@lacity.org
Cc: councilmember.ryu@lacity.org



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

Sample letter:

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

Dear Councilmember,

I urge you to take action on Tuesday October 25th to approve the recommendation to include the Lytton Savings building at 8150 Sunset Blvd in the list of Historic-Cultural Monuments (HCM).

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 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
- It has strong support from the L.A. Conservancy
- 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. Over the past year, Townscape Partners has spent close to \$500,000 lobbying for this project. Please do not let their deep pockets influence our city's decision making process.

Sincerely,

Michael Gryciuk

From: David Desmond desmonddavid@mac.com
Subject: 8150 Sunset Blvd (Lytton Savings/Chase Bank Historic Resource), Case No. VTT-72370-CN-1A; CHC-2016-2522-HCM
Date: October 23, 2016 at 8:31 PM
To: councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.cedilio@lacity.org,
councilmember.englander@lacity.org, councilmember.price@lacity.org
Cc: william.lamborn@lacity.org



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

Dear Councilmember,

I urge you to take action on Tuesday October 25th to approve the recommendation to include the Lytton Savings building at 8150 Sunset Blvd in the list of Historic-Cultural Monuments (HCM).

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 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
- It has strong support from the L.A. Conservancy
- 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. Over the past year, Townscape Partners has spent close to \$500,000 lobbying for this project. Please do not let their deep pockets influence our city's decision making process.

Sincerely,
David Desmond

1360 North Crescent Heights Boulevard, 4C
Los Angeles, California 90046
U.S.A.
+1 (323) 650-0492
www.daviddesmond.com

From: amyg33@aol.com

Subject: 8150 Sunset Blvd Save Lytton Savings,\

Date: October 23, 2016 at 7:47 PM

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

Cc: david.ryu@lacity.org



To All concerned:

I am aghast that the destruction of Lytton Savings would even be a thought.

We who are trying so hard to preserve our culture, our history, and our city are met with a stranglehold by developers, who like a swarm of locusts have plundered a whole city, and been allowed to get away with mass demolition of once a thriving and wonderful place to live.

I remember going with my mother where her accounts at Lytton were. Memories are destroyed with the building.

LA has been overbuilt and the carnage that has resulted is a major loss of our heritage. It has been destroyed, to be replaced with unbalanced, out of sync atrocities. and built for Sultans a Grand Visors, not us common folk,

As an artist I can look at the shambles these ruthless developer's have perpetrated against a whole way of life. .

Please, please help Save Lytton,

Amy Galaudet
Thomas Challenger
Devin Galaudet

Amy Galaudet
Artist, Poet, Activist
www.amygalaudet.com

Take not the most trodden path. make your own path. and leave a trail
"Emerson"

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

Dear Councilmember,

I urge you to take action on Tuesday October 25th to approve the recommendation to include the Lytton Savings building at 8150 Sunset Blvd in the list of Historic-Cultural Monuments (HCM).

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 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
- It has strong support from the L.A. Conservancy
- 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. Over the past year, Townscape Partners has spent close to \$500,000 lobbying for this project. Please do not let their deep pockets influence our city's decision making process.

Sincerely,

Lara Cody Curci

1533 N. Orange Grove Ave.
Los Angeles 90046

From: Marilyn Welch (marilynwelch7@hotmail.com)
Subject: 8150 Sunset Blvd (Lytton Savings/Chase Bank Historic Resource), Case No. VTT-72370-CN-1A; CHC-2016-2522-HCM
Date: October 23, 2016 at 7:24 PM
To: councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.cedillo@lacity.org,
councilmember.english@lacity.org, councilmember.price@lacity.org, william.lamborn@lacity.org
Cc: councilmember.ryu@lacity.org



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

Dear Councilmember,

I urge you to take action on Tuesday October 25th to approve the recommendation to include the Lytton Savings building at 8150 Sunset Blvd in the list of Historic-Cultural Monuments (HCM).

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 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
- It has strong support from the L.A. Conservancy
- 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. Over the past year, Townscape Partners has spent close to \$500,000 lobbying for this project. Please do not let their deep pockets influence our city's decision making process.

Sincerely,

Marilyn Welch

From: **RJ STROTZ** rjstrotz@yahoo.com
Subject: PLUM:10/25: File No. 16-1074 CD 4
Date: October 23, 2016 at 7:22 PM
To: william.famborn@lacity.org
Cc: **David Ryu** david.ryu@lacity.org

RS

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

File No. 16-1074 CD 4

Dear Councilmembers Huizar, Harris , Cedillo, Englander and Price:

I urge you to take action on Tuesday October 25th to approve the recommendation to include the Lytton Savings building at 8150 Sunset Blvd in the list of Historic-Cultural Monuments (HCM).

This building is an historic, cultural and architectural gem and it must be preserved for future generations. 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 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
- It has strong support from the L.A. Conservancy
- 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 [see the pertinent EIR (ENV-2013-2552-EIR)].

The many 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. Over the past year, Townscape Partners has spent close to \$500,000 lobbying for this project. Please do not let their deep pockets influence our city's decision making process.

It is your responsibility to preserve the history of our great city.

Sincerely,

Ros Strotz, Windsor Village Historic Preservation Committee
816 South Windsor Blvd.
Los Angeles, CA. 90005

From: **Wendy Nordström** wooweeee@earthlink.net
Subject: 8150 Sunset Blvd (Lytton Savings/Chase Bank Historic Resource), Case No. VTT-72370-CN-1A; CHC-2016-2522-HCM
Date: October 23, 2016 at 7:02 PM
To: william.iamborn@lacity.org
Cc: councilmember.ryu@lacity.org



Re: File No. 16-1074 CD 4

Dear Councilmember,

Please, I wish and urge you to take action on Tuesday October 25th to approve the recommendation to include the Lytton Savings building at 8150 Sunset Blvd in the list of Historic-Cultural Monuments (HCM).

It is evident from the many recommendations for this Historical Cultural Monument that this outstanding Mid-Century Modern building by Master Architect Kurt Meyer is of vital importance to the history of Los Angeles. I was born and raised here in the early 1950's. I'm happy when I still get to see that many of our vintage, landmark buildings still stand. However, it makes me sad when one gets torn down without much regard for our rich history, when there could have been an alternative such as retrofitting it or repurposing it.

The HCM nomination of this landmark building is 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
- It has strong support from the L.A. Conservancy
- 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. Over the past year, Townscape Partners has spent close to \$500,000 lobbying for this project. Please do not let their deep pockets influence our city's decision making process.

Please ponder this one...The developer/planner will at least be revered as someone who really has a heart for our beloved City of Los Angeles, and a lot of creativity {and as a nod to Kurt Meyer}, by incorporating it into their project. Just think how great that would feel!

Remember, once it's gone...you cannot get it back.

Sincerely,
Wendy Nordström

PS Here are Quotes from the CHC Commissioners before their unanimous vote in favor of the Lytton HCM..

Richard Barron— President

"We got a very long presentation from an attorney showing every little nickel and dime thing that had been changed on the building.

In my mind this building has maintained its integrity to be worthy of being supported as a monument.

(Kurt Meyer) was a talented architect, I think that this was maybe one of his best examples of his work...

He was a very passionate and creative guy and was really involved with our city and he did a lot of contributions to our city.

I'm totally in support of this as a monument."

Barry Milofsky— Commissioner

"This (HCM) goes into the realm of a no brainer."

"I agree (In support of this as a monument), one of the things we typically look at is character defining features and this building has probably 90% of the character defining features intact. And as a symbol too—within the city and to the layperson without an architectural background, it probably has 110% [of its features] intact. So I'm in favor of it."

Jeremy Irvine— Commissioner

"anyone that was saying that this building has diminished significance, or diminished character, would be grasping at straws. It's in excellent condition. And in the frenzy over single family residences from this period, I find it shocking and sad that a commercial building like this, which was so groundbreaking, would be threatened. So I'm in MAJOR favor of it."

Gail Kennard— Vice President

"I had the privilege of touring the bank. When you walk in you just have this amazing sense of being in this space that I think is really emblematic of mid century modern architecture.

I commend the applicants "Friends of Lytton Savings." Thank you very much for your work on this, I wholeheartedly support the nomination."

Richard Barron— President

"This building is under threat because of a development. Hopefully the powers that be will be enlightened by our recommendation and make this a monument, and the architect who is planning to develop this site will be able to incorporate it into his project, which I think he can."

From Alan Hess' letter in support. (Alan Hess is a noted expert on mid century modern architecture, architect, lecturer, and author of 19 books on modern architecture.)

"This building is an excellent example of the distinctive modern architecture that developed in Los Angeles in the midcentury. It is part of our heritage as a forward-looking, creative city where good architecture played a large role in the daily lives of its citizens. This is a democratic standard which should be neither forgotten nor erased."

"Though architecture of this period is increasingly recognized as a significant part of the city's history and art, it has been an uphill battle. In particular, there has been a lingering bias against commercial architecture and buildings which reflect Los Angeles' car-oriented design and planning. Lytton Savings's nomination offers an opportunity to correct these biases, and to incorporate it creatively into future plans."

From: historysoul@earthlink.net
Subject: 8150 Sunset Blvd (Lytton Savings/Chase Bank Historic Resource), Case No. VTT-72370-CN-1A; CHC-2016-2522-HCM
Date: October 23, 2016 at 6:44 PM
To: councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.cedillo@lacity.org,
councilmember.englander@lacity.org, councilmember.price@lacity.org
Cc: william.iarnborn@lacity.org, councilmember.ryu@lacity.org

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

Dear Councilmember,

I urge you to take action on Tuesday October 25th to approve the recommendation to include the Lytton Savings building at 8150 Sunset Blvd in the list of Historic-Cultural Monuments (HCM).

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.

Cultural Heritage Commissioner Barry Milofsky— *“This (HCM) goes into the realm of a no brainer”*

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

Sincerely,
Jen

From: Anne Hars annehars@me.com
Subject: 8150 Sunset Blvd (Lytton Savings/Chase Bank Historic Resource), Case No. VTT-72370-CN-1A; CHC-2016-2522-HCM
Date: October 23, 2016 at 6:37 PM
To: councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.cedillo@lacity.org,
councilmember.english@lacity.org, councilmember.price@lacity.org, william.lamborn@lacity.org
Cc: councilmember.ryu@lacity.org



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

Dear Councilmember,

I urge you to take action on Tuesday October 25th to approve the recommendation to include the Lytton Savings building at 8150 Sunset Blvd in the list of Historic-Cultural Monuments (HCM).

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 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

It has strong support from the L.A. Conservancy

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

Sincerely,

YOUR NAME

From: **Greg Goldin** ggoldin@aplusd.org
Subject: 8150 Sunset Blvd (Lyttton Savings/Chase Bank Historic Resource), Case No. VTT-72370-CN-1A; CHC-2016-2522-HCM
Date: October 23, 2016 at 6:35 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
Bcc: friendsorlytttonsavings@gmail.com

30

Dear Councilmember,

I urge you to take action on Tuesday October 25th to approve the recommendation to include the Lyttton Savings building at 8150 Sunset Blvd in the list of Historic-Cultural Monuments (HCM). (File No. 16-1074 CD 4)

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

I say this in no small part because I am the author of *Never Built Los Angeles*, perhaps the most thorough account of the opportunities missed in Los Angeles architecture and urban design. Many, many times, Los Angeles has forsaken itself by not building the best of its architecture promises -- from subway proposals in the 1920s to the Griffith Park Nature Center in the 1970s to the Green Blade in the 2000s.

All the worse, then, when we do not treasure and preserve the architectural achieves we have made. As Cultural Heritage Commission board member Jeremy Irvine said about Lyttton, "I find it shocking and sad that a commercial building like this, which was so groundbreaking, would be threatened. I'm in major favor of" saving it.

The HCM nomination of this landmark building is supported by:

- CD4 Councilperson David Ryu, whose district includes Lyttton 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
- It has strong support from the L.A. Conservancy
- 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. Over the past year, Townscape Partners has spent close to \$500,000 lobbying for this project. Please do not let their deep pockets influence our city's decision making process.

Please do what is best for our city and for this community by saving Lyttton Savings from the wrecking ball.

Thank you,

Greg Goldin
816 S. Stanley Avenue
Los Angeles, CA 90036

--



From: James Kraus jkraus500@icloud.com
Subject: 8150 Sunset Blvd (Lytton Savings/Chase Bank Historic Resource), Case No. VTT-72370-CN-1A; CHC-2016-2522-HCM
Date: October 23, 2016 at 6:22 PM
To: councilmember.huizar@lacity.org
Cc: councilmember.ryu@lacity.org



Dear Mr. Huizar,

As a leading authority on all matters Mid-Century; particularly the decade of the 1960's when Lytton Center opened at 8150 Sunset, I urge you to approve the inclusion of the Lytton Savings Building in the list of Historic-Cultural Monuments (HCM). I am intimately familiar with the aesthetic merits of this unique and distinctive structure, as it is located only blocks from my office.

The many notable endorsements of this proposal attest to the significance of this building's architecture and its historically integral association with the eastern gateway of the Sunset Strip streetscape.

Please join me in my support of declaring Lytton Savings a much-deserved place on the list of our city's Historical-Cultural Monuments.

Thank you,

James Kraus
Jet Age Media
[Automotive](#)
[Culinary](#)
[Menswear and Lifestyle](#)

From: Allan Willon aew@aewlaw.net

Subject: 8150 Sunset

Date: October 23, 2016 at 6:08 PM

To: william.lamborn@lacity.org, councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.cedillo@lacity.org, councilmember.englander@lacity.org, councilmember.price@lacity.org, councilmember.ryu@lacity.org, friendsoflyttonsavings@gmail.com, Laura Lake laura.lake@gmail.com

AW

Planning Assistant

william.lamborn@lacity.org

PLUM Council

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

Cc

friendsoflyttonsavings@gmail.com

subject:

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

File No. 16-1074 CD 4

Dear Councilmember,

I urge you to take action on Tuesday October 25th to approve the recommendation to include the Lytton Savings building at [8150 Sunset Blvd](#) in the list of Historic-Cultural Monuments (HCM).

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 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
- It has strong support from the L.A. Conservancy
- 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. Over the past year, Townscape Partners has spent close to \$500,000 lobbying for this project. Please do not let their deep pockets influence our city's decision making process.

Quotes from the hearing are presented below.

Sincerely,

Allan Wilion Esq
Attorney for Susanne Manners
Appellant

And

Individually

8383 Wilshire Blvd suite 800
Beverly Hills 90211

3104357850
Aew@aewlaw.net

From: GCHughes@aol.com

Subject: Lytton Savings building at 8150 Sunset Blvd.

Date: October 23, 2016 at 6:03 PM

To: william.lamborn@lacity.org

Cc: councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.cedillo@lacity.org,
councilmember.english@lacity.org, councilmember.price@lacity.org, councilmember.ryu@lacity.org,
friendsoflyttonsavings@gmail.com

Dear Councilmember,

I urge you to take action on Tuesday October 25th to approve the recommendation to include the Lytton Savings building at 8150 Sunset Blvd in the list of Historic-Cultural Monuments (HCM).

This building is unique and should be preserved. It has historical and architectural merit. It shouldn't be demolished and replaced by the current Gehry plan which is too big for an already congested intersection. Right across Crescent Heights Blvd is a retail venue that has never been full, building more "mixed use/retail" space doesn't make sense.

Sincerely,

G. Curtin Hughes

From: Jeffrey Hersh jhersh01@ca.rr.com
Subject: 8150 Sunset Blvd (Lyttton Savings/Chase Bank Historic Resource), Case No. VTT-72370-CN-1A; CHC-2016-2522-HCM
Date: October 23, 2016 at 5:44 PM
To: councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.cedillo@lacity.org, councilmember.englander@lacity.org, councilmember.price@lacity.org, councilmember.ryu@lacity.org, friendsoflytttonsavings@gmail.com

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

Dear Council member,

Please protect us from overdevelopment and destruction of our cultural heritage.

I urge you to take action on Tuesday October 25th to approve the recommendation to include the Lyttton Savings building at 8150 Sunset Blvd in the list of Historic-Cultural Monuments (HCM).

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 supported by:

- CD4 Councilperson David Ryu, whose district includes Lyttton 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
- It has strong support from the L.A. Conservancy
- 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. Over the past year, Townscape Partners has spent close to \$500,000 lobbying for this project. Please do not let their deep pockets influence our city's decision making process.

Sincerely,

Jeffrey Hersh
1344 N. Spaulding Avenue
Los Angeles, CA 90046

Quotes from the CHC Commissioners before their unanimous vote in favor of the Lyttton HCM

Richard Barron— President

"We got a very long presentation from an attorney showing every little nickel and dime thing that had been changed on the building. In my mind this building has maintained its integrity to be worthy of being supported as a monument.

(Kurt Meyer) was a talented architect, I think that this was maybe one of his best examples of his work...

He was a very passionate and creative guy and was really involved with our city and he did a lot of contributions to our city. I'm totally in support of this as a monument."

Barry Milofsky— Commissioner

"This (HCM) goes into the realm of a no brainer"

"I agree (In support of this as a monument), one of the things we typically look at is character defining features and this building has probably 90% of the character defining features intact. And as a symbol too—within the city and to the layperson without an architectural background, it probably has 110% [of its features] intact. So I'm in favor of it."

Jeremy Irvine— Commissioner

"anyone that was saying that this building has diminished significance, or diminished character, would be grasping at straws. It's in excellent condition. And in the frenzy over single family residences from this period, I find it shocking and sad that a commercial building like this, which was so groundbreaking, would be threatened. So I'm in MAJOR favor of it."

Gail Kennard—Vice President

"I had the privilege of touring the bank. When you walk in you just have this amazing sense of being in this space that I think is really emblematic of mid century modern architecture.

I commend the applicants "Friends of Lyttton Savings." Thank you very much for your work on this, I wholeheartedly support the nomination."

LYTTON SAVINGS
8150 WEST SUNSET BOULEVARD
CHC-2016-2522-HCM
ENV-2016-2523-CE
Council District 4

LETTERS FROM MEMBERS OF THE PUBLIC



Melissa Jones <melissa.jones@lacity.org>

lytton savings

rosalielazarus@roadrunner.com <rosalielazarus@roadrunner.com>
To: melissa.jones@lacity.org

Thu, Aug 11, 2016 at 8:46 AM

Please help the LA Conservancy save the bank building. We Angelinos have lost soo much of our history. I remember losing The Garden of Allah that was located there and now I want to save it's replacement before it is to late. /thank you for helping. Rosalie Lazarus



Melissa Jones <melissa.jones@lacity.org>

Lytton Savings

1 message

powellarch@aol.com <powellarch@aol.com>

Sat, Aug 6, 2016 at 6:37 PM

To: melissa.jones@lacity.org, cd4.issues@lacity.org, julia.duncan@lacity.org, FriendsOfLyttonSavings@gmail.com

6 August 2016

Thank you everyone for supporting Lytton Savings. You have no idea of how proud of you I am. It is not just an example of mid-century architecture: it is an amazing piece of architecture for the ages. As an architect, it always surprises me just how much I admire it every time I see it.

It has been my sincere hope that this could be saved. The Cinerama Dome and The Formosa Cafe are just two examples of how cultural institutions and fine architecture can work with and enhance a new project.

Thank you again,

Sincerely,

John Powell, AIA



Melissa Jones <melissa.jones@lacity.org>

8150 Sunset, New York developers & Donald Trump connection.

1 message

michael grace <mlpgrace@gmail.com>
To: steve.latourette@nytimes.com

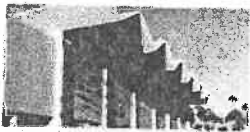
Thu, Aug 4, 2016 at 2:08 PM

Steve:

It seems the cultural heritage are going to consider the efforts to save the Lytton Savings building much to the chagrin of the political appointees on the planning commission. The Trump and Christie connection to the Gehry endeavor are mind-bobbling. The New York types running the 8150 Sunset project certainly kept this buried. In Los Angeles where political correctness and diversity is an obsession the 8150 Sunset "team" are all white guys! Garcetti's buddies like the president of the planning commission.

Michael

www.cruisingthepast.com



Screen shot 2016-08-03 at 10.17.20 PM.png
322K

Donald Trump's and New Jersey Governor Chris Christie's wife are connected by the 8150 Sunset New York developers.
Visit www.cruisingthepast.com to see the full story.



Melissa Jones <melissa.jones@lacity.org>

Lytton Savings

1 message

Rob Lewine <rob@roblewine.com>

To: cd4.issues@lacity.org

Sat, Aug 6, 2016 at 1:28 PM

Cc: melissa.jones@lacity.org, julia.duncan@lacity.org, FriendsOfLyttonSavings@gmail.com

Thanks so much, Councilperson Ryu and the Cultural Heritage Commissioners, for supporting the HCM designation for the Lytton Savings building.

L.A. has been careless in its disregard for historic structures. Once demolished, of course, these buildings don't get re-built. It's still possible to preserve what's left of the city's heritage. Your advocacy is making a difference.

Best,

Rob Lewine

Rob Lewine

Los Angeles, CA 90046 USA

rob@roblewine.com

www.fotoliterate.com

www.behance.net/lewine



Melissa Jones <melissa.jones@lacity.org>

Lytton Savings building

1 message

Dan Silver <dsilverla@me.com>

Sat, Aug 6, 2016 at 10:56 AM

To: melissa.jones@lacity.org, cd4.issues@lacity.org, julia.duncan@lacity.org

Cc: FriendsOfLyttonSavings@gmail.com

Gentle persons:

Thank you for your actions on Lytton Savings. This means a lot to the City's cultural heritage. Please press on.

Dan Silver

Dan Silver, Executive Director
Endangered Habitats League
8424 Santa Monica Blvd., Suite A 592
Los Angeles, CA 90069-4267

213-804-2750
dsilverla@me.com
www.ehleague.org



Melissa Jones <melissa.jones@lacity.org>

CASE NO. CHC-2016-2522-HCM ENV-2016-2523-CE

1 message

Tamara Bergman & Michael Schwartz <sbsierra@gmail.com>

Thu, Aug 4, 2016 at 9:43 AM

To: melissa.jones@lacity.org, cd4.issues@lacity.org, ryu <julia.duncan@lacity.org>, FriendsOfLyttonSavings@gmail.com, Lesley O'Toole <lesleyotoole@gmail.com>, bruce remick <Bruce@bruceremick.com>, Cheryl Holland <hollandc@me.com>, Michael & Tamara Schwartz & Bergman <sbsierra@gmail.com>

To: The Cultural Heritage Commission

Re: Lytton Savings 8150 Sunset Blvd. LA 90046

We are writing on behalf of Sunset and Spaulding Sq, an HPOZ and a pending HPOZ within 3 blocks from the property. We represent over 600 homes and over 1000 residents who live in close proximity to this fantastic culturally significant building. We strongly support the nomination of this building as a cultural landmark.

This is our neighborhood.

The architectural features of this building are iconic and wonderful examples of the period. Many of us are long time residents and remember when this building was built.

At the time and over the years, people would come from around the city to see the building and the beautiful landscaping and sculptures around the site.

Please protect our history in Los Angeles. We are doing our part, we need you to help us protect what we have left of Hollywood and Los Angeles' architectural history.

Thanks,

Tamara Bergman and Cheryl Holland on behalf of Sunset Sq (Pending HPOZ)
Bruce Remick and Lesley O'Toole on behalf of Spaulding Sq. (HPOZ since 1995)

L Y N N R U S S E L L
A R T . A N T I Q U E S . D E S I G N

August 3, 2016

CULTURAL HERITAGE COMMISSION
OFFICE OF HISTORIC RESOURCES
LOS ANGELES DEPARTMENT OF CITY PLANNING
200 N. SPRING ST., ROOM 559
LOS ANGELES, CA. 90021

RE: CASE NO. CHC-2016-2522-HCM
ENV-2016-2523-CE
LYTTON SAVINGS BANK

Dear Commissioners,

It would be hard to believe that one would fail to find inspiration in Modern Masters Award recipient Kurt Meyer's elegant Mid-Century Lytton Savings Bank building on Sunset Boulevard. The uniquely articulated elements are timeless and one simply cannot find another one like it.

Preservation of this jewel box of a building is not only important but it presents a unique opportunity to be included in the continuing architectural language of the area's development. Such practice is often embraced in the UK and Europe notably John McAslan+Partners renovation including re-use, restoration and new build of London's King's Cross Station. Here we have the Wallis Annenberg Center in Beverly Hills as an addition to the original classical post office and the Marion Davies Guest House incorporation into the Annenberg Community Beach House in Santa Monica.

When challenges like these are skillfully handled, the fabric of the community remains in tact along with a sense of place important to every resident and visitor. The surrounding neighborhood of numerous

1360 NORTH CRESCENT HEIGHTS BOULEVARD, LOS ANGELES, CA. 90046
SUITE 6-C

lnabydesign@mac.com

323.850.8689

L Y N N R U S S E L L

A R T . A N T I Q U E S . D E S I G N

and diverse, notable landmark structures exist in harmony with the very interesting, irreplaceable low profile Lytton Savings building

The authenticity of the Los Angeles architectural and cultural story will be strengthened by architects that provide an accurate visual dialogue rather than erasing it at the hands of development without social responsibility. While some may skillfully attempt to talk you past the focus of this preservation opportunity because it may be "in the way" of development plans, please grant designation on the outstanding merits of the Lytton Savings Building itself.

Sincerely,

Lynn Russell

1360 NORTH CRESCENT HEIGHTS BOULEVARD, LOS ANGELES, CA. 90046
SUITE 6-C
lnabydesign@mac.com
323.850.8689



Melissa Jones <melissa.jones@lacity.org>

CASE NO. CHC-2016-2522-HCM ENV-2016-2523-CE

1 message

AlexJayKaufman@aol.com <AlexJayKaufman@aol.com>

Wed, Aug 3, 2016 at 4:53 PM

To: melissa.jones@lacity.org, cd4.issues@lacity.org, julia.duncan@lacity.org, FriendsOfLyttonSavings@gmail.com

To whom it may concern

I am a property owner in Spaulding Square, the HPOZ zone that comprises Orange Grove, Ogden, Genesee and Spaulding Avenues between Sunset and Fountain. In common with most of my neighbors, I am extremely upset at the recent turn of events concerning the oversized behemoth of a proposed development at 8150 Sunset Boulevard. Public safety, common sense and the opinions of local residents have been set aside in favor of greedy developers.

There is zero regard for the history of this critical area of our city and no interest in preserving beautiful buildings so integral to the famed look of the Sunset Strip, the former Lytton Savings Building being just one. Kurt Meyer, its groundbreaking architect, was instrumental in setting up the Los Angeles Conservancy for this very purpose and knew years ago the value of protecting what is nothing less than great art. I am most unhappy that Townscape Partners has been given approval to destroy this gorgeous Mid-century Modern building, designed with its signature zigzag roof to appeal to the city's auto culture. On a personal note, my first savings account as a child was at the Great Western Savings at that location.

Please, do the right thing, and grant the former Lytton Savings Building its deserved designation as a historic cultural monument. It is nothing less, and so much more.

Best,
Alex Kaufman,
Los Angeles
323-798-5078



Melissa Jones <melissa.jones@lacity.org>

CASE NO. CHC-2016-2522-HCM ENV-2016-2523-CE

1 message

Lesley O'Toole <lesleyotoole@gmail.com>

Wed, Aug 3, 2016 at 4:34 PM

To: melissa.jones@lacity.org, cd4.issues@lacity.org, julia.duncan@lacity.org, FriendsOfLyttonSavings@gmail.com

To whom it may concern

I am a property owner in Spaulding Square, the HPOZ zone that comprises Orange Grove, Ogden, Genesee and Spaulding Avenues between Sunset and Fountain. In common with most of my neighbors, I am absolutely devastated at the recent turn of events concerning the oversized behemoth of a proposed development at 8150 Sunset Boulevard. Public safety, common sense and the opinions of local residents have been set aside in favour of unbridled greed (the developers gleefully announce they expect to make a \$52 million profit).

There is zero regard for the history of this critical area of our city and no interest in preserving beautiful buildings so integral to the famed look of the Sunset Strip, the former Lytton Savings Building being just one. Kurt Meyer, its groundbreaking architect, was instrumental in setting up the Los Angeles Conservancy for this very purpose and knew years ago the value of protecting what is nothing less than great art. The poor man died two years ago but is rolling in his grave, should he have one, now that Townscape Partners has been given approval to destroy this gorgeous Mid-century Modern building, designed with its signature zigzag roof to appeal to the city's auto culture.

Los Angeles is not Manhattan nor Las Vegas yet developers are being allowed to pay actors to speak and read scripts in an effort to have their plans for ridiculous buildings approved. How can this be legal or condoned by anyone with a shred of integrity?

Please, do the right thing, and grant the former Lytton Savings Building its deserved designation as a historic cultural monument. It is nothing less, and so much more.

Best

Lesley O'Toole

--

Lesley O'Toole
Los Angeles
office: 323 882 6268
mobile: 323 397 6319

Let's Save the Lytton Savings Bank Building, a Marvel of Mid-Century Modern Architecture

The Lytton Savings Bank Building is currently threatened with demolition to create a parking structure. The building features architectural design elements that were innovative at the time of its construction and retains its architectural integrity with most of its design features intact.

The pleated roof was a new experimental design element in the early 1960s. It had been used by architect Donald Wexler in his steel houses of Palm Springs. This feature consists of pre-cast concrete panels attached to each-other in a pleated fashion; a new concept in building design at the time. The building also features the use of decorative concrete block, window walls and a free floating staircase; details which were distinctive architectural features of the time.

The bank was designed for drive-in banking a new concept at the time and a product of Los Angeles' "car culture" like the Drive-in Googie restaurants, Dingbat Apartments and Drive-In Movie Theaters of the Mid-Century Modern Era; all conveniences for our use of the automobile and major themes in the development of this city with its vast freeway system unequaled anywhere else on the planet at the time.

The Lytton Bank building is unique. There is no other building like it along the entire stretch of Sunset Blvd. It is a Mid-Century Modern Commercial Structure in a neighborhood filled with many examples of historic residences like the Chateau Marmont across the street. Though of a later era, it fits in well with its many architecturally distinguished neighbors!

The building retains its architectural integrity: pleated roof, window walls, floating staircase, the use of decorative concrete block details and retaining walls. Its has a wonderful scale and symmetry and makes a bold statement along Sunset Blvd., despite its modest size. It qualifies as Historically Significant under the National, California and City of Los Angeles Criteria as it is a significant example of a distinctive architectural style. It is a Hallmark of Mid-Century Modern Design!

There have been many successful examples of saving such buildings by incorporating them into new developments.

A case in point is the Stuart Pharmaceutical Building in Pasadena. This Mid-Century marvel was designed by the noted architect Edward Durell Stone. When LAMetro developed the site adjacent to the Madre Villa Station of the Goldline as a transit oriented development, the building was incorporated into the plan for the apartment complex by the developer and now serves as the public space and offices for the complex. It is now the architectural showcase at the center of this complex of over 212 apartments.

The Lytton Savings Bank Building could also be adapted for such re-use. Since it sits on the corner of the site, it allows for the rest of the project to be constructed around it.

In January of last year, while I was serving as the Environmental, Beautification and Preservation Chair for the Hollywood Hills West Neighborhood Council and PLUM Committee, the developer made a presentation to us about this project. At that time they promised to preserve the building.

Later, with the change in the architectural team to Frank Gehry Associates the developer reneged on their promise and stated their intent to demolish the building.

With the previous larger planned development of over 450 units, they stated it was necessary to demolish the building for the construction of an underground parking garage. Now that does not need to be the case since the project has been greatly scaled down.

The HHWNC has voted in support of the preservation of the building.

Really, would the City allow the demolition of this building to create parking spaces?

That would be a travesty.

If you would like, I would be happy to arrange a tour of the Stuart Pharmaceutical Building in Pasadena so the Committee can see how a wonderful Mid-Century Modern Building can be successfully incorporated into a similar size project and re-used effectively.

Sincerely yours,

Carl Peter Ripaldi
Former Environmental, Beautification and Preservation Chairman,
The Hollywood Hills West Neighborhood Council

Member of Hollywood Heritage
Member of Los Angeles Conservancy
Member of the National Trust for Historic Preservation
Member of the Nevada Trust for Historic Preservation

WEST HOLLYWOOD PRESERVATION ALLIANCE

August 3, 2016

Submitted Electronically

Los Angeles Cultural Heritage Commission
c/o Office of Historic Resources
Department of City Planning
200 North Spring Street, Room 559
Los Angeles, CA 90012

RE: Historic-Cultural Monument Nomination of the Lytton Savings Bank, 8150 West Sunset Boulevard

Dear Members of the Cultural Heritage Commission:

The West Hollywood Preservation Alliance (WHPA), whose mission statement includes preservation of historic structures in our adjacent communities, fully supports the preservation of the important Kurt Meyer Lytton Savings Building. We urge the Cultural Heritage Commission to adopt the report findings and approve Lytton Savings as a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.10.

Of the 20 financial institution structures built by Meyer, Lytton Savings is considered the apotheosis of his visual style and an important achievement in his canon of work. The building is a stellar example of postwar bank architecture exhibiting innovative use of materials, an integrated art program, and a high level of craftsmanship. As an archetypal example of California mid-century-modern design, this largely unaltered, intact structure -- with its zigzag folded plate roofline, clerestory windows, marble and stained glass detailing, and high style interior floating staircases -- is a one of a kind masterwork and deserves its place in the canon of Los Angeles architectural history.

Sincerely,

Roy Rogers Oldenkamp
Board President, West Hollywood Preservation Alliance

Cc:

City of Los Angeles Office of Historic Resources, Ken Bernstein and Melissa Jones

City of Los Angeles Councilmember David Ryu, 4th District

Friends of Lytton Savings

City of West Hollywood Mayor Lauren Meister and Councilmembers John D'Amico, John Duran, John Heilman and Lindsey Horvath

PO BOX 46073, West Hollywood CA 90046-0073

www.westhollywoodpreservationalliance.org

BOARD OF DIRECTORS

Roy Oldenkamp, President

Laura Boccaletti, Secretary

Victor Omelczenko, Treasurer

Judson Feder, Member at Large

Jon Ponder, Member at Large



Planning Environmental Review <planning.envreview@lacity.org>

Comments on the Historic Preservation Chapters of ENV-2013-2552-EIR

2 messages

Carl Ripaldi <ripaldi2001@yahoo.com>
To: planning.envreview@lacity.org

Mon, Oct 5, 2015 at 12:37 PM

Gentlemen:

Please find my comments regarding the Preservation of the Lytton Savings Bank.

Regards,

Carl Peter Ripaldi
Environmental Chair
Hollywood Hills West Neighborhood Council

 **Let's Save the Lytton Bank Building.pages**
157K

Planning Environmental Review <planning.envreview@lacity.org>
To: ripaldi2001@yahoo.com

Mon, Oct 5, 2015 at 12:40 PM

Thank you for submitting your comments. They have been received and will be included in the administrative record for the Environmental Impact Report (EIR).

This reply is automatically generated and this mailbox is only actively monitored during an EIR's public comment period. If you have specific questions or would like an immediate response, please contact the project planner identified on the notice directly.

Let's Save the Lytton Savings Bank Building

September 28, 2015

We reel in horror witnessing the destruction of the Cultural Monuments of Palmyra and Nimrod by ISIS in Iraq and Syria. We cannot understand how these fanatics can destroy the architectural monuments representing their history and their cultural heritage.

Yet here in Los Angeles we are witnessing the destruction of the Cultural Heritage of this City. A City which grew tremendously during and following the second world war and became a treasure trove of Mid-Century Modern Architecture.

The City grew expansively in the 1950s and 1960s based on mobility and "car culture". The Freeway system is unmatched anywhere else in the world.

Modernism dominated the style and construction of housing developments, churches, stores, restaurants and bank buildings during this time reflective of the optimism and dynamism of the City as it expanded its borders and population through the 1950s and 1960s.

Notable architects contributed to the design of the Case Study Houses, with the intent of designing low cost modern homes for the returning GI's who flocked to Los Angeles for its wonderful climate and dynamic economy and booming Aerospace Industry.

Googie Coffee Shops and Burger Joints like Norms, Big Boys and Ships proliferated along the boulevards accommodating the new "car culture" phenomena. These Googie Restaurants introduced the entire population to the new Modernism style even if the guests lived in old-fashioned traditional dwellings.

Churches and Bank buildings cropped up accommodating drive up and drive through services.

Here in Hollywood major examples of these wonderful architectural marvels include the Mosaic Church, The Capital Records Building and the Chase/Lytton Bank Building at 8150 Sunset Blvd.

The Capital Records Building was a significant addition to the Hollywood Skyline featuring a creative style and floor plan and architectural features not seen anywhere else previously.

Likewise the Lytton Bank Building was built featuring iconic Mid-Century Modernism Architectural features. Drive up tellers, the use of a distinctive pleated or Chevron Roof and the incorporation of decorative concrete blocks in its walls and fences.

The building featured two story fenestration and a floating stairway. Distinctively modern lighting features and a dynamic open floor plan.

In Palm Springs, Donald Wexler introduced the pleated roof design into his modern housing developments. The population embraced Modernism and Los Angeles became the first truly modern metropolis in the USA.

This wonderful Mid-Century Modernism Architecture is at great risk today.

Many people do not recognize its uniqueness and architectural significance in our City and in many places the buildings are being torn down and replaced with much larger structures contributing to the congestion and grid-lock we now witness everywhere.

These wonderful Mid-Century Modern buildings have now reached the 50 years old mark. So they are eligible for Historic Designation under the National Historic Preservation Act, as well as the similar legislation in California and Los Angeles.

Under Section 106 of the National Historic Preservation Act, structures 50 years old or older can be protected as cultural resources and designated historic if they feature one of four criteria established under the Act.

- a. They are associated with events of historic significance
- b. They are associated with the lives of persons of historic significance
- c. They embody a distinctive character of a type, period or method of construction, and possess high artistic value.
- d. They have yielded or are likely to yield information important in history or pre-history.

Clearly the Lytton Bank Building at 8150 Sunset Blvd. qualifies for eligibility under **criterion c.** It embodies architectural features indicative of distinctive character, type, method of construction and possesses high artistic value.

Similarly, it qualifies under the State of California and City of Los Angeles criteria.

The Los Angeles Conservancy, Hollywood Heritage Association, numerous neighborhood associations and this stakeholder strongly believe that the Bank building should be preserved.

Evidently, this was also the opinion of the Developer's Architectural firm in **January** of this year when they met with the PLUM Committee of the Hollywood Hills West Neighborhood Council and declared their intention in the presence of the Developer to preserve the building and incorporate it into the design of the 8150 Sunset Blvd. Development Project.

PRC, the environmental consultant for the developer goes into great detail explaining the Federal, State and City legislation regarding Historic and Cultural Preservation. All three support the buildings unique architectural features, yet PRC concludes that the

building has lost its integrity because minor design element have been altered or eliminated.

I have to differ with their opinion that was bought and paid for to allow for the destruction of this architectural treasure. The modifications to the building since its construction have been minor. As you drive by this building along structure, you notice its chief and significant features: the concrete pleated roof, the fenestration, the open floor plan the floating staircase. These are the features of architectural integrity for this building!!!

Now with Frank Gehry as the architect the plan is to tear down the Lytton Bank Building and create a "blank canvas" for Gehry's design of the site.

I am sure that Frank Gehry will design a wonderful and futuristic complex on the site, however I do not understand why the Bank building has to go.

For one thing it sits in a corner of the site so everything else could be designed and built around it.

By preserving the building and designing a complex around it, Gehry has an opportunity to create a refreshing and dynamic design challenge not present to my knowledge in his other projects.

As the years go by the building will be recognized more and more as an iconic Mid-Century Modern landmark. It will surely be treasured for its distinctive design features, but right now it is at very great risk.

In conclusion I state the following:

There is plenty of room at the 8150 Sunset Blvd Site to accommodate a large dynamic development project.

There is plenty of space for Frank Gehry to create an exciting, creative, distinctive and iconic project which preserves and incorporates the Lytton Bank Building.

There is plenty of opportunity for the developer to make **lots of money** in building apartments, condominiums, offices and stores on this huge site.

There are plenty of architectural historians in the Los Angeles Conservancy, The Hollywood Heritage Association and residents in the Hollywood Hills West Neighborhood Council who want this building saved!!

However, there are not plenty of buildings like the Lytton Bank Building still in Los Angeles.

In fact, I am not aware of any other building featuring its distinctive architectural elements in Hollywood.

Nor are there any other similar bank buildings of this design present along the entire stretch of Sunset Blvd!!

So let's save the Lytton Bank Building!!

Sincerely yours,

Carl Peter Ripaldi
Environmental Chair
The Hollywood Hills West Neighborhood Council



William Lamborn <william.lamborn@lacity.org>

DO NOT DEMO Chase Bank/Lytton Savings for Gehry Project

2 messages

Hollace Brown <acengreatneck@hotmail.com>
To: "william.lamborn@lacity.org" <william.lamborn@lacity.org>
Cc: "afine@laconservancy.org" <afine@laconservancy.org>

Wed, Jun 22, 2016 at 7:31 PM

Dear Mr. Lamborn,

If the city gives its approval to demolish the Chase Bank/Lytton Savings structure, you will eradicate yet another rare historic structure from Los Angeles' relatively brief past. Sir, we don't have a long history as it is, so it follows that we must hold on to what is already ours. Let us keep safe the dwindling number of historic buildings in Los Angeles. With your leadership, Mr. Lamborn, surely this city can continue to build edifices that contribute to the public good without destroying our existing architectural achievements.

A compromise: incorporate the existing historic structure into the proposed new project.

Thank you for reading this, Mr. Lamborn.

Sincerely yours,
Ms. Hollace Brown
aceNgreatneck@hotmail.com



William Lamborn <william.lamborn@lacity.org>

Chase Bank / Lytton Savings Building Preservation

1 message

Sean Frances <victory6@aol.com>

Tue, Jun 14, 2016 at 6:18 PM

To: councilmember.ryu@lacity.org, william.lamborn@lacity.org

Cc: afine@laconservancy.org

Dear Sirs,

As a life long resident and native Angeleno, I ask that you consider preserving the Chase Bank / Lytton Savings building by requiring that any redevelopment plans for the corner of Sunset and Crescent Heights include incorporating this 1960 Modernist building rather than demolishing it.

Sincerest Regards,

Sean Frances



William Lamborn <william.lamborn@lacity.org>

(no subject)

2 messages

Karen Smalley <karen.smalley@gmail.com>

Wed, Jun 8, 2016 at 4:30 PM

To: william.lamborn@lacity.org

Dear Mr. Lamborn,

Among the many concerns regarding the 8150 Sunset Project is one of critical historic preservation.

The Lytton Savings Bank - currently Chase - should be preserved both for its outstanding mid-60s architecture as well as its place in the cultural heritage of the city of Los Angeles.

Previous plans to redevelop the Crescent Heights and Sunset intersection incorporated the Lytton building into their plans. Any design, including that of Frank Gehry, must do the same.

Please help us save this historic property.

Best regards,

Karen Smalley

Karen Smalley
1212 S. Orlando Ave
Los Angeles, CA 90035
karen.smalley@gmail.com
310-994-2515

William Lamborn <william.lamborn@lacity.org>

Wed, Jun 8, 2016 at 4:51 PM

To: Karen Smalley <karen.smalley@gmail.com>

Thank you for your comments. They have been received and will be included in the public record for the subject project.

Regards,
William Lamborn
[Quoted text hidden]



William Lamborn
Major Projects
Department of City Planning
200 N. Spring Street, Rm 750
Ph: 213.978.1470

Please note that I am out of the office every other Friday.



William Lamborn <william.lamborn@lacity.org>

Lytton Savings Building

1 message

Scott K <oaklandis@hotmail.com>

Thu, Jun 2, 2016 at 9:38 AM

To: "william.lamborn@lacity.org" <william.lamborn@lacity.org>, "councilmember.ryu@lacity.org" <councilmember.ryu@lacity.org>

Dear Mr. Lamborn and Councilman Ryu,

I am writing to you in support of the preservation of the iconic Lytton Savings (now, Chase Bank) Building. Please require the new owners to incorporate the existing Modernist structure into their development plans, and prevent the destruction of yet another architectural gem in this city.

Thank you,
Scott Kravitz
2796 Casiano Rd.
Los Angeles, CA 90077



William Lamborn <william.lamborn@lacity.org>

8150 Sunset..Townscape Partners..Case #VTT-72370-CN CPC-2013-2551-CUB-DB-SPR

1 message

Bill Miller <nyc.bill@aol.com>
To: william.lamborn@lacity.org
Cc: councilmember.ryu@lacity.org

Wed, May 25, 2016 at 2:42 PM

Subject:

8150 Sunset..Townscape Partners
Case # VTT-72370-CN CPC-2013-2551-CUB-DB-SPR
CEQA # ENV-2013-2552-EIR

The definition of the saying to 'put lipstick on a pig' :
'a rhetorical expression used to convey the message that making superficial or cosmetic changes is a futile attempt to disguise the true nature of a product'

Nothing better describes the true nature of the ridiculous, crazy, CARTOON-like, Gehry 8150 Sunset display at LACMA of the proposed horrific, oversized, traffic inducing, community killing obscene Townscape Partners 8150 Sunset Blvd. project at Sunset & Crescent Heights.

This design is laughable, but no one is laughing.

If this display was exhibited to garner popularity and favor for this heatedly opposed, and rightly so, controversial project, it failed.

Are developers funding city politicians campaigns, taking over our city and destroying our communities, quality of life, and last remaining remnants of anything remotely having to do with Character, Integrity, History, Charm, and Liveability of Los Angeles neighborhoods, going to all display their OPPOSED projects in museums, in order to somehow have them accepted as some form of wonderful art and wonderful architectural statement, when in reality they are nothing but grotesque blights on our communities, and as far as this 'Gehry project' nothing could be further from ART..but it's like putting lipstick on a pig, of a project that is horrible on every level and nothing will improve it, except to trash it.

I say leave the Gehry model on the LACMA floor and let these communities have their lives back. Stop this insanity.

There are huge CEQA problems with this project.

Traffic is already always in gridlock, but ofcourse the city does not give a damn about that.

No matter how many projects , their cumulative effects on the areas of L A. that are proposed/opposed, on already 'F' graded streets (i.e. The Palladium) the city chooses to ignore this.

Laurel Canyon will be in constant gridlock and difficult to get to.

The impacts of a project this size will be felt all the way to the Valley.

EMS ..good luck..they won't be able to get to any emergency calls in the area, including fires....

Laurel Canyon IS A CANYON.

This is NOT a 'TOD' !

Go ahead and place a bus stop there to justify a project of this size and wait for the law suits!

This is yet another Poster Child for 'The Neighborhood Integrity Initiative' and WHY it will PASS.

5/26/2016

City of Los Angeles Mail - 8150 Sunset.Townscape Partners..Case #VTT-72370-CN CPC-2013-2551-CUB-DB-SPR

It is also another Nail in the Political Coffin of Eric Garcetti who is destroying every L.A. neighborhood, every area of Los Angeles.

He is a CEQA killer and has been called out by The Sierra Club:

<http://www.citywatchla.com/index.php/the-la-beat/10936-dear-mr-garcetti-sometimes-friends-can-be-so-disappointing> ;

SHAME SHAME!

This Planning Report interview with Ray Chan, whom the Mayor promoted, when he should have been fired due to Ethics Violations, but was instead promoted, and Garcetti's recently hired Planning Director Vince Bertoni, tell it all.

This is how they feel about the people of L.A ...

They DON'T.

<http://www.planningreport.com/2016/05/23/uli-la-forum-la-city-leaders-collaborate-improve-planning-and-development-process>

Comments by Building and Safety General Manager Ray Chan and LA Planning Director Vince Bertoni: "We serve developers." "We hand-hold developers." "It's all discretionary."

They are paid by us to follow rules that ensure a livable city. Their arrogance over luring developers from other countries to build community killing projects in LA, then making these "customers" happy at the expense of Angelenos is disgusting.

Neither Bertoni nor Chan suggest serving LA residents or LA communities. They choose to serve developers.

And this is why the current leadership must go, The Neighborhood Integrity Initiative will PASS, and 8150 Sunset will be sued.

Another good saying to describe this project:

'You can't make a silk purse from a sow's ear...'

And the definition of 'Townscape'...

'the area where a town is and the way it looks...a picture that shows part or all of a town'

8150 Sunset Gehry project is not just an oversized obnoxious cartoon-like building project.. it's a WHOLE TOWN...a WHOLE TOWN at the corner of Sunset Blvd. and Crescent Heights...

Just how greedy can developers get..on the backs of Angelenos.

And these are The Planning Dept.'s and the Mayor's best friends.

SHAME.P

As if any of this matters to the powers that be, with decisions already made on these things long ago..

As if any 'hearings' are really actually 'hearings'..nobody's really 'listening'..

DO NOT Allow The Historic Moderne 'Lytton Chase Bank Building' To Be Destroyed!

Wm. A. Miller



William Lamborn <william.lamborn@lacity.org>

Modernist building

2 messages

Susan Wong <info@twwosw.com>
To: william.lamborn@lacity.org

Mon, May 23, 2016 at 6:18 PM

Mr. Lamborn,

Please save this building, we don't need another apartment complex or more retail space, we need to save historical building like this beautiful Modernist Building from these developers that have already over developed West Hollywood and Hollywood and LA!

Susan Kaplon-Wong
email: info@twwosw.com
website: twwosw.com
office - 310-390-5851
cell- 310-913-5566
fax - 310-943-0495

William Lamborn <william.lamborn@lacity.org>
To: Susan Wong <info@twwosw.com>

Tue, May 24, 2016 at 2:15 PM

Thank you for your comments. They have been received and will be added to the public record for the subject project.

Regards,
William Lamborn
[Quoted text hidden]



William Lamborn
Major Projects
Department of City Planning
200 N. Spring Street, Rm 750
Ph: 213.978.1470

Please note that I am out of the office every other Friday.



William Lamborn <william.lamborn@lacity.org>

Chase Bank / Lytton Savings Building in Echo Park

1 message

Ken Tambe <kentambe@gmail.com>

Mon, May 23, 2016 at 3:05 PM

To: cd4.issues@lacity.org, councilmember.ryu@lacity.org, william.lamborn@lacity.org

Cc: afine@laconservancy.org

Please seek a preservation based solution for the redevelopment of this site.

This is one of the buildings that create the culture and fabric of this community, that establish Echo Park as a recognized destination, and a desirable place to live, work, and enjoy.

When we lose these buildings, these communities lose their history and identity.

Thank you,

Ken Tambe



William Lamborn <william.lamborn@lacity.org>

copy of my comments to the City regarding the DEIR 8150 Sunset

2 messages

N2SWIMNG@aol.com <N2SWIMNG@aol.com>

Sun, May 8, 2016 at 5:14 PM

To: William.lamborn@lacity.org

Please attach this to my previous mail .

Thanks

Rory Barish

310 502-8797

1416 Havenhurst drive#1E

West Hollywood, CA 90046

 **LettertoSrimalHewawitharana-10-13-2015.docx**
36K

William Lamborn <william.lamborn@lacity.org>

Mon, May 9, 2016 at 3:56 PM

To: N2SWIMNG@aol.com

Thank you for your email. Your comments, including the letter in attachment, have been received.

Regards,

Will Lamborn

[Quoted text hidden]

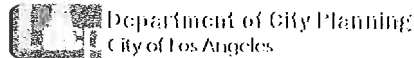
William Lamborn

Major Projects

Department of City Planning

200 N. Spring Street, Rm 750

Ph: 213.978.1470



Please note that I am out of the office every other Friday.

Rory Barish

1416 Havenhurst Drive, Apt. 1E
West Hollywood, CA 90046

October 13, 2015

Srimal Hewawitharana
Environmental Analysis Section
Department of City Planning
200 N. Spring Street,
Room 750
Los Angeles, CA 90012

RE: RORY BARISH DEIR COMMENTS ON ALTERNATIVE 9

Dear Srimal,

My name is Rory Barish, and I am President of the HOA at the Colonial House at 1416 Havenhurst Drive in West Hollywood. I live/own in a most splendid historic building designated under the Mills Act and listed in the California Register of Historical Homes. It has been featured in many articles and has been home to legendary stars and many notables. Other historic homes on my street include La Ronda (Mi Casa) and the Andalusia. These buildings have been filmed and photographed (in many well-known publications), on numerous occasions, for their architectural beauty. These, amongst several treasures within a 1-3 block radius are threatened to be greatly impacted if 8150's, Alternative 9 plan passes and is allowed to be built. The idea that a developer can come into a neighborhood and not understand the infrastructure and needs of the neighborhood and its community is unfathomable, which is the case here.

In the following paragraphs, I will comment on various aspects of 8150's DEIR.

ZONING AND VARIANCES

This project does not conform to the current zoning on the subject site. This site has a FAR 1.1 ratio and the developers are asking for a variance for 3.1. The developers state that they will meet the criteria/guidelines for this variance. However, they do not meet the criteria for the variance but want special favors and allowances anyway. For example, they are not within 1500 ft of a Transit stop but they state that they are approximately within in it. They state that they are within 1,560 ft but request the variance anyway in lieu of the 1,500 SPECIFIED and

REQUIRED in the on-menu incentive (LAMC 12.22.). MapQuest shows 1,700 +, but even if it is 1,560, it does not meet the requirements. In football, if you are on the 1 yd line, this is not a touchdown and you will never get points for it. It does not count. The developers might be on the 1-5 yd line but it still does not count. If Eileen Ford said that all models coming to her agency had to be 5 ft 8 inches, they were. She did not take models that were 5 ft 7 and 3/4. She said that she had to have an exact cutoff because there were too many 5 ft 8 models that met all of the criteria and she wanted to make room for them.

How does the City of LA justify giving a variance for this when they DO NOT meet the requirements?

The developers also want to increase the number of compact spaces REQUIREMENTS set forth in LAMC 12.21 provided for commercial uses and adjust parking for residential (compact spaces)..in lieu of these REQUIREMENTS.

They want a variance to allow for a fitness studio, as not otherwise permitted in the C4 zone.

Why can't the City just say no? The city has many "outs" with the developers. The project is just too oversized for the lot and the developers know it but want exceptions to every rule and variances to make their project allowable. These guidelines and rules for special incentives and variances should not be broken for certain individuals .

INFRASTRUCTURE

What mitigation do the developers continue to talk about in the DEIR? The only way to mitigate these huge impacts is to build something significantly smaller. This site was originally intended for a structure such as the Garden of Allah or the existing strip mall that is two stories today. It is not intended for a New York skyscrapers seen from the Valley to the Santa Monica Mountains to the LA basin as the newspapers suggest.

The infrastructure is simply not there. It is not there to support a "Disney Hall" abutting a very residential neighborhood. Disney Hall is not in a residential neighborhood. And Disney Hall is not located on one of the most trafficked streets and intersections in the city. There is a place for this project but it is not here.

The developers might be able to upgrade certain workings but what they cannot mitigate for all of their talk is the traffic nightmare . They cannot widen Sunset , Crescent Heights, Havenhurst or Fountain and that would be the ONLY solution.

The traffic from this monster project will clog up residential streets and narrow roads which were not built to accommodate added flow. When you keep increasing the number of units in a community without increasing the number of traffic lanes you are inviting a huge safety and traffic catastrophe. Projects of this mass and scale are found in Las Vegas on the main boulevard but that boulevard has 6 lanes for traffic.

INFRASTRUCTURE AND SAFETY

The DEIR (3-18) states that The LAFD has indicated that a fire flow of 9,000 gpm to the Project site from 4 hydrants would be required to adequately serve the site. The developers say, "However, if fire flows at 9,000 gpm at the Project site are not feasible (eg: due to infrastructure limitations) , a combination of lower fire flows, building design features, and other fire life safety features, subject to review and approval by LAFD, may be provided in lieu of requirements. In my mind, if they do not meet the requirements of the LAFD, then this should not be allowed. There should be no, "in lieu of". They are telling us that the infrastructure is not there and that they may provide alternatives (once again, trying to getting around requirements). Would the city align itself with the developers over the safety of the neighborhood? Getting around requirements should not be tolerated when speaking to the safety of the neighborhood.

What about LA Dept of Public Works? Any input?

What about LA Dept of Bldg and Safety? Any input?

Have you approached these agencies about plans?

HEIGHT

The DEIR says that this project plan will be 15 stories in height, 234 ft above grade (measured from the sw corner of the property..lowest point), which is lower than the former proposed project. How can that be when they say that the former project plan was 17 stories but only 216 ft above ground elevation at sw corner of the site??? If the imposing 12 story Hollywood Roosevelt Hotel is just 161 ft and the 13 story Capitol Records building is just 150 ft (without the antenna), then how can a tower of 234 ft be justified anywhere but downtown or Century City? This project sits atop Sunset and it is the feet/ height that we look at and not the stories....You can have 4 stories with 20 or 40 ft ceilings in a 150 ft structure or design features of the building like they describe (horizontal breaks in between stories).

TRAFFIC IMPACTS

The City owned traffic island is crucial to the continuous flow of Eastbound traffic on Sunset headed South. Isn't it more important to keep the traffic flowing (thinking of emergency vehicles as a priority) than to have 8150 take this island for aesthetic use? The developers propose that this island will be a soft landscaped area (are they thinking about watering in this drought?) where pedestrians would be drawn to gather. Would you want to gather and relax at one of the busiest and noisiest intersections, where horns are blaring, where cars are flying down Laurel Cyn and where traffic is backed up on Sunset? It would be amazing to hear yourself talk, let alone relax and gather.

How can adding their additional traffic to the streets, and backing up traffic, (there is already an existing traffic problem) not adversely impact the quality of life in adjacent residential and commercial neighborhoods as they state 2-34? This will be a disaster.

HAVENHURST TRAFFIC

At present, there is a NO LEFT HAND TURN sign at the ramp at the driveway on Havenhurst to the existing project. Cars should not be exiting and turning left. BUT THEY DO. ALL THE TIME. The developers reps admitted during a meeting that this is unavoidable. They stated that they could not monitor this or have a guard standing by 24 hrs. They state in the DEIR that the Havenhurst Drive driveways are anticipated to provide the primary exit and entry locations. However, they now talk of a physical barrier in this DEIR (3-2) to prevent exiting on Havenhurst. But the only way to rectify the increased traffic problem on Havenhurst (we already have a problem) is to either have no entrance or exit on Havenhurst, or put a cul-de-sac there with a light on Fountain, in the exact fashion that one was put on Alta Loma prohibiting entrance and exit to all cars going into Equinox. Havenhurst deserves the same consideration. There should be no entrance or exit to 8150 from the start of the West Hollywood border on Havenhurst to Fountain. This will also deter cars from thinking of Havenhurst as a cut through street. If this is blocked off and there is a cul-de-sac, emergency vehicles would be able to enter or exit because they would have codes to the retractable barrier/bollards on the street. The DEIR states that there will only be approx 463 new trips on Havenhurst?? Firstly, I would argue way more but even at 463, that is 463 too many.

The DEIR also talks about having residential and commercial project-related exiting traffic being able to turn left on Crescent Heights Blvd. Has anyone from the City seen the traffic flying south down Crescent Heights from Laurel Canyon, not to mention cars turning right from Sunset? This is a death wish. Does the City think that this is feasible and not a safety hazard?

PARKING

Parking needs to be addressed on Havenhurst, Crescent Heights and Fountain. Will it be addressed? It is hard enough to park on Havenhurst when people are moving (reserved street parking), or when it is street sweeping day or when smaller scale construction is being done (reserved street parking). With residents, guests and visitors to 8150, there will be no place for local existing residents and guests to park. With Alternative 9 there will be just too many cars added to the street. Many people do not like valet or want to pay for it (if offered), and there will not be enough parking spaces at the site because not everyone has compact cars and practically nobody will ride bicycles. This is not the answer or "mitigation". What mitigation? West Hollywood streets all around 8150 should have 24 hr permit parking. This will deter any and all residents, guests and visitors to 8150 (because 8150 is Los Angeles) from parking on Havenhurst, Crescent Heights and Fountain. The parking for the site as it exists now is sufficient for its guests, especially with the added Metropolitan Storage. It will not be with this proposed project.

Where will the valets park the cars because there will not be sufficient parking at the site?

BICYCLES

Countless pages of talk of allowances for bicycles and bicycle spaces makes zero sense. We are in Los Angeles (not in some small town) and this project sits on Sunset at one of the busiest and most dangerous intersections in the city. There are no bicycle lanes and no proposed ones in place. Nor would you ever want to propose one here. Who in their right mind would propose one here? You would take your life in your hands cycling here. I have done triathlons, I know. I would never cycle here. The idea of people riding bikes to the supermarket to get groceries (where do they put these groceries?) or riding to and from work with briefcases in dangerous traffic, or riding up and down the Hollywood Hills, or riding to purchase goods in these expensive retail shops (where do your packages go?) is ludicrous. These incentives for developers, encouraging bicycle use in the city, should be strictly geographical because they apply or make sense only to certain areas. To say that you can have variances and meet environmental initiatives (ie: encouraging use of bicycles and providing spaces for them) needs to be evaluated more. These incentives should not be granted unless the city does a complete geographical check.

This DEIR report should not be generated by the developers because it is one-sided/ bias, on all counts. Of course the developers will say that every idea of their project works just fine,

including the use of bicycles on Sunset.. Does the City agree that this is not the site for encouragement of bicycles?

ALTERNATIVES

The developers have thrown out every alternative proposed by neighboring citizens and officials and came up with their own alternative because they want to build what they want to build. This is no doubt that they are only thinking of dollar signs, maximizing their project site to the fullest and their so called logic makes no sense. They want to try to convince us how building something much smaller in scale (equivalent to 8000 Sunset) will not have less of a traffic impact, or exhaust impact or view impact or anything else...They must think we are all stupid. They try to find a way to tell you how none of the other alternatives are good and why their idea is the best. They would rather justify giving people a green space to sit (on one of the busiest streets and intersections, I might add) than to preserve the safety of the neighborhood . Does the City agree with this alternative?

Beverly Hills real estate development firm Bolour Associates and Portland, Oregon hotel management firm Provenance Hotels are building a hotel in Hermosa Beach. When residents weren't thrilled with their first peek at plans (it was 15 ft above the city's maximum building height), the developers encouraged community discussions. This led the developers to DRASCTICALLY alter the hotel's design concept and the hotel ended up being only 30 ft high. Community dissidents felt all of their issues were addressed and had a compromise that was more than expected. These developers were very sensitive to the needs and wants of the community, whereas the 8150 developers are not.

AFFORDABLE-LOW INCOME HOUSING

Both of their plans called/call for affordable or "very" low income housing and the developers express caring for those in need. If this is true then why not build in neighborhoods where there are affordable, grocery stores, fitness centers (like the Y), retail shops, and restaurants? Are these affordable or "very" low-income housing occupants shopping at Bristol Farms, going to private Fitness Centers, eating at the Chateau Marmont or the Tower Bar or going to the Hyde Lounge? Because this is what is available to these low-income tenants in the immediate vicinity. I think not. They propose affordable housing ONLY to get their FAR ratio increased from a 1.1 to 3.1 . They do not care about low-income residents as demonstrated by their "poor door" policy at 8899 Beverly Blvd (see my last paragraph, IN CLOSING).

How will this low-income housing be monitored? When the initial occupants move in, how will the city of LA monitor what they are paying? When the occupants move out and new occupants move in, how can the city of LA monitor what they are paying ?

COMPACT CARS

Can the developers really require occupants of their project to buy compact cars or buy bicycles when these occupants buy expensive condos or pay a lot in rent? They will narrow their market for buyers and renters and you will see a lot of empty units in this project like elsewhere in the city. Is it fair to make buyers purchase compact cars because the developers might have parking issues and have maxed out their site? Does the city agree that parking is not adequate and the developers are compensating with spaces for compact cars and bicycles?

HISTORIC VALUE

The DEIR talks about the Colonial House, The Andalusia, La Ronda (Mi Casa), The Granville, The Savoy, etc. These are buildings that have historic value and are recognized buildings in the National Register. They are protected by the Mills Act and guidelines require preservation and restoration of these buildings. Does the state or city define preservation of these buildings on Havenhurst and Crescent Heights as allowing these buildings to have their views blocked, their light altered (shade, shadows and glare) and their residential streets turned into freeways? Is that the definition of preservation? Values will for sure be damaged. A feeling of local identity will be lost if planning officials fail to recognize local community wishes. Communities such as these, sprinkled with architectural gems will lose their identity and feel like anywhere in the U.S.. Powerful developers with deep pockets can now change master plans (ie: The Valleywide plan) that were designed to protect neighborhoods, that could never be built upon and they can now nullify these plans. This is all wrong and needs to be stopped.

If the Los Angeles City Council banned building McMansions in the immediate neighborhood because they were concerned that their size (2 stories) was changing the character of the neighborhoods, then why is it okay to allow a skyscraper in the same area? So this only applies to residential structures? Commercial buildings are immune from this? How can this make any sense? Does the proposed Alternative 9 not change the character of the neighborhood? This is a question that I would love the city to answer.

There is also a moratorium on the issuance of building and demolition permits for proposed Historic Preservation Overlay Zones. If the city does care about Historic Preservation, why not

protect the Chase Bank building on the 8150 site and the architectural gems that surround it? A city report states that the ban came amid a proliferation of out of scale development that threaten the cohesion and character of neighborhoods. Therefore, is it not logical to say that it would be hypocritical to allow this proposed Alternative to be built?

The DEIR states that Alternative 9 would result in a SIGNIFICANT and UNAVOIDABLE direct impact to historical resources (2-26), even with the Mitigation Measures HIST-1 through HIST-4 because the Bank Building would be removed and demolished. Why is this unavoidable? They can choose to not tear it down, redesign their plans and have a smaller scale project in keeping with the neighborhood. Correct?

When discussing the Bank building, formerly Lytton Savings and now Chase Bank, former paragraphs speak of preservation. Why was it so important to keep the old Duttons bookstore, also known as The mid-century Barry Building on San Vicente in Brentwood or Norms Diner on La Cienega? But then why is it okay to tear down the iconic mid-century Lytton Savings (now Chase bank) at 8150 Sunset? Can the City answer this question? Especially when the architect of that building, Kurt Meyer, a passionate advocate for great architecture (and architects) was recognized and honored for his great work around the city. Why does he does not gain the same respect from the city, Frank Gehry or the developers? Does the city randomly choose which iconic buildings to save or not, depending upon which developer is involved and how deep their pockets are? I wonder.

The DEIR states that Alternative 9 would not detract from the historical or architectural significance of the Colonial House (2-26). Their rationale is because you can still see it looking up the street and although dwarfed from the monolith project, it has not disappeared. Do the residents of the building agree? Like those buyers who purchased units like the famed Bette Davis unit with views of the Hollywood Hills, and beautiful light to the north? Or like mine whose patio will be completely overlooked and shadowed and/or glared by their towers? Or whose street will become a freeway because this project would increase existing daily traffic? That sure does change the character and value of the building and its units.

EXHAUST

The developers state that having underground parking now should alleviate the impacts of exhaust fumes. Well so now we do not have to look at the cars above grade but I ask...where will these exhausts be vented out to? They still need to be vented out to the street right? So the question still remains, how and where will this be alleviated?

How will the noise level be monitored and measured? The vents will make noise at all hours of the day and night, inside and outside of the structure. How can the neighborhood be assured that this will not be a noise nuisance?

MASSING AND SCALE AND MATERIALS

The DEIR talks about softening the massing with their design. This is an oxymoron. If they admit that there is so much mass and massing, there is no real way to soften it. They state on 2-27 " The horizontal break in massing allows the lower portion along the Havenhurst facade to respond to the surrounding neighboring scale. Have they ever walked down the street and seen the height and architecture of the buildings there? Really? They state that that the upper portion of the building steps up into the center of the site, HELPING TO ALLEVIATE taller building elements along the smaller scale street. The developers really do know that the scale of the street is small and try to justify overpowering the neighborhood with flowery design jargon. They speak of minimizing visual effects associated with the podium structure on surrounding lower-scale residential development (3-3). They are in essence, trying to mask the giant, with words and design features, which is impossible. Does the City agree with their assessment of the scale of the street in-relation to their project?

They also say on page 2-10, "building material selection is currently at an early stage." They have not presented their materials to us. How can we determine what effects/impacts this project will have on us (glare, shade, heat..) if we are not fully informed. This could be another Disney Hall all over again. Will the city require materials presented now?

ARCHEOLOGICAL AND PALEONTOLOGICAL RESOURCES

They state that Alternative 9 would result in incrementally greater potential impacts to archeological and paleontological resources due to the incrementally increased excavation. They then state that these impacts would be less than significant with mitigation. What mitigation? Again, they do not state what that mitigation would be. Like many politicians, who state that they will bring about reform and never say how (they tell you that they will have the answer after they are elected), these developers talk of mitigation several times but do not state how.

Hazardous materials needs to be addressed...soil and anything else during excavation. What happens if the soil is determined to be hazardous? It then cannot remain exposed or at the site. How will this be dealt with? They will be trucking tons of excavated soil off-site and I

would want to know where it is going?? How will the city of LA and West Hollywood deal with the truck queue? Trucking will add to already impacted traffic and noise.

AESTHETICS

The developers state that they want to create a development that compliments and improves the visual character of the westernmost area of Hollywood and promotes quality living spacesIs this not subjective?

GEOLOGY

The DEIR states that with this alternative, with reduced occupancy, it will expose fewer people at the site to seismic hazards associated with the Hollywood Fault!!! Admitting that they are building within very close proximity to this fault, they are still asking to build an enormous project and increase the FAR to 3.1! How ridiculous and contradictory. Why would the City allow this scale so close to a major fault..which runs directly across the street?

There is no discussion of their storm water pollution prevention plan. What are they doing about run-off? Is the run-off going into the city of West Hollywood's systems? What will be the impact of a significant rain event?

LA County operate "flood control" facilities within the city of Los Angeles. Is there any water run-off dumping into their facilities? From either the city or West Hollywood?

ALCOHOL

Alcohol permits...are they planning on taking over existing licenses or have they already applied ? Or are they leaving it up to whomever will be occupying that space?

IN CLOSING...FRANK GEHRY AND TOWNSCAPE DEVELOPERS

It is my opinion that the developers went with a big name to get the project passed. I assume that they figure that if they used FRANK GEHRY they would impress the hell out of citizens and City officials (Mayor Garcetti is a fan) and all would just swoon. Well Disney Hall was not

without problems as you recall because Gehry's shiny metal building was not well thought out. Drivers were blinded by the glare and residents of the condos across the street complained about the reflective heat. Workers had to sand down the metal to dull the glass, a tarp was hung over the worst area....all the while Gehry saying that it is not a story that should be all around the world. He did not think it was a big deal. So what about the materials for this mass oversized project? The developers say that the building material selection is at an early stage and have not disclosed what materials will be used. Will we have the same problem as Disney Hall?

The New York Times reported That Frank Gehry "draws Ire for joining the Los Angeles River Restoration project. His involvement has prompted stinging criticism from advocates wary of gentrification and skeptical of the architect's ability to create an appealing outdoor space". So is Frank Gehry really the ticket for getting this project passed?

TOWNSCAPE PARTNERS, is known for unsavory practices. They planned to segregate low-income tenants from amenities for condo owners at 8899 Beverly Blvd. This "poor door policy" sparked outrage and they were forced to abandon this discriminatory practice.

At the present site at 8150 Sunset, Townscape was embroiled in a lawsuit dispute with many of their retail tenants. They installed parking arms and charged \$3.00 for 15 minutes, fees which tenants believed was a sure way of putting them out of business to make room for their mixed-use project. The developers succeeded because it destroyed and hurt many of these small businesses many of which, went out of business. Townscape had to stop charging after it was told to do so by the City of LA.

So why would the City of Los Angeles want to make allowances and concessions, give variances and do business with these developers who disrespect the community and demonstrate unsavory practices? No favors should be done for these developers as they have shown no consideration for Los Angeles or West Hollywood residents.

The neighborhood would definitely like something nice to be built at 8150 Sunset. An improvement is needed...a much smaller scale project that is tasteful, upscale and which speaks to the environment. When visiting the site, Michael La Grande, LA city planner, said that the project should not be any higher than the 8000 Sunset complex...4 stories, which is directly across the street. Speaking of which, the developers said when they thought about the project, they thought about neighborhood needs. They felt a fitness center and supermarket would be a good choice. Hmmm. Did they really scope out the area because DIRECTLY across the street

at the 8000 Sunset complex is a Trader Joes and Crunch gym and there is also a Bristol Farms just a few blocks down. These are not needed. If they omitted these from their plans and scaled way down, the impacts would be a lot less.

Alternative 9 is no alternative and should not be granted permits, given consideration or approval to be built.

Thank You,

Rory Barish
Enclosures



William Lamborn <william.lamborn@lacity.org>

Please Insist that Sunset/Crescent Heights Incorporate the Historic Lytton Savings Building

1 message

Jeffrey Skorneck <ajskorneck@live.com>

Mon, May 23, 2016 at 5:50 PM

To: councilmember.ryu@lacity.org

Cc: william.lamborn@lacity.org, afine@laconservancy.org, cd4.issues@lacity.org

Hello Councilmember Rhu.

I am an architect and proud resident of the Fourth District. I live within walking distance of the underutilized property at the southwest corner of Sunset and Crescent Heights. I have been following the proposed development as best I can, but the only way to get information from the developer is to add my name to a list of supporters. I might well be a supporter but for the proposed demolition of the Lytton Savings building, an iconic structure from the 1960s. I am extremely sensitive to the value of modern design from this era, living in a 1964 house that is similarly significant and protected under a Mills Act contract. I will eagerly support the Lytton Savings building being elevated to historic status.

The current strategy of this developer, whose prior proposals were met with hostility, seems to be: Throw a world-famous architect at it – in this case Frank Gehry – and hope people will overlook everything else. To my eyes, the project does indeed look fine in most respects, but I think it can be far enhanced by incorporating, rather than demolishing, the wonderful Lytton Savings Building.

I support redevelopment, having worked for the LA CRA for 19 years, so I'm a member of the development community. I helped to redevelop both downtown Los Angeles and Hollywood – the latter under the stewardship of now-Mayor Eric Garcetti, who has proved himself a true supporter of smart development. In this case, there is no reason that a small corner of this site could not be preserved. If you want an example, look at the Hollywood and Vine project, where the W Hotel and hundreds of housing units exist. A historic building at the southeast corner of Hollywood and Vine was saved and incorporated into a far more complicated development than this one, encompassing not only historic preservation but also a Metro station and a Metro bus layover facility.

What I request is far from difficult. Preserving the Lytton Savings building could be accommodated easily and would lend more cachet to the project. It would come at the expense of perhaps 15-20 spaces at each level of below-grade parking. Meanwhile, a significant historic building would be saved and the community be far more likely to rally behind approval of this project.

If any of what I've written, or my credentials, are of interest to you, please feel free to contact me at either of the numbers below. Thanks very much for your consideration.

5/24/2016

City of Los Angeles Mail - Please Insist that Sunset/Crescent Heights Incorporate the Historic Lytton Savings Building

A. Jeffrey Skomeck, AIA

323.874.7567 Home/Fax

323.806.5333 Mobile

ajskomeck@jive.com



William Lamborn <william.lamborn@lacity.org>

southwest corner of Sunset and Crescent Heights boulevards.

1 message

Jeffrey Hersh <jhersh01@ca.rr.com>

Mon, May 23, 2016 at 6:19 PM

To: councilmember.ryu@lacity.org, william.lamborn@lacity.org, afine@laconservancy.org, cd4.issues@lacity.org, news@laconservancy.org

Cc: Valorie Keegan <rolav1@aol.com>, Bruce Remick <Bruce@bruceremick.com>, lesleyotoole@gmail.com

Is there no way to stop the wreckage of our architectural heritage with the endless greed of developers without concern for anything but profit?

When will our elected representatives STOP this relentless march toward destruction?

Who are these representatives allowing this?

We want to vote them out of office or recall them at the earliest allowable moment.

Jeffrey Hersh
Spaulding Square



8150 Sunset ...EIR

1 message

N2SWIMNG@aol.com <N2SWIMNG@aol.com>

Mon, May 23, 2016 at 11:26 PM

To: david.ryu@lacity.org, catherine.landiers@lacity.org

Cc: william.lamborn@lacity.org

Please read the staff recommendations below and see the link . This whole thing was fixed from the beginning. I am going to the public hearing on tomorrow under the pretense that my word and many many others might make a difference. But there has already been a decision. What a slap in the face.

The biased, incomplete and false information on the EIR report written by the developers people, is giving the city of LA an invitation to satisfy their thirst and desire for density, density, density. Thank you Garceffi.

The developers have shown no mitigation in many circumstances but the developers and City get around it by saying that there are little to no impacts to mitigate. . This project, as proposed, will further create dangerous traffic conditions for LAFD and County Fire, LAPD and Sheriff - Sunset Blvd, Fountain Ave, Crescent Heights and Havenhurst... and for everyone in the surrounding areas in both cities! Gee what a nice "community benefit" to be left with forever. I wonder how much money buys the publics's safety and welfare?

What I was also stunned about in all of my reading was the Conservancy's letter to the City (see attached). Townscape Partners has shown bad faith in everything they have done from the beginning...eg: installing parking arms at the site to bankrupt the small businesses forcing them to move (they could not break some leases), to telling the neighborhood that they would go back to the drawing board with a smaller project and coming back with a much larger one and to making the Conservancy think that they were working with them and then totally disregarding and disposing of them. These are among many other examples demonstrate the arrogance of the developers...

The city is breaking the law by giving the developers exceptions to off- menu REQUIREMENTS. They do not meet the requirements of the Transit Stop but the City of LA is giving them a pass.

The city is giving the developers "the people's" crucially needed traffic island so that they can help the developer's meet their open space requirements. Big conflict of interest here.

This is blatant corruption and disregard for the community of LA and West Hollywood's safety, welfare and preservation of historic treasures and skyline.

When Charles Munger had plans to build Green Hollow Square in Brentwood, originally a condo plan but then housing retail, restaurants, office space, underground garage and a house, he wanted to tear down the mid-Century Barry Building built and designed by Milton Caughey in 1951 which existed at that site. With neighborhood support in Brentwood, fretting about traffic impacts as well, the community prevailed and the Barry building was saved. City Council member Mike Bonin did the right thing and said he would not support demolition of a building officially deemed culturally and historically significant..". Council member Bill Rosendahl said that the city needed to listen to it's council members. They expressed concern about the proposed development's potential for increasing traffic congestion, destroying the neighborhood character and threatening a landmark to be demolished.

Why do the same rules not apply to the historic Lytton Savings and our neighborhoods? Does the city of Los Angeles play favorites to different neighborhoods? The demolition of Lytton Savings is unjustified when mitigation is available with other alternatives and tearing down this building will result in significant adverse impacts to LA's postwar heritage.

If demolition is allowed, the City will also be in violation of CEQA's policy which is to take all action necessary to provide the people in this state with historic environmental qualities and preserve for future generations examples of major periods of California history.

To this end CEQA requires public agencies to deny approval of a project with significant adverse affects when feasible alternatives or feasible mitigation measures can substantially lessen such affects.

Does CEQA not matter here? The law does not matter here? Just big money and Gehry's name do? The city and the

developers are above the law?

I implore you to stand up for the people of our community..like Bonin and Rosendahl did.

See staff report below..

Thank You.

Rory

Staff Report (see link) - recommending Alternative 9 with no changes and certify the EIR..

City Planning finds there would be no impacts (significant or otherwise) with the new project. Really???????

Recommendation is the first few pages. then City Planning "Findings" start on about page 192.

8150 Sunset Blvd Project - City of Los Angeles Planning-Staff Report

<http://planning.lacity.org/StaffRpt/subdivisions/VT-72370.pdf>

STAFF RECOMMENDATIONS

The Planning Department staff recommends that the Deputy Advisory Agency approve Alternative 9, identified as "Enhanced View Corridor and Additional Underground Parking Alternative" in the EIR, and as shown on map stamp-dated April 13, 2016.

Rory Barish
Lane 4 Real Estate
439 North Canon Drive #300
Beverly Hills, CA 90210
310 502-8797

 [la conservancy.pdf](#)
187K



William Lamborn <william.lamborn@lacity.org>

Please Save the Lytton Savings Bank

1 message

Susana Miller <susanamiller@sbcglobal.net>

Wed, Jul 27, 2016 at 8:26 AM

Reply-To: Susana Miller <susanamiller@sbcglobal.net>

To: "cd4.issues@lacity.org" <cd4.issues@lacity.org>, "william.lamborn@lacity.org" <william.lamborn@lacity.org>, "councilmember.ryu@lacity.org" <councilmember.ryu@lacity.org>, "afine@laconservancy.org" <afine@laconservancy.org>

To all the Agencies that can save this iconic building,

I am urging the City of West Hollywood and Los Angeles to please save this Modernist building and piece of architectural history that still stands in our City.

We have lost so many parts of our history that used to share this dynamic corner of town.

Gogies, the Garden of Allah and Pandora's Box are just memories of that corner and deserve the ongoing lore and stories attached to their time in the story of LA.

The Lytton Savings building is still a glorious example of our Mid Century legacy and a part of the global interest in LA's architectural uniqueness.

This building can most certainly be incorporated into the design of the future development at the gateway to the Sunset Strip.

It is still a fresh looking structure with it's folded plate roofline and the beautiful illuminated glass tile wall glowing from the interior.

I urge all the City decision makers to PLEASE SAVE the LYTTON SAVINGS BANK building.

Most respectfully Yours,
Susana Miller

PS. I'm a longtime resident and Homeowner in West Hollywood and care deeply about saving our buildings, neighborhood and history.



Susana Miller | Realtor

Aaroe Architectural | Director

John Aaroe Group | 8560 Sunset Blvd. 3rd Floor

West Hollywood, Ca. 90069 | C.(310) 508-4707 | O.(310) 652-6285 | BRE 01415002

susana@susanamiller.net / www.susanamiller.net/www.AaroeArchitectural.com



William Lamborn <william.lamborn@lacity.org>

Lytton Savings building (Sunset & Crescent Hts.)

1 message

Evelyn Stern <stem123@earthlink.net>

Wed, Jul 27, 2016 at 10:42 AM

To: cd4.issues@lacity.org, councilmember.ryu@lacity.org, william.lamborn@lacity.org

I support the Los Angeles Conservancy's position advocating preservation of the Lytton Savings building, in particular because:

1. Two distinct preservation alternatives have been evaluated, but no substantial evidence or analysis has been provided to demonstrate why adaptive reuse of Lytton Savings would be infeasible.
 2. The preservation alternatives would meet the majority of the proposed project's objectives, as well as reduce environmental impacts.
- Evelyn Stern, L.A. 90049
stem123@earthlink.net



William Lamborn <william.lamborn@lacity.org>

Save the Lytton/Chase bank on Sunset.

1 message

Richard C <reside123@gmail.com>

Wed, Jul 27, 2016 at 5:19 PM

To: cd4.issues@lacity.org, councilmember.ryu@lacity.org, william.lamborn@lacity.org, afine@laconservancy.org, Richard C <reside123@gmail.com>

Dear Sir/Ms,

As an owner of architectural homes and an activist Realtor specialized in architecture, I feel it is absolutely imperative that this historic, yet contemporary style building be saved from the wrecking ball.

By incorporating it, or at the very least, a great portion of it, (including it's very special roof and interior mosaics) into the project's plans, future generations will be able to witness and admire a great example of LA's built history firsthand, and not merely in the pages of a book etc.,.

In light of the recently minted Beverly Hills Historic Ordinance, (which I was proud to have played a small part in) the tide has now turned in favor of both local public and civic desire to save important LA structures!

Beverly Hills has moved to prevent the unwarranted destruction of a number of architectural masterworks and helped prevent the iconic, and now restored Richard Neutra designed Kronish house, coincidentally also on Sunset Blvd, from meeting an undeserved sad end.

Los Angeles would be doing itself a big favor by ensuring that the the distinctive modern roofline of this building lives on and does not meet an untimely death.

Thank you for taking the time to read this letter.

Sincerely,
Richard Crowley





William Lamborn <william.lamborn@lacity.org>

Save the Chase bank

1 message

Jaime Rummerfield <jaime@wandrdesign.com>

Wed, Jul 27, 2016 at 3:03 PM

To: william.lamborn@lacity.org

Cc: Ron Woodson <ron@wandrdesign.com>

Hello Mr. Lamborn,

As a member of the design community I can not stress how important it is to maintain our city's significant structures. The Chase bank on Sunset and Crescent heights is an iconic piece of Los Angeles history in the revolutionary spirit of Modern Architecture. I urge you to save it from demolition. Nothing can replace its priceless nature to our heritage. Please save it and find a builder that respects our history and can incorporate the old with the new. Our design and architecture community has had enough landmarks lost to greedy builders and cheap construction. LA is a special place - let's keep it that way.

Sincerely,

Jaime Rummerfield
Woodson & Rummerfield's
house of design
Wandrdesign.com

Sent from my iPhone



William Lamborn <william.lamborn@lacity.org>

Please do not demolish Lytton Savings

1 message

Catherine Jurca <cathjurca@gmail.com>

Wed, Jul 27, 2016 at 8:13 AM

To: william.lamborn@lacity.org

Cc: Adrian Fine <afine@laconservancy.org>

Dear Mr. Lamborn,

I write to urge the City of Los Angeles not to demolish the historic Lytton Savings as part of redevelopment at Sunset and Crescent Heights.

Lytton Savings is perfectly positioned to be a vital part of an adaptive reuse project. The goal here is not to stymie development on the site but to retain the historic structure while allowing the developer to build a mixed-use project. Please select an alternative allowing the preservation of this unique structure.

LA's reputation as a fabulous City is in part linked to its historic architecture. And given the terrible toll that construction waste takes on our environment, and the needlessness of demolition in this case, saving this building is also the most responsible and sustainable thing to do.

Thank you for your consideration.

Best wishes,

Cathy Jurca



William Lamborn <william.lamborn@lacity.org>

Please preserve the LYTTON SAVINGS building

1 message

Floself@aol.com <Floself@aol.com>

Wed, Jul 27, 2016 at 2:07 AM

To: william.lamborn@lacity.org

Dear Mr. Lamborn:

I urge you to please find a preservation-based solution to this property. While I can't say I think it's gorgeous, I've been in Calif. since 1960 and, to me, it's a fixture where it sits. With so many of our older buildings being torn down for one gigantic "upscale, mixed-use" project after another, it's important to retain some of our "historic" buildings.

Thank you.

Flo Selfman
Los Angeles

Flo Selfman
PR Consultant
Proofreader-Copyeditor
www.WordsalaMode.com

President, Independent Writers of
SoCalif. www.iwosc.org

Member, LA Conservancy



William Lamborn <william.lamborn@lacity.org>

Please support the preservation efforts of the Lytton Savings

1 message

Heather Fox <hfoxen@gmail.com>

Tue, Jul 26, 2016 at 11:59 PM

To: william.lamborn@lacity.org

Dear Mr. Lamborn,

Please support the preservation efforts of the Lytton Savings at 8150 Sunset. I pass by this beautiful historic Modernist building every day and it is my understanding that there are excellent alternatives to demolition that have not been considered. These alternatives would meet the majority of the proposed project objectives and while respecting an integral part of our history.

The demolition of historic buildings in Los Angeles has become a serious epidemic and it has become increasingly more important that the Planning Commissions support the organizations and individuals striving to protect our city's history and respecting the need to consider project alternatives -alternatives that better value our diverse architectural past and ease much needed environmental impacts.

Thank you for your consideration,

Heather Fox



William Lamborn <william.lamborn@lacity.org>

Townscape Partners project (Chase Bank)

1 message

Alan Katz <AKatz@mindspring.com>

Tue, Jul 26, 2016 at 10:26 PM

To: cd4.issues@lacity.org

Cc: william.lamborn@lacity.org, councilmember.ryu@lacity.org

I understand the Planning Commission will be voting on the proposed project at Sunset and Crescent Heights boulevards on Thursday. I hope you will urge them to deny the project. I have two reasons for this request:

1. Traffic at this and nearby intersections is already terrible. Unless extraordinary mitigation efforts are implemented, the additional traffic from this development will make the intersection a gridlock nightmare in the long-term. The impact of construction will make the intersection a complete and total disaster. This is the primary outlet to Sunset Boulevard and south for me and my fellow Laurel Canyon residents. Unless you can assure us that the developers are taking realistic and meaningful steps to deal with the project's impact on traffic, this alone should cause you to oppose the project.
2. The second reason I oppose this project is the developers plan to demolish the Lytton Savings building. As the Los Angeles Conservancy has made clear, there are reasonable and appropriate alternatives to demolition available to the developers. The City should not reward developers for destroying our cultural heritage by approving development projects that needlessly destroy important architectural landmarks (and yes, I mean that in the non-legal sense of the word).

For these reasons I ask you to oppose the Townscape Partners project at Sunset and Crescent Heights. At the very least, I ask you to demand the Planning Commission preserve the Lytton Savings building.

Thank you for your consideration.

Alan Katz



William Lamborn <william.lamborn@lacity.org>

Please save the 8150 bank !!

1 message

Wadley <wadleyb@gmail.com>

Tue, Jul 26, 2016 at 9:35 PM

To: "william.lamborn@lacity.org" <william.lamborn@lacity.org>

This bank building is so amazing. The 1960 design in this shape is really hard to find. I think it is SO worth saving !!!! We lose some many great older build and always wish they were still around ... Here is a chance to save this great build !!!

Please please please vote to land mark and save this build !

Thank you

Wadley

Sent from my iPhone



William Lamborn <william.lamborn@lacity.org>

Maintain this building

1 message

kate runyan <katethecook33@gmail.com>
To: william.lamborn@lacity.org

Tue, Jul 26, 2016 at 8:47 PM

Please maintain this modernist structure, don't tear it down.



William Lamborn <william.lamborn@lacity.org>

Preservation of Lytton Savings Building

1 message

Toby Horn <thom626@gmail.com>

Tue, Jul 26, 2016 at 8:34 PM

To: william.lamborn@lacity.org

Mr. Lamborn,

I am requesting that the original Lytton Savings building be preserved and incorporated into the new development planned for that site.

Thank you,

Toby Horn
146 South Fuller Avenue
Los Angeles 90036
thom627@gmail.com



William Lamborn <william.lamborn@lacity.org>

save lytton building

1 message

rita garlington <ritadgna@gmail.com>

Tue, Jul 26, 2016 at 8:19 PM

To: william.lamborn@lacity.org

This building is a great example of modernism. On each trip I've made to this branch office through so many banks that revolved through this site. I always marvel at the facades, floors and even the cubies. Please don't tear this building down. When I travel to other countries much older than ours I am always taken by the history. The buildings that have stood for hundreds of years that mark a place in the world. Los Angeles needs its history too and the buildings make our place unique.

Rita Garlington
Chase Bank customer
and neighbor of Sunset & Crescent Height Branch



William Lamborn <william.lamborn@lacity.org>

Item #6 Lytton Savings

1 message

Chloe Ross <trstrap@aol.com>

Tue, Jul 26, 2016 at 7:10 PM

To: william.lamborn@lacity.org

I am a long time customer of Chase and the one at Crescent Heights and Sunset is such a landmark. It is a piece of history and deserves consideration - it does not need to be demolished. Los Angeles has lost far too many important architectural wonders. The buildings that replace them are not examples of much but a way to make money fast. They are unappealing and easy to ignore. This city can move forward with these designed buildings intact; these treasures preserved. We are not New York City; born centuries ago from scratch. We are a new city and a young one. Every time we lose a significant building in the drive to make more money we lose a part the soul of the city.

Please help to keep this wonderful building intact. As gatekeepers of our own history - we must pay attention to the past that has created our present. This building can be part of both.

Respectfully,

Chloe Ross
7553 Norton Avenue #4
West Hollywood, CA 90046.



William Lamborn <william.lamborn@lacity.org>

Sunset / Cresecnt Heights development

1 message

Brian <bgroskam@yahoo.com>

Tue, Jul 26, 2016 at 6:45 PM

To: cd4.issues@lacity.org, councilmember.ryu@lacity.org, william.lamborn@lacity.org

Cc: afine@laconservancy.org, Brian <bgroskam@yahoo.com>

Dear Councilman Ryu and Planner Lamborn: I am a life-long resident of Los Angeles, and currently reside close to the intersection of Sunset and Doheny.

I am writing for two reasons. First, to voice my continued opposition to the size and scope of the proposed Frank Gehry design for the re-development of the Sunset / Crescent Heights parcel. The current proposal is WAY too large for boht the site itself, and the surrounding neighborhood. The proposal is also way too tall, vastly out of place amidst the generally low-rise buildings located in every direction. Not even the DGA building is as tall as the proposed Gehry building.

Second, I am writing to oppose the unnecessarily demolition of the mid-century bank building on this site, now occupied by Chase Bank. This building is one of the last remaining mid-century, butterfly-roof commercial buildings in Los Angeles. This site can easily be re-developed while saving this iconic and historic structure.

I encourage you both to (i) preserve the Chase Bank building; and (ii) reign-in the overly large, overly tall, size of the current Frank Gehry proposal for this site.

Thank you.

Sincerely,

Brian G, Roskam
9270 sierra Mar Drive
Los Angeles, CA 90069



William Lamborn <william.lamborn@lacity.org>

Please Save Lytton Savings

1 message

Linda Arroz <lindaarroz@mac.com>

Tue, Jul 26, 2016 at 6:23 PM

To: cd4.issues@lacity.org, councilmember.ryu@lacity.org, william.lamborn@lacity.org

Cc: Adrian Fine <afine@laconservancy.org>

Dear Councilmember Ryu and Mr. Lamborn,

I became aware that another one of our city's modernist buildings is in danger, Lytton Savings at the southwest corner of Sunset and Crescent Heights boulevards.

I want to suggest you seriously consider an alternative plan that allows for the building to be integrated and reused as part of the developer's overall design.

A perfect example of just such a situation is The Elysian, which was the former Metropolitan Water District building that was vacated in 1993, and repurposed into apartments in 2014, while the rest of the property will be demolished for mixed use.

Los Angeles is a modern city. The buildings from the sixties, post war era are important to our culture, they help tell the story of Los Angeles, the hopes and dreams of the future.

Tear down culture should be a thing of the past, as we seek alternative solutions to conserve our history, and house our citizens.

Thank you.

Linda Arroz

Co-author "Affordable Couture"

818 635 8753 cell

@lindaarroz

@makeovemedi

I develop, package, pitch, produce, launch, write, speak and tweet in the realm of upscale lifestyle, technology & entertainment.



William Lamborn <william.lamborn@lacity.org>

Lytton Savings Building

1 message

Anna Starzyk <astarzyk@hotmail.com>

To: "cd4.issues@lacity.org" <cd4.issues@lacity.org>

Tue, Jul 26, 2016 at 5:56 PM

Good afternoon,

I would like to voice my strong opposition to the planned demolition of the Lytton Savings/Chase Bank building at Sunset and Crescent Heights. This building is a historical treasure and important part of architectural history. We need to preserve this example of modernist architecture for all Angelenos as well as tourists to have access to. I understand there are plans to build a mixed-use development in its place, but surely the building can be saved and incorporated into the planned design instead. I find it unacceptable for the great city of Los Angeles to go around tearing down important, unique and attractive parts of its history, rather than preserving them for generations to come.

Sincerely,

Anna Starzyk



William Lamborn <william.lamborn@lacity.org>

Please don't demolish the Litton Savings Building!

1 message

Jodi Cohn <jodi2010@gmail.com>

Wed, Jul 13, 2016 at 9:00 PM

To: william.lamborn@lacity.org

Hello Mr. Lamborn.

I am writing to ask you to advocate for the Litton savings building at Sunset and Crescent Heights. The building is in good condition, is part of our cultural heritage and could easily be worked into the proposed design for a larger building. Please consider preserving it. Thank you for your consideration.

Jodi Cohn, Los Angeles



William Lamborn <william.lamborn@lacity.org>

Chase Bank and Former Lytton Savings

1 message

Maria <maripopoli@cox.net>

Sat, Jul 9, 2016 at 12:15 PM

To: william.lamborn@lacity.org, cd4.issues@lacity.org, "councilmember.ryu@lacity.org; afine"@laconservancy.org

Dear Sirs and Madams:

As a resident of LA County, I love and adore our own contribution to the edifices on our planet. We can't boast of ivy covered stone buildings hundreds of years old whose rooftops bear intricate carvings that almost no one but a roofer and God will see. We don't have cathedrals with flying buttresses that seemingly rise to the heavens. We have something else. Los Angeles gave an opportunity to its artists and architects in a different period of time unique to the large cities in Europe or even the east coast.

The old Lytton Savings represents two things to me. The first is that these low profile and seemingly lowly buildings share something special with those grand buildings I mentioned above. The people funding their creation spent a sizable portion of their original budget on art and the extra materials to produce something special and uncommon, something artistic. The special architecture in L.A. wasn't put there to glorify God, however. No. Someone spent money to enrich our souls - in a direct pipeline right from our own eyes to our sense of selves, of who we are, where we live, what we will do to enrich each others' lives. When I see these buildings I am filled with pride that "our people," Angelinos of previous generations cared about something besides the bottom line. Imagine some impoverished village in France disassembling a cathedral to sell the stones and put in a "shopping plaza." They would fight to the death over their cathedral, exactly because it's a thing that could and would never be built today. It's the same with Lytton Savings. We have to save our architecture. We have to save buildings that represent a time when making a building was an opportunity to make *history and money*. Not just money.

Here's my second reason, I am not an artist, but I've always loved all the different styles of art and architecture. To me, this building exterior and interior is utter "eye candy." I love all the artistic periods. They all have meaning for me. Look at the tile screen in this building. This is not a construction detail, it's not styrofoam molding covered in stucco to look like "craft." It's art executed by a craftsman and when I look at it and the building this is what I see. I love looking at it. What reasonable architect wouldn't want to incorporate this building into his or her plan? An architect would echo the roof and tile work and sculpture into the new shopping area. That's today's style anyway! Imagine how awesome that would look. I can only assume the developer does not want to pay to have this done. Greed. Again. Bottom line. Again. Not only do we refuse to build anything special to look at, something that makes us feel appreciated by businesses, we have to tear down the old ones too.

Notice the irony that Lytton was a "Savings Bank" - a bank that would have been giving out mortgages to people of the surrounding neighborhood back in the day while also giving out a decent interest rate to local savers. Sounds almost communist compared with our banks of today who take the government handout only to keep the money for Wall Street investments and in the case of Chase Bank property purchases and development for sale. Right down the street from me Chase bought property and built a bank that looks exactly like a coffee shop. Huh. Planning ahead. No one goes in there. Two people work there. It's a place to park their money for investment.

The reason we have "Government" is to protect individuals from exactly the people who would tear down a cathedral to build an edifice that brought in more money.

I implore you to do your job and protect the artwork in this city that exists purely for our souls to enjoy so that we feel worthy as people *and* consumers.

Thank you
Maria Popoli



William Lamborn <william.lamborn@lacity.org>

VTT-72370-CN - Letter of Determination

Carl Ripaldi <ripaldi2001@yahoo.com>
Reply-To: Carl Ripaldi <ripaldi2001@yahoo.com>
To: William Lamborn <william.lamborn@lacity.org>

Sun, Jul 10, 2016 at 6:16 PM

Dear William:

Can you indicate to me what efforts will be taken to find a party interested in relocating the Lytton Bank Building?

I understand that there is a 90 day window to discover a potential buyer.

Will the City do anything to help market the property?

It would make a wonderful MCM museum or art gallery.

The Palm Springs Museum purchased a MCM bank building in Palm Springs and has converted it into a gallery for MCM architecture in the City.

The Lytton Bank Building would be perfect for a similar use.

The only person I can think of who would have the resources and interest in the MCM building is Eli Broad.

Perhaps the City or Frank Gehry could contact him to see if he would be interested in preserving the building.

It is such a shame to destroy this beautiful building for a parking garage.

Regards,

Carl Peter Ripaldi
Director WHCA

From: William Lamborn <william.lamborn@lacity.org>
To:
Cc: Luciralia Ibarra <luciralia.ibarra@lacity.org>; Julia Duncan <julia.duncan@lacity.org>
Sent: Thursday, June 23, 2016 2:03 PM
Subject: VTT-72370-CN - Letter of Determination
[Quoted text hidden]



William Lamborn <william.lamborn@lacity.org>

VTT-72370-CN - Letter of Determination

William Lamborn <william.lamborn@lacity.org>

Tue, Jul 12, 2016 at 1:45 PM

To: Carl Ripaldi <ripaldi2001@yahoo.com>

Cc: Luciralia Ibarra <luciralia.ibarra@lacity.org>

Hi Carl,

Pursuant to Mitigation Measure HIST-3 in the EIR, in the event that relocation of the bank is found to be feasible, there is a 90-day window to find a potential buyer. The feasibility study, which will be subject to City review and approval, will include information on advertisement listings and ways to seek potential buyers.

The feasibility study, the aforementioned 90-day window, and if a buyer is found, the development of a Relocation and Rehabilitation Plan and its review by the City's Office of Historic Resources, will all be required prior to the issuance of any demolition permits.

Regards,

Will Lamborn

[Quoted text hidden]



William Lamborn <william.lamborn@lacity.org>

Lytton Savings Building (now Chase)

1 message

Natalie Laguna <nmlagun@yahoo.com>

Thu, Jul 7, 2016 at 4:40 PM

Reply-To: Natalie Laguna <nmlagun@yahoo.com>

To: "william.lamborn@lacity.org" <william.lamborn@lacity.org>, "afine@laconservancy.org" <afine@laconservancy.org>

Dear Mr. Lamborn,

I am requesting that consideration be taken in the current development to incorporate the existing historic building, many other projects have done quite successfully. Blending historic and new construction has been used in many constructuin projects.. There is no need to lose this irreplaceable part of our history. Please fully evaluate preservation alternatives that incorporate the Lytton Savings Building. By preserving the architecture allows for future generations to enjoy readily and not just through imagining something that is not longer there.

Sincerely,

Natalie Laguna



William Lamborn <william.lamborn@lacity.org>

Lytton Savings

1 message

Edwyna Rennie <erennie@mattconstruction.com>

Thu, Jul 7, 2016 at 10:31 AM

To: "cd4.issues@lacity.org" <cd4.issues@lacity.org>, "william.lamborn@lacity.org" <william.lamborn@lacity.org>

Cc: "councilmember.ryu@lacity.org" <councilmember.ryu@lacity.org>, "afine@laconservancy.org" <afine@laconservancy.org>

Good Morning!

Just a note in support of preserving Lytton Savings Bldg. We've done away with too much in this town, a topic of conversation that always comes up.

My Mom grew up in Hollywood/L.A. and to people like her, who remember all the places and things that "were" – it can be heartbreaking.

Overcrowded, overbuilt...lots of its former glory gone. Homogenized. We put things up so haphazardly, with no regard to aesthetics or density.

We can do what we can now to preserve the remaining architectural uniqueness in this town. It's an L.A. thing – our landmarks past and present.

These things are possible and should be given major consideration with any development. Please help make it happen.

Sincerely,

Edwyna Rennie

This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify postmaster@mattconstruction.com immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. E-mail transmission cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete. The sender therefore does not accept liability for any errors or omissions in the contents of this message, which arise as a result of e-mail transmission. If verification is required please request a hard-copy version. We have taken precautions to minimize the risk of transmitting software viruses, but we advise you to carry out your own virus checks on any attachment to this message. We cannot accept liability for any loss or damage caused by software viruses.



William Lamborn <william.lamborn@lacity.org>

Chase Building/Lytton Savings

Larry Anderson <larryvert45@gmail.com>
To: william.lamborn@lacity.org

Wed, Jul 6, 2016 at 8:01 PM

Dear Sir,

I just read an article from the LA Conservancy regarding this building that may be demolished to make way for some huge development of apartments, retail etc. Why not try to incorporate this historic building into part of the project instead of tearing it down. Los Angeles seems to have a problem preserving it's older architectural buildings which is part of the history of the city. This is not a new concept to save an older building and incorporating it into a new development. I don't live in Los Angeles but have taken many of the Conservancy's Saturday historic tours and my wife and I along with friends have thoroughly enjoyed those tours and are so glad to see the preservation of these historical buildings. I live way out in Beaumont be we take the Metrolink frequently into downtown and enjoy our time there. I grew up in the Northeast where they have an excellent history of preserving historical and older buildings not tearing everything down. Why not bring that philosophy to Los Angeles and preserve the history your city has. Thank you for your consideration.

Regards,

Larry Anderson

Sent from my iPad



RECEIVED
CITY OF LOS ANGELES

JUN 24 2016

ENVIRONMENTAL
UNIT

Ms. Luci Ibarra
City Planner - Major Projects

Mr. William Lamborn
Planning Assistant - Major Projects
200 North Spring Street, Room 750
Los Angeles, CA 90012

Re: 8150 Sunset Boulevard
Your case nos. VTT-72370-CN; CPC-2013--2551; and ENV-2013-2552-EIR)

Dear Ms. Ibarra and Mr. Lamborn:

The Hollywood Hills West Neighborhood Council ("HHWNC") is one of the certified neighborhood councils in the City of Los Angeles. 8150 Sunset is located immediately adjacent to HHWNC's area, and HHWNC has been the neighborhood council responsible for reviewing the proposed project at 8150 Sunset Boulevard. The site was never included in any neighborhood council's area.

At a meeting of HHWNC Board on June 15, 2016, HHWNC's Board voted (16-0) to:

- (i) support City Council Member David Ryu's position in his letter to Vince Bertoni, LA's Director of Planning, dated May 3, 2016, that the proposed heights of the buildings being proposed are out of scale with the site, the adjacent buildings and the surrounding commercial and residential areas;
- (ii) recommend that the City Planning Commission should not approve and/or certify the proposed project's environmental impact report because the proposed project's buildings are out of scale with the site, the adjacent buildings and the surrounding commercial and residential areas. The proposed project would be higher and taller than anything ever built along Sunset Boulevard from downtown to the Pacific Ocean, and it's not appropriate to do so;
- (iii) recommend that the city Planning Commission should not approve and/or certify the proposed project's environmental impact report for the additional following reasons:
 - (a) the traffic impacts are significant, and the proposed circulation plan and traffic impact mitigations are NOT feasible, especially since the City of West Hollywood told the hearing officer at the Planning Department's hearing on May 24, 2016, and via a letter, that West Hollywood will not permit the installation of lights which the proposed project and its EIR seem to depend upon having in order to provide required traffic impact mitigation(s);
 - (b) the density bonus for the site, which is based on the proposed project's site being within 1,500 feet of a transit stop in order to provide for a 3:1 density for this proposed project, rather than the 1:1 density which otherwise applies, erroneously treats the few busses running intermittently past the site and/or nearby as a mass transit hub when the site isn't that at all. It's questionable whether the site satisfies the actual rules for obtaining the density bonus. No adjustment or variance should be granted with regard to the proposed project under these circumstances. There also is an open question as to whether the Height District for the site supports the developer's request for a 3:1 floor to area ratio.
 - (c) the proposed plan for integrating the current "island" at Sunset/Crescent Heights southwestern side in to the proposed project's set is not justified nor properly mitigated for its traffic impact on both east bound and south bound traffic. East bound traffic on Sunset won't be able to turn easily to go south on Crescent Heights. And, the south bound traffic flow from Laurel Canyon to Crescent Heights, which is tens of thousands cars daily, will be impeded significantly. Gridlock can be expected. The entire Sunset/Crescent Heights intersection warrants being redesigned for traffic and public safety reasons, rather than just incorporating the island area and the turning lane there into becoming part of the proposed project's site. Treating that space as the proposed project's open space is a give away of a public asset, and it's unjustifiable for purposes of California CEQA analysis.

Additionally there are serious public concerns about whether the Lytton Bank Building, now a JP Morgan Bank branch, should be maintained on site or preserved. Those questions were not adequately explored and analyzed.

Very truly yours,

Anastasia Mann, President

cc: Hon. David Ryu David.Ryu@lacity.org
Ms. Sarah Dusseault sarah.dusseault@lacity.org
Ms. Julia Duncan julia.Duncan@lacity.org
Ms. Catherine Landers catherine.landern@lacity.org
Mr. Orrin Feldman vicepresident@hhwnc.org



William Lamborn <william.lamborn@lacity.org>

Save Lytton Savings

1 message

Timothy Ragan <timothy@josiahbartlett.com>

Fri, Jun 24, 2016 at 11:18 AM

To: cd4.issues@lacity.org, councilmember.ryu@lacity.org, william.lamborn@lacity.org

Cc: afine@laconservancy.org, Sabin Ousey <sabin@sabin.la>, cjpowers@gmail.com

Hello City of Los Angeles council members,

In a city as important as Los Angeles, it is imperative to preserve what is left of our fading architectural history. The Lytton Savings Building on Sunset Blvd offers a glimpse into an iconic and remarkable time for our city that is once again up for demolition.

While Frank Gehry has truly been an asset to the city's architectural tone and in many ways our cultural growth over the last few decades, the destruction of such a landmark and an increase in soaring towers on Sunset Blvd will erase any memory of our mid-century renaissance and only contribute to the growth of the ongoing direction of a hastily built and Vegas-like community.

As a graduate of the city planning department at UC Berkeley, consider my voice well-informed and non-judgmental toward development. In fact, most of this particular project will of course improve the district but without question there is a middle ground to be had.

I urge you to do your best to quell such of-the-moment developments and focus not on trends and dollar signs but incorporating preservation in our city's pro-development vocabulary.

Please feel free to forward this message to any powers that be if you feel it will make a difference on another set of ears and eyes.

Respectfully,

Timothy Ragan

—
Timothy Josiah Bartlett Ragan
8017 Selma Ave. No. 302
Los Angeles, Calif. 90046
+1.3107797781
timothy@josiahbartlett.com



William Lamborn <william.lamborn@lacity.org>

HHWNC Letter RE: 8150 Sunset Blvd.

1 message

Mark Miller <mark@corniche.com>

Fri, Jun 17, 2016 at 11:38 AM

To: "David.Ryu@lacity.org" <David.Ryu@lacity.org>, "lucy.ibarra@lacity.org" <lucy.ibarra@lacity.org>, "william.lamborn@lacity.org" <william.lamborn@lacity.org>
Cc: Sarah Dusseault <sarah.dusseault@lacity.org>, "julia.duncan@lacity.org" <julia.duncan@lacity.org>, "catherine.landiers@lacity.org" <catherine.landiers@lacity.org>, Orrin Feldman <vicepreident@hhwnc.org>, "president@hhwnc.org" <president@hhwnc.org>

Please see the attached letter from Hollywood Hills West Neighborhood Council President Anastasia Mann.

Kind regards,

Mark Miller*Executive Assistant to HHWNC President - Anastasia Mann*

7095 Hollywood Blvd., Suite #1004
Hollywood, CA 90028

310.854.6000
mark@corniche.com
HHWNC.ORG

HHWNC Letter RE - 8150 Sunset Blvd..docx
208K



William Lamborn <william.lamborn@lacity.org>

Lytton Savings/Chase Building

2 messages

D.Gruber <gruberd14@gmail.com>

Tue, Jun 7, 2016 at 11:27 PM

To: william.lamborn@lacity.org

Dear Mr. Lamborn,

I was born and raised in the city of Los Angeles and have an appreciation for the varied architectural styles in our city. Aside from the beautifully restored and revered Dodger Stadium (which shares a major design detail with the former Lytton building), the 1950s-1960s structures from my era seem to be disappearing at an especially rapid rate.

I urge you to help preserve a piece of our cultural heritage by not allowing the Lytton building to be demolished. At the very least, I would like to see the Lytton building incorporated into the proposed project. Your help in this matter would be very much appreciated.

Thank you,

D. Gruber

William Lamborn <william.lamborn@lacity.org>

Wed, Jun 8, 2016 at 4:50 PM

To: "D.Gruber" <gruberd14@gmail.com>

Thank you for your comments. They have been received and will be included in the public record for the subject project.

Regards,
William Lamborn
[Quoted text hidden]



William Lamborn
Major Projects
Department of City Planning
200 N. Spring Street, Rm 750
Ph: 213.978.1470

Please note that I am out of the office every other Friday.



William Lamborn <william.lamborn@lacity.org>

(no subject)

1 message

Regina <pinkmermaid@gmail.com>

Tue, Jun 7, 2016 at 3:54 AM

To: william.lamborn@lacity.org

Cc: councilmember.ryu@lacity.org, cd4.issues@lacity.org, afine@laconservancy.org

Dear David Ryu,

I am writing you on behalf of the beautiful historic Modernist building on the southwest corner of Sunset and Crescent Heights boulevards. PLEASE save it!!

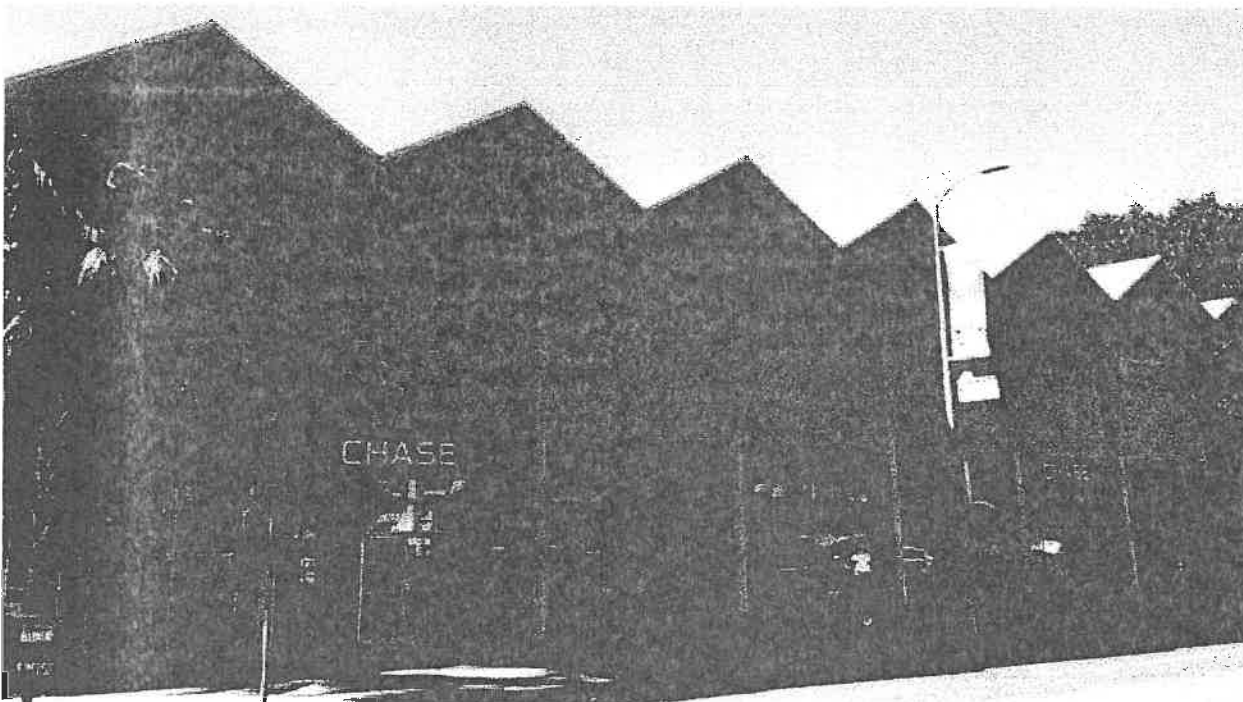
Developer Townscape Partners has proposed redeveloping the southwest corner of Sunset and Crescent Heights boulevards. The proposed project includes 249 apartment units and over 110,000 square feet of commercial retail and restaurant uses in two buildings ranging from two to sixteen stories.

The current project calls for the demolition of the former Lytton Savings building (currently Chase Bank), a 1960 Modern bank building distinguished by its zigzag folded plate roof.

Lytton Savings is a significant example of postwar-era bank design in Los Angeles and is one of the earliest that remain. We believe it is eligible for listing on the California Register of Historical Resources and as a Los Angeles Historic-Cultural Monument (HCM).

The Conservancy is not opposed to the proposed development of a mixed-use project at this location, but we strongly object to the needless demolition of a historic building that could otherwise be integrated and reused as part of the overall design. We are working to achieve a win-win solution for the site.

Please help by pressing for a preservation-based solution instead.



Best,

6/7/2016

City of Los Angeles Mail - (no subject)

Regina Banali

pinkmermaid@gmail.com

<http://www.pinkmermaidprod.com>

<http://www.quietriotmovie.com>



William Lamborn <william.lamborn@lacity.org>

8150 Sunset VTT-72370-CN CPC-2013-2551-CUB-DB-SPR

1 message

KEITH B NAKATA <keithnakata@me.com>

Tue, Jun 7, 2016 at 10:58 AM

To: councilmember.ryu@lacity.org, cd4.issues@lacity.org

Cc: Julia.Duncan@lacity.org, william.lamborn@lacity.org, Adrian Scott Fine <afine@laconservancy.org>

Dear Councilmember Ryu,

The former Lytton Bank, now Chase Bank at the 8150 Sunset proposed project site is my home bank.

As a local resident and customer, I have spent time admiring the beauty of the design of the building as well as the interior.

I'm hopeful that you will consider a preservation solution within the alternatives Five and Six that were evaluated in the EIR, but NOT analyzed to show why adaptive reuse could not be achieved along with a new project.

In your letter dated May 3, 2016, you ask the Director of Planning to scale back the project, and this may provide you a good opportunity to consider the preservation options as well.

Bart Lytton and Kurt Meyer, the architect, were visionaries of their time by providing an arts center in addition to a bank, something that we could only hope for from present day development.

Preservation and adaptive reuse of the Lytton Bank can provide us with an opportunity to maintain a cornerstone mid century building for the community, alongside a contemporary new project, something that we do so well in Los Angeles.

Sincerely,

Keith Nakata
323.653.0455
keithnakata@earthlink.net



William Lamborn <william.lamborn@lacity.org>

8150 Sunset Project, Sunset @ Crescent Heights

1 message

Catherine Meyler <catherine@meylerandco.com>

Tue, Jun 7, 2016 at 11:42 AM

To: councilmember.ryu@lacity.org, cd4.issues@lacity.org

Cc: Julia.Duncan@lacity.org, william.lamborn@lacity.org, Adrian Scott Fine <afine@laconservancy.org>

Dear Councilmember Ryu,

My name is Catherine Meyler, I am a resident of Downtown LA in the Higgins Building, an office building from 1910 that has been adaptively reused as condos. My office is in a building from the same era; it was a fashion showroom in the early 20th Century and now it's completely occupied, mostly by young, creative businesses who regard such a building as the ultimate in cool.

I understand that no reason has been put forward as to why the project at 8150 Sunset will not consider adaptive reuse for the Lytton Savings Bank building which I find extraordinary.

It was built in a time when banks were trying to encourage modern, forward-thinking clients to invest with them; they built superb structures and filled them with modern art (this building still contains an extremely rare and valuable stained-glass piece) and their patrons were proud of their decision to be "modern". Indeed, it was a time when "modern" architecture was being embraced en masse; as I used to walk into the building to deposit my weekly wage check, I'd look longingly up the hill to the right where I could see the Stahl House, an icon of architecture that is the most photographed house in the world. Back in those days, this "new, modern" design was appealing to many; those who couldn't afford to live in it, enjoyed it commercially.

I was such a person, my first job in LA was 8210 Sunset Blvd. Initially, this bank was just the closest to work but its unusual style led to a curiosity about mid-century architecture and ultimately a job in a location company—today I have my own location company and I wonder how many others were inspired in some way or other by this bank.

I was always amazed and excited by LA's architecture; the blend of Spanish, Art Deco and Mid-Century enthralled me. That it all coexisted so cohesively wasn't so much of a surprise, after all, I'm from England—a country that isn't known for demolishing its heritage but instead encourages tourists to come and admire it, which they do in droves.

The vibrancy of the Downtown LA economy is proof that adaptive reuse works and works well. I urge the City to send this project back to the drawing board until it enhances and encompasses this wonderful example of mid-century commercial architecture and its surroundings, not eliminates them.

Sincerely,

6/7/2016

City of Los Angeles Mail - 8150 Sunset Project, Sunset @ Crescent Heights

Catherine Meyler

President

Meyler & Co. (Locations) Inc.,

527 W. 7th Street

Suite 809

Los Angeles, CA 90014

T 213.627.5717

F 213.627.5718

C 310.283.5717

www.meylerandco.com

www.meylerandcoatlanta.com



William Lamborn <william.lamborn@lacity.org>

Please integrate the City Bank building at Sunset and Crescent Heights into the new plan. EOM

1 message

Richard Stanley <rstanley@richardstanleyrealtor.com>
To: councilmemberryu@lacity.org
Cc: afine@laconservancy.org, william.lamborn@lacity.org

Thu, Jun 2, 2016 at 3:44 PM



Richard Stanley

*Estates Director
Architectural and Historic
Properties Specialist*

213 300-4567 cell

1917 Hillhurst Avenue
Los Angeles, CA 90027



RESIDENTIAL BROKERAGE

CABRE license 00971211



Richard Stanley

*Estates Director
Architectural and Historic
Properties Specialist*

213 300-4567 cell

1917 Hillhurst Avenue
Los Angeles, CA 90027



RESIDENTIAL BROKERAGE

PastedGraphic-3.tiff
186K



William Lamborn <william.lamborn@lacity.org>

Chase Bank / Lytton Savings

1 message

Eleanor Whitledge <elliegirl303@yahoo.com>

Thu, Jun 2, 2016 at 5:05 PM

Reply-To: Eleanor Whitledge <elliegirl303@yahoo.com>

To: "councilmember.ryu@lacity.org" <councilmember.ryu@lacity.org>, "cd4.issues@lacity.org" <cd4.issues@lacity.org>, "william.lamborn@lacity.org" <william.lamborn@lacity.org>

Cc: "afine@laconservancy.org" <afine@laconservancy.org>

A proposed redevelopment at the corner of Sunset and Crescent Heights threatens the historic 1960 Lytton Savings, now used as a Chase Bank. We urge you to find a solution that preserves this important modernist building. It's an ironic shame that the Garden Of Allah no longer exists in this location as a result of the modernist bank and the mini mall, but shall we not have any historic character in our commercial zones? Our fair city is on its way to looking like every other place with the bland commercial architecture that replaces such structures. Please, please consider a plan of compromise that preserves this lovely, whimsical building!

Sincerely,

Eleanor Whitledge

(longtime Los Angeles resident, modernism lover)



William Lamborn <william.lamborn@lacity.org>

8150 Sunset Boulevard Mixed-Use Project

1 message

Rich Mannino <richmannino@yahoo.com>

Sat, Jun 4, 2016 at 11:31 AM

Reply-To: Rich Mannino <richmannino@yahoo.com>

To: "cd4.issues@lacity.org" <cd4.issues@lacity.org>, "councilmember.ryu@lacity.org" <councilmember.ryu@lacity.org>

Cc: "william.lamborn@lacity.org" <william.lamborn@lacity.org>, "afine@laconservancy.org" <afine@laconservancy.org>

Dear Councilmember Ryu,

The Kurt Meyer-designed Lytton Savings and current Chase Bank building is historic and warranting preservation. I strongly object to the needless demolition of a historic building that could otherwise be integrated and reused as part of the overall 8150 Sunset Boulevard development design.

Please preserve Lytton Savings as part of this new development. The new Alternative Nine/Enhanced View Corridor and Additional Underground Parking represents a substantial step backward.

The proposed demolition of Lytton Savings is unjustified and will result in a significant adverse impact and loss to Los Angeles' postwar heritage.

Thank you,
Richard Mannino
Los Angeles Conservancy Member



William Lamborn <william.lamborn@lacity.org>

Preserve the Chase Bank/Lytton Savings building

2 messages

John Schroeder <jeschro@hotmail.com>

Sat, Jun 4, 2016 at 12:16 PM

To: "william.lamborn@lacity.org" <william.lamborn@lacity.org>

Cc: "afine@laconservancy.org" <afine@laconservancy.org>

Dear Mr. Lamborn,

Tearing down a historic Modernist building is unacceptable, especially when it otherwise could be retained and incorporated as part of the proposed project, as previously planned by developer Townscape Partners. Please make every effort to preserve this iconic monument. Thanks for your consideration!

John Schroeder
4018 Beverly Glen Blvd
Sherman Oaks, CA 91423

William Lamborn <william.lamborn@lacity.org>

Mon, Jun 6, 2016 at 8:53 AM

To: John Schroeder <jeschro@hotmail.com>

Thank you for your comments. They have been received and will be included in the public record for the subject project.

Regards,
William Lamborn
[Quoted text hidden]



William Lamborn
Major Projects
Department of City Planning
200 N. Spring Street, Rm 750
Ph: 213.978.1470

Please note that I am out of the office every other Friday.



William Lamborn <william.lamborn@lacity.org>

Preserve the Chase Bank / Lytton Savings Building

2 messages

aaron bernardin <abernardin@yahoo.com>

Sun, Jun 5, 2016 at 11:20 AM

Reply-To: aaron bernardin <abernardin@yahoo.com>

To: "william.lamborn@lacity.org" <william.lamborn@lacity.org>

Cc: "afine@laconservancy.org" <afine@laconservancy.org>

Mr. William Lamborn,

Character is defined by history. The character of Los Angeles is no exception. Too often, unchecked development harms the historical character of our city. Once gone, we are relegated to photos and static memories. Please honor history and protect this landmark for future generations. As a longtime resident of Los Angeles, I urge you and your colleagues in the L.A. Department of City Planning to push for a preservation-based solution for the Chase Bank / Lytton Savings building at the southwest corner of Sunset and Crescent Heights boulevards.

Thanks.

Aaron Bernardin

Member L.A. Conservancy

William Lamborn <william.lamborn@lacity.org>

Mon, Jun 6, 2016 at 8:58 AM

To: aaron bernardin <abernardin@yahoo.com>

Thank you for your comments. They have been received and will be included in the public record for the subject project.

Regards,

William Lamborn

[Quoted text hidden]



William Lamborn

Major Projects

Department of City Planning

200 N. Spring Street, Rm 750

Ph: 213.978.1470

Please note that I am out of the office every other Friday.



William Lamborn <william.lamborn@lacity.org>

Preservation-Based Solution for Sunset/Crescent Heights

1 message

wolff1990@aol.com <wolff1990@aol.com>

Mon, Jun 6, 2016 at 10:28 AM

To: cd4.issues@lacity.org, councilmember.ryu@lacity.org, william.lamborn@lacity.org, afine@laconservancy.org

To Whom It May Concern,

As I sit and watch my neighborhood slowly lose its' essence, I am in dismay. The lack of concern and effort on the parts of developers to take into consideration the long-lasting effects of what they are tearing down and building. Having lived in NYC, I love the city for not only it's speed and agility, but also for the historical ambiance that circles you on every turn. On the other coast, in the city of Los Angeles, are removing any reference to the past. The building at the corner of Sunset and Crescent Heights is a prime example. The old Lytton Savings building is a great reference point to Modernist architecture. It is one of the few remaining buildings which could possibly be saved to show the evolving work throughout the decades. I live only a few blocks from this corner and can hardly believe that there are not limitations to what can be destroyed.

I am writing to ask that this building be looked at in a historical manner and to please try to develop another solution. I am asking that people take pride in the differences which Los Angeles has to offer. When a tourist comes to Los Angeles, especially this area, they are looking for the things which make us unique, not the buildings which look like Tokyo or Times Square. Please demand that these developers take another look and incorporate the past with the present. It may take more time, but it will be worth it. We only have one shot at making the right decision.

Thank you for your time,

P. Staton, PhD

Los Angeles, CA 90046



William Lamborn <william.lamborn@lacity.org>

Chase Bank/Lytton Savings bank

1 message

D'Orsogna, Maria-Rita R <dorsogna@csun.edu>

Mon, Jun 6, 2016 at 11:32 AM

To: "cd4.issues@lacity.org" <cd4.issues@lacity.org>, "councilmember.ryu@lacity.org" <councilmember.ryu@lacity.org>

Cc: "william.lamborn@lacity.org" <william.lamborn@lacity.org>, "afine@laconservancy.org" <afine@laconservancy.org>

Dear Councilmember Ryu,

my name is Maria D'Orsogna. I am a professor of Mathematics at CSUN where I am also faculty in the Sustainability Institute.

I am writing to you in regards to the proposed redevelopment of

the southwest corner of Sunset and Crescent Heights boulevards in the city of LA. The proposal calls to demolish the historic Chase Bank to build 250 APARTMENTS with more than 100,000 square feet for retail/restaurant uses in buildings that can reach up to SIXTEEN stories.

Are you out of your minds? Please stop killing our city and its history for the benefit of developers, in this case Townscape Partners.

As you may know the LA Conservancy believes that this building is eligible for listing on the California Register of Historical Resources and as a Los Angeles Historic-Cultural Monument (HCM).

Why not integrate it and reuse it in a way that its historic significance is preserved? So that it can be used as a teaching moment for future generations who can learn about post World War II history, savings and loans personal lending and the beautiful modernity of the architectural design of LA in the 1960-s, that in my opinion at least, has not been surpassed in this town?

I am sure that someone of the caliber of Frank Gehry can present a plan that accomodates preservation.

Also, I understand the need for new housing etc, but 16 STORIES? Really? When people come

to see me from New York, my hometown, the first thing they tell me about the nicest thing about LA is that you can look up and see the sky. We should not turn this place into Manhattan, or Miami beach, and kill all its character.

People are getting angry. The LUVE initiative in Santa Monica, the protests against developers in Hollywood, and all around town. I think it is time to honor our history, persevere what we can about our past, stop giving away our town to greedy developers, and this insanity.

Sincerely,

Maria R D'Orsogna, PhD
Professor of Mathematics
California State University at Northridge
Los Angeles, CA 91330
dorsogna@csun.edu
www.csun.edu/~dorsogna



William Lamborn <william.lamborn@lacity.org>

Chase Bank/Lytton Savings on Sunset at Crescent Hts

1 message

TBRASETH@aol.com <TBRASETH@aol.com>

Wed, Jun 1, 2016 at 5:59 PM

To: cd4.issues@lacity.org, councilmember.ryu@lacity.org, william.lamborn@lacity.org

Cc: afine@laconservancy.org

I live in Laurel Canyon and not only do I drive by this building several times a day, I take great pleasure in banking there, admiring it's dramatic roof-line and stained glass walls.

I have no love for the mall that surrounds it - and I am NOT opposed to re-development of this property. But I am sick and tired of our city losing every building of any interest and historical value and human scale to be replaced by over-sized, bland, unfriendly, impenetrable, fortress-like glass boxes.

OVER-DEVELOPMENT WITH NO REGARD FOR PRESERVATION HAS *DESTROYED* OUR CITY.

PLEASE PLEASE PLEASE - **SAVE THIS BUILDING!!!** Please require the developers of this property to integrate it into their new plans. It will be an asset to their project - as it has been as asset to the streetscape, the neighborhood and the city as a whole.

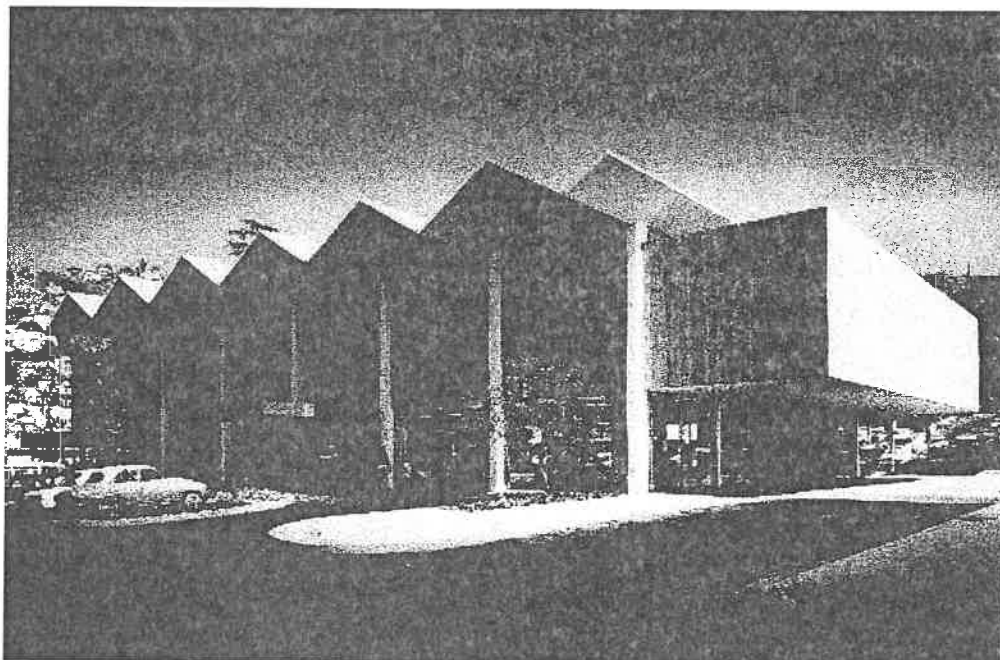
Timothy Braseth

8033 Sunset Boulevard .397

Los Angeles. CA 90046 USA

1.310.720.9994

tbraseth@aol.com





William Lamborn <william.lamborn@lacity.org>

Tearing down a historic Modernist building is unacceptable

1 message

Karen Tarascio <ktarascio@gmail.com>

Wed, Jun 1, 2016 at 6:07 PM

To: cd4.issues@lacity.org, councilmember.ryu@lacity.org, william.lamborn@lacity.org

Cc: afine@laconservancy.org

I agree that tearing down a historic Modernist building is unacceptable, especially when it otherwise could be retained and incorporated as part of the proposed project, as previously planned by developer Townscape Partners.

I live in Palm Springs and here we know that preserving good design makes sense in so many ways for a community. There is worldwide interest in Modernist architecture. The City of Los Angeles would be very silly to demolish the circa 1960 Lytton Savings building.

Karen Tarascio



William Lamborn <william.lamborn@lacity.org>

Lytton Savings Building at Sunset and Crescent Heights

1 message

Levy, Margaret <MLew@manatt.com>

Wed, Jun 1, 2016 at 6:07 PM

To: "councilmember.ryu@lacity.org" <councilmember.ryu@lacity.org>

Cc: "cd4issues@lacity.org" <cd4issues@lacity.org>, "william.lamborn@lacity.org" <william.lamborn@lacity.org>, "atafine@laconservancy.org" <atafine@laconservancy.org>

In my opinion, the building itself is not great, but the zigzag folded plate roof is a unique and attractive example of Modern architecture and should be preserved. Surely someone as talented and creative as Frank Gehry can figure out a way to save the roof and incorporate it into the new project. Although neither the developer or the conservationists will be 100% satisfied, this seems like a reasonable compromise.

Margaret Levy

Partner

Manatt, Phelps & Phillips, LLP

11355 W. Olympic Blvd

Los Angeles, CA 90064

D (310) 312-4368 F (310) 914-5708

MLew@manatt.com

manatt.com

CONFIDENTIALITY NOTICE: This e-mail transmission, and any documents, files or previous e-mail messages attached to it, may contain confidential information that is legally privileged. If you are not the intended recipient, or a person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached to this message is STRICTLY PROHIBITED. If you have received this transmission in error, please immediately notify us by reply email and destroy the original transmission and its attachments without reading them or saving them to disk. Thank you.



William Lamborn <william.lamborn@lacity.org>

Chase Bank / Lytton Savings

1 message

Jason Sikora <js@jasonsikora.us>

Wed, Jun 1, 2016 at 7:09 PM

To: cd4.issues@lacity.org, councilmember.ryu@lacity.org, william.lamborn@lacity.org

Cc: afine@laconservancy.org

Please do not tear down the beautiful modernist building of Chase Bank / Lytton Savings on Sunset / Crescent Heights. This type of architecture is iconic to Los Angeles, and the more you allow these types of buildings to be torn down, the more you're erasing our city's identity. There is already a huge amount of mixed use buildings going up in this area and throughout the city. If it's really that important to build another one, please just implement this current structure into the plans, as proposed by developer Townscape Partners. It is possible to improve our city without destroying our past.

Thank you,
Jason Sikora

—
Jason Sikora
Editor / VFX Editor
MPEG
js@jasonsikora.us



William Lamborn <william.lamborn@lacity.org>

Please help save LA History

1 message

joe mello <mello.joe@gmail.com>

Wed, Jun 1, 2016 at 7:16 PM

To: councilmember.ryu@lacity.org, cd4.issues@lacity.org

Cc: william.lamborn@lacity.org

Dear Councilman Ryu,

I am emailing to ask your help in saving the former Lytton Savings building at 8150 Sunset Blvd. that is now a Chase Bank.

The current proposal to demolish the building after previous plans to retain it are unacceptable for a great city like Los Angeles.

I urge you to work to preserve the historic building as part of the mixed-use repurposing of the site and preserve a piece of Los Angeles history.

Thank you in advance for trying to find a 21st Century solution to saving the dwindling stock of historic Los Angeles.

Yours in community,

Joe Mello



William Lamborn <william.lamborn@lacity.org>

Please save Chase Bank / Lytton Savings

1 message

Jodi Summers <jodi@jodisummers.com>

Wed, Jun 1, 2016 at 7:30 PM

To: cd4.issues@lacity.org, councilmember.ryu@lacity.org, william.lamborn@lacity.org

Cc: afine@laconservancy.org

Good day Councilmember Ryu,

Please find a preservation-based solution for the Chase Bank / Lytton Savings property @ Sunset and Crescent Heights. Remember, the greenest building is the one already built...particularly if the building is loved by the neighborhood.

Thank you,

Jodi Summers

310.392.1211

Walk of Fame International, Inc.

www.walkoffameinternational.com

walkoffameinternational@gmail.com

**

Excellence is not a skill, it's an attitude. - Ralph Marston



William Lamborn <william.lamborn@lacity.org>

Lytton Savings Building

1 message

Jess <jessduus@gmail.com>

Wed, Jun 1, 2016 at 7:42 PM

To: cd4.issues@lacity.org, councilmember.ryu@lacity.org, william.lamborn@lacity.org

Cc: afine@laconservancy.org

Dear Mr. Ryu and Mr. Lamborn,

I urge you to not let the historic Lytton building be demolished to make way for bland, new construction. This is a piece of history that makes LA what it is today.

Too many buildings have already been torn down. Let's not continue demolishing history.

Regards,
J. Duus



William Lamborn <william.lamborn@lacity.org>

Chase Bank/Lytton Savings

1 message

Sarah Evans <sarah-evans@sbcglobal.net>

Wed, Jun 1, 2016 at 8:05 PM

Reply-To: Sarah Evans <sarah-evans@sbcglobal.net>

To: "cd4.issues@lacity.org" <cd4.issues@lacity.org>, "councilmember.ryu@lacity.org"

<councilmember.ryu@lacity.org>, "william.lamborn@lacity.org" <william.lamborn@lacity.org>

Cc: "afine@laconservancy.org" <afine@laconservancy.org>

Hello,

Please consider a preservation-based solution for re-developing this area. If given a chance, this can be successful, as it's been in other parts of the city. Don't add to the litany of demolished history in Los Angeles in the name of "progress." At what cost? Why are we always looking for the next big thing instead of valuing the beauty in what we already have?

Best regards,
Sarah Evans
90016



William Lamborn <william.lamborn@lacity.org>

8150 Sunset Boulevard Mixed-Use Project

1 message

Vincent Tivaldo <vincent@tipaldo.com>

Wed, Jun 1, 2016 at 9:25 PM

To: william.lamborn@lacity.org

Cc: afine@laconservancy.org

A redevelopment project at Sunset and Crescent Heights Boulevards calls for the demolition of the former Lytton Savings building (currently Chase Bank).

Tearing down a historic Modernist building is unacceptable, especially when it otherwise could be retained and incorporated as part of the proposed project, as previously planned by developer Townscape Partners.

Please do NOT tear down this gem!!

Sincerely,
Vincent Tivaldo



William Lamborn <william.lamborn@lacity.org>

preserving Lytton Savings building

1 message

Barbara Petersmeyer <barbaraapetersmeyer@gmail.com>

Wed, Jun 1, 2016 at 9:51 PM

To: william.lamborn@lacity.org

Cc: afine@laconservancy.org

Mr. William Lamborn,

Please request that the new project alternative by Frank Gehry as commissioned by developer Townscape Partners include as much of the original Lytton Savings building as possible. We are trying to save our historic buildings, not tear them down. This Modernist building (currently Chase Bank) has a unique zigzag folded plate roof, a design that could be incorporated into the new project in a creative way that would help preserve the 1960 historic building. It could then be repurposed to suit the needs of the developer.

Thank you.

Barbara Petersmeyer
2716 Honolulu Ave. #105
Montrose, CA 91020



William Lamborn <william.lamborn@lacity.org>

Chase Bank / Lytton Savings | Los Angeles Conservancy

1 message

Cynthia Hoffman <u2poodle@ca.rr.com>

Wed, Jun 1, 2016 at 9:53 PM

To: william.lamborn@lacity.org

Cc: afine@laconservancy.org

Dear Mr. Lamborn,

Please work with the LA Conservancy to preserve the Chase Bank/Lytton Savings building in West Hollywood. This Modernist building should be incorporated in any future building/redevelopment plans, rather than torn down, as previously planned by developer Townscape Partners.

Please preserve our historic buildings in Los Angeles where we can. Thank you!

Best, Cynthia

Cynthia Hoffman
Los Angeles, CA



William Lamborn <william.lamborn@lacity.org>

Save the Lytton Savings Building!

1 message

Krystal Messer <gwomantoo@hotmail.com>

Wed, Jun 1, 2016 at 10:16 PM

To: "councilmember.ryu@lacity.org" <councilmember.ryu@lacity.org>, "cd4.issues@lacity.org" <cd4.issues@lacity.org>, "william.lamborn@lacity.org" <william.lamborn@lacity.org>

Cc: "afine@laconservancy.org" <afine@laconservancy.org>

There has to be another way.

Too much of our city's grand architecture has already been destroyed...don't let that be your legacy in office!

Krystal Messer
DTLA Resident



William Lamborn <william.lamborn@lacity.org>

Modernist Bank at Crescent Heights and Sunset

1 message

Keller Wortham <kellerwortham@gmail.com>

Wed, Jun 1, 2016 at 11:28 PM

To: cd4.issues@lacity.org, councilmember.ryu@lacity.org, william.lamborn@lacity.org

Cc: afine@laconservancy.org

Dear Councilmember Ryu,

I am writing as a proud resident of Los Angeles and as a person who holds dearly so many of the architectural gems this city has to offer, to urge you to block the demolition of the Modernist Bank at Sunset and Crescent Heights. This structure is not only exemplary of a period of Los Angeles history from which so few buildings remain, but is also a pleasing and aesthetic structure that deserves to be preserved.

Please do not allow its destruction. Please help preserve our heritage in a time when so many buildings in LA are giving way to tasteless, uninteresting, and simply cheap-looking developments. I am sure there is a way to develop this city and specifically this intersection of Hollywood, while incorporating beautiful buildings like this one into new developments.

Thank you for your help in this matter.

Sincerely,

Keller Wortham



William Lamborn <william.lamborn@lacity.org>

preserve Lytton Savings/Chase Bldg at Crescent Heights and Sunset

1 message

adriana z <adrianazla@yahoo.com>

Thu, Jun 2, 2016 at 12:29 AM

Reply-To: adriana z <adrianazla@yahoo.com>

To: "william.lamborn@lacity.org" <william.lamborn@lacity.org>

Cc: "afine@laconservancy.org" <afine@laconservancy.org>

Dear Mr. Lamborn,

I am writing to ask you to please help in pushing for preservation of the historic Lytton Savings building (now Chase Bank) at the corner of Crescent Heights and Sunset Blvd. and propose its incorporation into the proposed project by Townscape Partners at this location.

While I am not against projects to modernize this area and others, I don't support unnecessary demolition of functional buildings that are a part of the history of the city we live in. Continued use of historic buildings gives complexity to a city and enjoyment to its residents and visitors alike. Please help us to come to a satisfactory solution in this matter.

Thank you very much.

Adriana Zoppo



William Lamborn <william.lamborn@lacity.org>

Save the Lytton

1 message

wendy anne lindsay <walindsay@hotmail.co.uk>

Thu, Jun 2, 2016 at 8:12 AM

To: "cd4.issues@lacity.org" <cd4.issues@lacity.org>, "councilmember.ryu@lacity.org" <councilmember.ryu@lacity.org>, "william.lamborn@lacity.org" <william.lamborn@lacity.org>
Cc: "afine@laconservancy.org" <afine@laconservancy.org>

Dear Sirs,

As you are aware, a redevelopment project at Sunset and Crescent Heights Boulevards calls for the demolition of the former Lytton Savings building (currently Chase Bank). This bank is an historic and important construction in Los Angeles and one that should be preserved for future generations to love and appreciate.

Built in 1960, this Modern bank building is distinguished by its zigzag folded plate roof. It might not seem to many at this point in time, that this building has historic importance, but if it is demolished now and not valued as it should be, people may well ask questions in future about who was responsible for this terrible decision. After all, if the Clifton Cafeteria on Broadway had been destroyed in the 1960's, everyone would look back with dismay now. Instead LA can now be proud that it stands today and is a beautiful example of good preservation and restoration in the city.

We can't just see these planning decisions as important in our lifetimes, we make decisions for the good of future generations to come. How great will it be for residents and visitors to LA, to admire the Lytton in 2060, as a prime example of classic 1960's modernist architecture.

Finally, I should mention that I am actually English and a resident in the UK. I make this bid to persuade you to save the Lytton, purely from the point of view of a tourist and visitor to your great and historic city. When I first came to LA, I was so impressed by the number of buildings that had been preserved there. I joined the LA Conservancy in order to support the great work they do in highlighting instances when these buildings could be under threat. The Conservancy truly deserves to be listened to and respected as guardians of LA's history and I am proud to try and support their efforts from afar.

All LA 'Natives' should be proud of the preservation work carried out over the years so far, throughout the city. The care and concern for LA's historic buildings that previous planning committees and residents organisations have shown is truly admirable and you should make sure that you continue to add to this legacy and save this wonderful building from demolition.

Yours respectfully (and hopefully)

Wendy Lindsay
Dunstable, Bedfordshire, England.



William Lamborn <william.lamborn@lacity.org>

1960 Lytton Savings preservation

2 messages

Chip Mosher <chipm@mac.com>

Thu, Jun 2, 2016 at 8:23 AM

To: cd4.issues@lacity.org, councilmember.ryu@lacity.org

Cc: william.lamborn@lacity.org

To Whom It May Concern,

It has come to my attention that there is a s proposed redevelopment at the corner of Sunset and Crescent Heights threatens the historic 1960 Lytton Savings, now used as a Chase Bank. Lytton Savings is a significant example of postwar-era bank design in Los Angeles and is one of the earliest that remain. I urge you to work with the preservationists and developers to save this buildings for the enjoyment of Los Angelenos in the future. It is only by saving our past, that we can learn from and enjoy our heritage!

All the best,

Chip Mosher

Chip Mosher <chipm@mac.com>

Thu, Jun 2, 2016 at 8:23 AM

To: cd4.issues@lacity.org, councilmember.ryu@lacity.org

Cc: william.lamborn@lacity.org

To Whom It May Concern,

It has come to my attention that there is a s proposed redevelopment at the corner of Sunset and Crescent Heights threatens the historic 1960 Lytton Savings, now used as a Chase Bank. Lytton Savings is a significant example of postwar-era bank design in Los Angeles and is one of the earliest that remain. I urge you to work with the preservationists and developers to save this buildings for the enjoyment of Los Angelenos in the future. It is only by saving our past, that we can learn from and enjoy our heritage!



William Lamborn <william.lamborn@lacity.org>

Chase Bank Building

1 message

Judith Alban <jeaco@aol.com>

Thu, Jun 2, 2016 at 8:44 AM

To: councilmember.ryu@lacity.org, cd4.issues@lacity.org, william.lamborn@lacity.org

Cc: afine@laconservancy.org

Dear Mr. Ryu and Mr. Lamborn:

Each morning I drive by the wonderful Chase Bank building at Sunset and Crescent Heights. There are so few mid-Century modern buildings left in Los Angeles, that are in such beautiful and pristine condition. The beauty in the roof lines certainly is eye-catching to those who pass by. So many of the buildings in West Hollywood have been demolished and replaced. I also imagine that inside the building, the glass and open affect that the roof line affords, is very attractive.

I now understand that the building is set to be demolished for a huge Gehry complex. This may be a good move for the community but I would implore you to figure a way to incorporate this building within the project. A mixed aged project can be very successful as has been done at 3rd Street Grove and also at the 3rd Street Promenade in Santa Monica, to name two projects.

Please consider the preservation of the fine architectural beauty.

Sincerely,

Judith Alban
Jeaco@aol.com



William Lamborn <william.lamborn@lacity.org>

8150 Sunset Blvd. project

1 message

Lore Hilburg <Lore@hilburglaw.com>

Thu, Jun 2, 2016 at 9:11 AM

To: councilmember.ryu@lacity.org, william.lamborn@lacity.org

Cc: afine@laconservancy.org, sentemails@hilburglaw.com

Dear Councilmember Ryu and Mr. Lamborn;

I would like to voice my support for keeping and integrating this iconic Lytton Savings, 1960 modern architectural building into the planned project. Too often Los Angeles destroys its architectural history and every time it does an important piece of the LA story is lost. I went to Hollywood High in the 1960s and remember the bank when it opened. That is where my mother took me to open my first savings account as we lived right up the hill on Nichols Cyn. Keeping the structure will help Hollywood keep its identity and its draw for residents and visitors alike. This has long term ramifications for the area which should be considered.

If you want to see how wonderful it is when historic communities are preserved, come to the West Adams Heritage Asso. walking tour on Sat. June 4 at Victoria Park Circle. The check-in home is located at 4325 Victoria Park Dr. Enter from Pico at Rimpau. This development was begun in about 1910.

Also, the most environmentally friendly buildings are those already built.

Thank you for your consideration.

Lore Hilburg

Member of LA Conservancy

Board member of West Adams Heritage Asso.



William Lamborn <william.lamborn@lacity.org>

Chase Bank/Lytton Savings

1 message

Susan Wichter <swichter@aol.com>

Thu, Jun 2, 2016 at 9:27 AM

To: cd4.issues@lacity.org, councilmember.ryu@lacity.org, william.lamborn@lacity.org

Cc: afine@laconservancy.org

Good morning.

I am appealing to you to insist that the developer of this property at the corner of Sunset Blvd. and Crescent Heights Blvd. incorporate the 1960s iconic architecture in to the new development. I am sure with a little creativity the architects can find a way to keep the zig zag structure. It's a very dynamic design and modern.

Thank you for your efforts in this matter.

Susan Wichter
Native Angeleno who banked at Lytton Bank.



William Lamborn <william.lamborn@lacity.org>

Lytton Savings Building

1 message

Scott K <oaklandis@hotmail.com>

Thu, Jun 2, 2016 at 9:38 AM

To: "william.lamborn@lacity.org" <william.lamborn@lacity.org>, "councilmember.ryu@lacity.org" <councilmember.ryu@lacity.org>

Dear Mr. Lamborn and Councilman Ryu,

I am writing to you in support of the preservation of the iconic Lytton Savings (now, Chase Bank) Building. Please require the new owners to incorporate the existing Modernist structure into their development plans, and prevent the destruction of yet another architectural gem in this city.

Thank you,
Scott Kravitz
2796 Casiano Rd.
Los Angeles, CA 90077



William Lamborn <william.lamborn@lacity.org>

Lytton Savings building (currently Chase Bank)

1 message

Ana Ramirez <am.ramirez.02@gmail.com>

Thu, Jun 2, 2016 at 9:41 AM

To: cd4.issues@lacity.org, councilmember.ryu@lacity.org, william.lamborn@lacity.org

Cc: afine@laconservancy.org

To Whom It May Concern,

I am writing to address a concern, tearing down a historic Modernist building is unacceptable, especially when it otherwise could be retained and incorporated as part of the proposed project, as previously planned by developer Townscape Partners.

I am writing so you can prevent this from happening.

Thank you,

—
Ana Ramirez
562.413.6761



William Lamborn <william.lamborn@lacity.org>

Fw: Lytton Savings

1 message

Gail Ostergren <gostergr@yahoo.com>

Thu, Jun 2, 2016 at 10:48 AM

Reply-To: Gail Ostergren <gostergr@yahoo.com>

To: "william.lamborn@lacity.org" <william.lamborn@lacity.org>

Cc: "afine@laconservancy.org" <afine@laconservancy.org>

Dear Mr. Lamborn,

I'm writing in opposition to the proposed demolition of the Lytton Savings building at Sunset Boulevard and Crescent Heights. Lytton Savings is a significant example of postwar bank design, which appears to be eligible for listing on the California Register of Historical Resources and as a Los Angeles Historic-Cultural Monument. It is a significant contributor to the streetscape at the entrance to the Sunset Strip.

While preservation alternatives have been evaluated as part of the DEIR process, there is no substantial evidence showing that the Lytton Savings building could not be incorporated into the new development while meeting project objectives. Rather than erasing history, the new development could incorporate this striking reminder of the past into a dynamic new design. Please support the full evaluation of preservation alternatives for Lytton Savings.

Sincerely,

Gail Ostergren
1226 N. Havenhurst Drive #11
West Hollywood, CA 90046



William Lamborn <william.lamborn@lacity.org>

historic Lytton Savings Building

1 message

Dianne Roybal <ebbieroy@sbcglobal.net>

Thu, Jun 2, 2016 at 11:39 AM

To: cd4issues@lacity.org, councilmember.ryu@lacity.org, william.lamborn@lacity.org

Cc: afine@laconservancy.org

Please find a way to preserve the modernist building at Sunset & Crescent Heights. We need to honor and preserve this type of construction to continue to give our city character and respect for its past.

Best Regards, Dianne Roybal



William Lamborn <william.lamborn@lacity.org>

bank building

2 messages

rosalielazarus@roadrunner.com <rosalielazarus@roadrunner.com>
To: william.lamborn@lacity.org

Thu, May 26, 2016 at 5:47 PM

Please do not destroy the chase bank. We have lost so much of our unusual architecture and history in Los Angeles. We made the mistake of tearing down the Garden of Allah that was there before. Let's not make the same mistake again. Rosalie Lazarus

William Lamborn <william.lamborn@lacity.org>
To: rosalielazarus@roadrunner.com

Fri, May 27, 2016 at 2:40 PM

Thank you for your comments. They have been received and will be added to the public record for the subject project.

Regards,
William Lamborn

On Thu, May 26, 2016 at 5:47 PM, <rosalielazarus@roadrunner.com> wrote:

Please do not destroy the chase bank. We have lost so much of our unusual architecture and history in Los Angeles. We made the mistake of tearing down the Garden of Allah that was there before. Let's not make the same mistake again. Rosalie Lazarus



William Lamborn
Major Projects
Department of City Planning
200 N. Spring Street, Rm 750
Ph: 213.978.1470

Please note that I am out of the office every other Friday.



William Lamborn <william.lamborn@lacity.org>

8150 Sunset - Frank Gehry project

1 message

wayne marmorstein <waymarr@earthlink.net>
To: william.lamborn@lacity.org

Tue, May 31, 2016 at 1:18 PM

2 attachments



IMG_3255.JPG
106K

 **Untitled.pdf**
1295K



William Lamborn <william.lamborn@lacity.org>

8150 Sunset - Frank Gehry project

William Lamborn <william.lamborn@lacity.org>

Tue, May 31, 2016 at 2:04 PM

To: wayne marmorstein <waymarr@earthlink.net>

Thank you for your email. It has been received and will be added to the record for the subject project.

Regards,

William Lamborn

[Quoted text hidden]



William Lamborn <william.lamborn@lacity.org>

Preserving Former Lytton Savings Bank Building

2 messages

Robert Vogt <robertvogt@hotmail.com>

Tue, May 24, 2016 at 7:33 AM

To: william.lamborn@lacity.org

William,

Please work with the developers of the land plot containing the former Lytton Savings Building (current Chase Bank) to preserve the structure and roof line which is agree at example of Modernist architecture from that period. It would be a tragedy if that historic structure was demolished.

We really need your help to arrive at a preservation-based solution.

Thanks very much for your assistance in resolving this matter,

Bob Vogt

Sent from my iPad

William Lamborn <william.lamborn@lacity.org>

Tue, May 24, 2016 at 2:44 PM

To: Robert Vogt <robertvogt@hotmail.com>

Thank you for your comments. They have been received and will be added to the public record for the subject project.

Regards,
William Lamborn
[Quoted text hidden]



William Lamborn
Major Projects
Department of City Planning
200 N. Spring Street, Rm 750
Ph: 213.978.1470

Please note that I am out of the office every other Friday.



William Lamborn <william.lamborn@lacity.org>

Proudly Preserve Los Angeles History, please

1 message

Wendy Nordström <wooweeee@earthlink.net>

Tue, May 24, 2016 at 6:45 PM

To: councilmember.ryu@lacity.org, cd4.issues@lacity.org, william.lamborn@lacity.org

Cc: afine@laconservancy.org

Please preserve the former Lytton Savings building (currently Chase Bank), a 1960's Modern bank building distinguished by its zigzag folded plate roof. We need to utilize this post-war, historic, Modernist building, especially when it could be retained and incorporated as part of the proposed project. That way everybody is happy. Tearing down a part of 'irreplaceable Los Angeles history' is needless and unacceptable.

Please make this building part of the solution! Thank you for your time.

Wendy



William Lamborn <william.lamborn@lacity.org>

8150 Sunset VTT-72370-CN CPC-2013-2551-CUB-DB-SPR

1 message

Steven Luftman <sluftman@yahoo.com>

Wed, May 25, 2016 at 11:37 AM

To: councilmember.ryu@lacity.org, cd4.issues@lacity.org

Cc: Julia.Duncan@lacity.org, william.lamborn@lacity.org, Adrian Scott Fine <afine@laconservancy.org>

Dear Councilperson Ryu,

Thank you so much for your May 3rd letter on the 8150 Sunset project, I fully support your position.

I also urge you to support the preservation of the Chase Bank/Lytton Savings building.

The Lytton Savings building had a profound affect on my life:

Sometime in the mid 1960s I opened my first savings account there, but more importantly, it introduced me to the power of architecture.

In its basement theater, my mom would drop us off to watch films like King Kong. We toured the great gallery shows of the Time Machine, Dr Seuss, and the History of Hollywood. The exhibition "25 California Women of Art" was groundbreaking in 1968.

This building represents, to me, the civic promise of architecture.

Kurt Meyer, the architect, and its builder Bart Lytton had larger values than the promise of a greater return on the dollar, and you could see that with their efforts to save Irving Gill's masterpiece, the Dodge house.

The project at 8150 Sunset, as it is now presented, is irresponsible in its destruction of a treasured asset of Los Angeles. I understand two earlier plans preserved the Lytton building.

No evidence has been provided to demonstrate why an adapted reuse of the Lytton Building would be infeasible. I find it deeply upsetting that Frank Gehry would even consider destroying this iconic building—he should take a page from Kurt Meyer and Bart Lytton's work to build a project to complement this building as the gem that it is.

Thank you,

Steven Luftman

Mid City West Community Council—Non Profit Representative

310-503-9958



William Lamborn <william.lamborn@lacity.org>

Chase Bank at Crescent Heights and Sunset

2 messages

Chloe Ross <trstrap@aol.com>

Mon, May 23, 2016 at 3:23 PM

To: william.lamborn@lacity.org

Please save the Chase Bank at Crescent Hts and Sunset. It is a part of the landscape and should be incorporated into what even scheme is being planned for this corner.
I bank with Chase and I am a resident of West Hollywood and this is an important architectural treasure for us.
Thank you for your time

Sincerely,
Chloe Ross
7553 Norton Avenue #4
West Hollywood, CA 90046
323-874-3044

William Lamborn <william.lamborn@lacity.org>

Mon, May 23, 2016 at 4:59 PM

To: Chloe Ross <trstrap@aol.com>

Thank you for your comments. They have been received and will be added to the public record for the subject project.

Regards,
William Lamborn
[Quoted text hidden]



William Lamborn
Major Projects
Department of City Planning
200 N. Spring Street, Rm 750
Ph: 213.978.1470

Please note that I am out of the office every other Friday.



William Lamborn <william.lamborn@lacity.org>

Preserve Lytton Savings Building

2 messages

gfrkas@aol.com <gfrkas@aol.com>

Mon, May 23, 2016 at 3:11 PM

To: william.lamborn@lacity.org

Cc: afine@laconservancy.org

Dear Mr. Lamborn,

The Lytton Savings (Chase) postwar-era bank design is one of the earliest in Los Angeles that remain. This significant example of Modernist 1960 architecture at the corner of Sunset/Crescent Heights could be integrated and reused as part of the mixed use overall design proposed by Townscape Partners.

We highly encourage your consideration in bringing forth an equitable solution to maintain the historical integrity of the existing architecture. It is unacceptable to demolish this significant structure, especially when it otherwise could be retained and incorporated as part of the proposed project.

Sincerely,

Greg Rehner and Kirk Solomon
Member of Los Angeles Conservancy
225 S Grand Ave
Los Angeles, CA 90012
323-605-8890

William Lamborn <william.lamborn@lacity.org>

Mon, May 23, 2016 at 4:52 PM

To: "gfrkas@aol.com" <gfrkas@aol.com>

Thank you for your comments. They have been received and will be added to the public record for the subject project.

Regards,
William Lamborn
[Quoted text hidden]



William Lamborn
Major Projects
Department of City Planning
200 N. Spring Street, Rm 750
Ph: 213.978.1470

Please note that I am out of the office every other Friday.



William Lamborn <william.lamborn@lacity.org>

Preserving Iconic MCM / Sunset & Crescent Heights

2 messages

Dahlia <dgeldin@att.net>
To: william.lamborn@lacity.org

Mon, May 23, 2016 at 3:11 PM

Dear Mr. Lamborn,

Please help preserve our cities' wonderful post modern architecture!

The existing zigzag roofed bank building at the corner of Crescent Heights and Sunset could be integrated into the design of the planned mixed use development. If done in a thoughtful way, this could be a win-win for all.

Please help us and future generations by supporting a preservation-based solution!

Thank you in advance for your consideration.

Regards,

Dahlia Gold

Sent from my iPad

William Lamborn <william.lamborn@lacity.org>
To: Dahlia <dgeldin@att.net>

Mon, May 23, 2016 at 4:54 PM

Thank you for your comments. They have been received and will be added to the public record for the subject project.

Regards,
William Lamborn
[Quoted text hidden]



William Lamborn
Major Projects
Department of City Planning
200 N. Spring Street, Rm 750
Ph: 213.978.1470

Please note that I am out of the office every other Friday.



William Lamborn <william.lamborn@lacity.org>

Lytton Savings Building

2 messages

Brigid Bjorklund <brigidesign@gmail.com>

Mon, May 23, 2016 at 2:42 PM

To: william.lamborn@lacity.org

Hello Mr. Lamborn,

One of the things I love most about Los Angeles is its distinctive architecture. I'm proud to have once been a resident of a city with such a vibrant and interesting architectural history and counted myself among its many like minded residents who cherish the landscape as well. I feel like losing this building would be a huge loss to the community, as well as to the owners of the site, who are holding a gem in their hands. To simply destroy this classic piece of California architecture instead of using it to everyone's advantage is a huge waste. Please help the city move toward including this beautiful piece of Los Angeles' history, instead of needlessly destroying a part of its legacy.

Thank you,
Brigid M Bjorklund

Brigid Bjorklund, IIDA
Interior Designer
212.260.6397

William Lamborn <william.lamborn@lacity.org>

Mon, May 23, 2016 at 4:41 PM

To: Brigid Bjorklund <brigidesign@gmail.com>

Thank you for your comments. They have been received and will be added to the public record for the subject project.

Regards,
William Lamborn
[Quoted text hidden]



William Lamborn
Major Projects
Department of City Planning
200 N. Spring Street, Rm 750
Ph: 213.978.1470

Please note that I am out of the office every other Friday.



William Lamborn <william.lamborn@lacity.org>

Redevelopment Sunset and Crescent Heights

1 message

Rachel Foyt <rachel_foyt@hotmail.com>

Mon, May 23, 2016 at 2:16 PM

To: "cd4.issues@lacity.org" <cd4.issues@lacity.org>, "councilmember.ryu@lacity.org" <councilmember.ryu@lacity.org>

Cc: "afine@laconservancy.org" <afine@laconservancy.org>, "william.lamborn@lacity.org" <william.lamborn@lacity.org>

Dear Councilmember Ryu,

I am writing in regard to the redevelopment planned for the southwest corner of Sunset and Crescent Heights boulevards.

The current project calls for the demolition of the former Lytton Savings building (currently Chase Bank). I strongly object to the needless demolition of a historic building that could otherwise be integrated and reused as part of the overall design. Please press for a preservation-based solution instead of tearing down a historic Modernist building.

Please help!

Thank you for your kind attention.

Sincerely,

Rachel Foyt



William Lamborn <william.lamborn@lacity.org>

Chase/Lytton Savings building, Sunset Blvd

1 message

Dan Silver <dsilverla@me.com>

Mon, May 23, 2016 at 3:53 PM

To: cd4.issues@lacity.org, councilmember.ryu@lacity.org

Cc: william.lamborn@lacity.org, afine@laconservancy.org

Dear Councilman Ryu:

I have enjoyed and appreciated this building for decades. It is an outstanding example of period architecture which adds context and history to the City. Given the flexibility inherent in this large site, there is no excuse not to incorporate the structure and perhaps an adaptive reuse into the redevelopment program. Los Angeles is known for its lack of imagination and commitment in regard to its history. Please change that.

Thank you very much,
Dan Silver, MD

Dan Silver, Executive Director
Endangered Habitats League
8424 Santa Monica Blvd., Suite A 592
Los Angeles, CA 90069-4267

213-804-2750
dsilverla@me.com
www.ehleague.org



William Lamborn <william.lamborn@lacity.org>

Please help save the Lytton Savings Building.

2 messages

Sam Robertson <caidude53@att.net>

Mon, May 23, 2016 at 3:59 PM

To: william.lamborn@lacity.org

Cc: afine@laconservancy.org

Dear Mr. Lamborn,

As owners of a Los Angeles Historic-Cultural Monument (Ward-Berger House, 1939, Richard Neutra, HCM #1014), we appreciate the value of saving and repurposing LA's historic resources. More and more significant structures are being successfully incorporated into larger developments. The Chase Bank Building (formerly Lytton Savings), at Sunset & Crescent Heights, is a prime candidate for preservation and repurposing. We urge you to support this cause.

Did you know that the Wiltern Building was once threatened with demolition? It's unthinkable now, but there was a time when it *was* thinkable – and it almost happened!

Don't let the Lytton Savings Building go way of The Gardens of Allah Apartments, which ironically, sat on that very same corner.

Thank you.

Sam & Janet Robertson

3156 Lake Hollywood Dr.

Los Angeles CA 90068

William Lamborn <william.lamborn@lacity.org>
To: Sam Robertson <caldude53@att.net>

Mon, May 23, 2016 at 5:10 PM

Thank you for your comments. They have been received and will be added to the public record for the subject project.

Regards,
William Lamborn
[Quoted text hidden]



William Lamborn
Major Projects
Department of City Planning
200 N. Spring Street, Rm 750
Ph: 213.978.1470

Please note that I am out of the office every other Friday.



William Lamborn <william.lamborn@lacity.org>

Modern Bank building project - the southwest corner of Sunset and Crescent Heights Blvds.

2 messages

Beverly Robinson <bevroberson412@gmail.com>
To: william.lamborn@lacity.org

Mon, May 23, 2016 at 5:00 PM

Mr. Lamborn-

For the last 21 years I have lived in Los Angeles after a lifetime in old cities on the east coast. I was trained as an urban and regional planner. That background makes me exquisitely empathetic to trying to balance the best use of property to preserve its history while allowing new and conceivably better uses. It's a tough balancing act.

Recognizing that, I ask you to reconsider the Developer Townscape Partners proposed project at the intersection of the southwest corner of Sunset and Crescent Heights Boulevards to assure that preservation of a 1960s Modern Bank building. It was formerly the Lytton Savings building and is currently a Chase Bank.

The proposed project calls for the demolition of the 1960s Modern bank building distinguished by its zigzag folded plate roof. The building is one of the oldest examples of its kind in LA region.

Since the proposed redevelopment calls for buildings of various heights, it seems that the history of LA architecture could be preserved and demolition of a historic building avoided by integrating and reusing the bank building as part of the overall design.

When I moved here I thought LA had no culture ... and, mistakenly, thought that it had no architecturally historic buildings. Getting to see the few that remain has enriched my understanding of the history of California and the LA region in particular. Please think of what will be lost to future generations if the bank is demolished, not just what will be gained. Unless the proposed development is itself of superior architectural importance than preserving the bank, we and future LA residents will be the losers.

Thanks you in advance for your help in preserving L.A.'s history. You may be a lonely voice in this fight, but your efforts will be appreciated more than you know.

Sincerely, with hope,

Beverly Robinson

5/23/2016

City of Los Angeles Mail - Modern Bank building project - the southwest corner of Sunset and Crescent Heights Blvds.

310-470-6939

William Lamborn <william.lamborn@lacity.org>
To: Beverly Robinson <bevroberson412@gmail.com>

Mon, May 23, 2016 at 5:19 PM

Thank you for your comments. They have been received and will be added to the public record for the subject project.

Regards,
William Lamborn
[Quoted text hidden]



William Lamborn
Major Projects
Department of City Planning
200 N. Spring Street, Rm 750
Ph: 213.978.1470

Please note that I am out of the office every other Friday.



William Lamborn <william.lamborn@lacity.org>

8150 Sunset Blvd. Save historic building

1 message

Cherilyn Smith <cheriks@ca.rr.com>

Mon, May 23, 2016 at 5:02 PM

To: councilmember.ryu@lacity.org

Cc: cd4.issues@lacity.org, William Lamborn <william.lamborn@lacity.org>, afine@laconservancy.org

Dear Councilman Ryu,

Please Help stop the needless destruction of a significant Modern bank building!

Developer Townscape Partners has proposed redeveloping the southwest corner of Sunset and Crescent Heights boulevards. The proposed project includes 249 apartment units and over 110,000 square feet of commercial retail and restaurant uses in two buildings ranging from two to sixteen stories.

The current project calls for the demolition of the former Lytton Savings building (currently Chase Bank), a 1960 Modern bank building distinguished by its zigzag folded plate roof.

Lytton Savings is a significant example of postwar-era bank design in Los Angeles and is one of the earliest that remain. We believe it is eligible for listing on the California Register of Historical Resources and as a Los Angeles Historic-Cultural Monument (HCM). Learn more about its design and history

Please help to keep this building from being demolished.

Thank you.

Cherilyn K. Smith
323-816-5494
cheriks@ca.rr.com

Sent from my iPhone



William Lamborn <william.lamborn@lacity.org>

regarding bank at Cr. Heights and Sunset: attn. Willam Lanborn

2 messages

Joe Gallagher <joegallag2@sbcglobal.net>

Mon, May 23, 2016 at 5:27 PM

Reply-To: Joe Gallagher <joegallag2@sbcglobal.net>

To: "william.lamborn@lacity.org" <william.lamborn@lacity.org>

Save Lytton Bank building!
Thanks William!

Sincerely,
Joe Gallagher, constituent
1404 N. Gardner #3
Los Angeles, CA 90046

William Lamborn <william.lamborn@lacity.org>

Tue, May 24, 2016 at 2:11 PM

To: Joe Gallagher <joegallag2@sbcglobal.net>

Thank you for your comments. They have been received and will be added to the public record for the subject project.

Regards,
William Lamborn
[Quoted text hidden]



William Lamborn
Major Projects
Department of City Planning
200 N. Spring Street, Rm 750
Ph: 213.978.1470

Please note that I am out of the office every other Friday.



**LOS ANGELES
CONSERVANCY**

October 26, 2015

Submitted electronically

Srimal Hewawitharana
Environmental Analysis Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012
FAX: (213) 978-1343
Email: Srimal.hewawitharana@lacity.org

500 West Sixth Street, Suite 805
Los Angeles, CA 90014

213 629 2498 office
213 628 3503 fax
213 400 4210 event hotline
laconservancy.org

RE: Recirculated Draft Environmental Impact Report, 8150 Sunset Boulevard Mixed-Use Project

Dear Srimal Hewawitharana:

On behalf of the Los Angeles Conservancy, thank you for the opportunity to comment on the Recirculated Portions of the Draft Environmental Impact Report (RP-DEIR) for the 8150 Sunset Boulevard Mixed-Use Project.

The Conservancy, along with our Modern Committee and Hollywood Heritage, has long recognized the Kurt Meyer-designed Lytton Savings and current Chase Bank building as being historic and warranting preservation. We are not opposed to the proposed development of a mixed-use project at this location, but we strongly object to the needless demolition of a historic building that could otherwise be integrated and reused as part of the overall design.

In our ongoing discussions with the project team, the Conservancy has sought to achieve a win-win solution for the site that would preserve Lytton Savings as part of the new development. Up until the current revision of the proposed project, the Conservancy had been working very closely with the project team and were close to achieving agreement on a preservation-based solution. The new alternative – Alternative Nine/Enhanced View Corridor and Additional Underground Parking – represents a substantial step backwards. The proposed demolition of Lytton Savings is unjustified and will result in a significant adverse impact and loss to Los Angeles' postwar heritage.

- I. **Alternative Nine fails to address significant adverse impacts to a known cultural resource when feasible alternatives to demolition are provided within the DEIR.**



As the proposed project currently stands, there will be a significant and irreversible adverse impact to the historic Lytton Savings building. In our previous comments, the Conservancy has urged the City to mandate consideration of a range of potentially feasible preservation alternatives to demolition, and two (Alternatives Five and Six) were evaluated in the original DEIR.

Like the proposed project, Alternative Nine calls for the removal of all existing buildings on the project site, including Lytton Savings. The RP-DEIR states that the new alternative aims to address community concerns about the proposed project, including obstructed views, impaired visual quality, impacts to air quality, increased traffic, and insufficient parking. Alternative Nine, however, fails to respond to community objections to the demolition of Lytton Savings, a California Register-eligible resource. Not only is this a loss of an identified cultural resource but also fails to meet sustainability goals, instead needlessly throwing away a resource that could otherwise be retained and reused.

A key policy under the California Environmental Quality Act (CEQA) is the lead agency's duty to "take all action necessary to provide the people of this state with historic environmental qualities and preserve for future generations examples of major periods of California history."¹ To this end, CEQA requires public agencies to deny approval of a project with significant adverse effects when feasible alternatives or feasible mitigation measures can substantially lessen such effects."²

Courts often refer to the EIR as "the heart" of CEQA because it provides decision makers with an in-depth review of projects with potentially significant environmental impacts and analyzes a range of alternatives that reduce those impacts.³ Based on objective analyses found in the EIR, agencies "shall mitigate or avoid the significant effects on the environment whenever it is feasible to do so."⁴ **The lead agency cannot merely adopt a statement of overriding considerations and approve a project with significant impacts; it must first adopt feasible alternatives and mitigation measures.**⁵

The RP-DEIR recognizes Alternative Six/Reduced Height and Bank Preservation Alternative as the environmentally superior alternative because it would reduce the majority of project-related impacts and eliminate the significant adverse impact to cultural resources by retaining and reusing Lytton Savings. This alternative would also meet all of the project objectives. Further, the existing building provides a very similar footprint and overall square footage to the proposed replacement building. The question is why is this project proposing to demolish a building with a new building of similar size when it otherwise could be retained and reused?

Despite meeting the project objectives, the RP-DEIR attempts to undermine the environmental benefits of Alternative Six by asserting that Alternative Nine would be more economically viable because it provides

¹ Public Resource Code, Sec. 21001 (b), (c).

² *Sierra Club v. Gilroy City Council* (1990) 222 Cal.App.3d 30, 41; also see PRC Secs. 21002, 21002.1.

³ *County of Inyo v. Yorty* (1973) 32 Cal.App.3d 795; *Laurel Heights Improvement Association v. Regents of the University of California* (1993) 6 Cal.4th 1112, 1123.

⁴ Public Resource Code, Sec. 21002.1.

⁵ Public Resource Code, Sec. 21081; *Friends of Sierra Madre v. City of Sierra Madre* (2001) 25 Cal.4th 165, 185.



more commercial/retail space.⁶ This conclusion, however, is inconsistent with an earlier description of Alternative Nine, which indicates that the total area of commercial uses under this Alternative is similar to what is proposed under Alternatives Five and Six.⁷ According to the analysis, Alternative Six would consist of 291 residential units and 62,231 square feet of commercial uses, compared with Alternative Nine's proposal for 249 residential units and 65,000 square feet of commercial uses. While there would be a slight reduction in commercial floor area under Alternative Six, there would also be an increase in residential square footage and the number of overall units. In other words, Alternative Six provides a fourteen percent (14%) increase in the number of residential units and only a four percent (4%) decrease in commercial square footage. Therefore, statements in the RP-DEIR appear to exaggerate the facts and are inaccurate in an attempt to make a case for Alternative Nine.

No substantive evidence or analysis is provided to demonstrate infeasibility or compelling reasons for why Alternatives Five and Six are not viable. Though both meet all of the outlined project objectives, and CEQA does not require an alternative to meet all of the objectives or provide a certain rate of economic return in order for it to be viable, especially if it reduces environmental impacts. CEQA guidelines are clear on this point and specifically state:

"The discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of project objectives, or would be more costly."⁸

While we raised questions in our comments on the DEIR regarding certain elements of Alternatives Five and Six, including proposed modifications to Lytton Savings as part of its reuse, we strongly believe that both alternatives allow for an economically viable project to proceed at the site. Both outline a path for preservation in conformance with the *Secretary of the Interior's Standards for Rehabilitation* and revitalize the historic building as part of a cohesive new development.

II. The Final EIR should identify Lytton Savings as eligible for both local and California Register designation

As previously stated in our comments on the Notice of Preparation (NOP) and the original DEIR, the Conservancy strongly considers Lytton Savings to be significant both locally and on the regional level as an example that is illustrative of American bank design and architecture during the postwar era. Though the RP-DEIR does not contain an updated analysis of cultural resources, we reiterate our position that the current evaluation of the building's eligibility is flawed.

Savings and loans were in high demand in the postwar years as they financed the massive residential development boom. Their growth, along with the growth of the region, translated to the need for

⁶ City of Los Angeles, *8150 Sunset Boulevard Mixed Use Project, Recirculated Draft Environmental Impact Report*, September 2015, 2-64.

⁷ *Ibid.*, 2-1.

⁸ CEQA Guideline 15126.6(b)



increased office space. As such, Lytton Savings is one of Los Angeles' earliest remaining examples of this transformative shift in postwar-era bank design. Postwar prosperity changed the banking industry forever, as "the middle class and its spending power were finally recognized."⁹

We believe the Lytton Savings bank building played a significant role in this development and is eligible for local designation, as well as listing on the California Register of Historical Resources. It appears to meet both criteria 1 and 3 for its association with postwar changes in bank architecture and the industry transformation, and its innovative use of materials, integrated art program, and high level of craftsmanship. Ultimately, the DEIR and RP-DEIR fail to justify why Lytton Savings is not California Register-eligible. As we previously pointed out, the analysis contains inconsistencies in its evaluation of the significance of the bank in the development of the savings and loan industry, which leads to a flawed assessment of its eligibility for the California Register.

Furthermore, many of the primary character-defining features of the Lytton Savings bank building are intact. While there were subsequent changes to the overall site and the adjacent Lytton Center, the Conservancy disagrees with the findings that the integrity of the building is so compromised to only warrant its eligibility at the local level. We strongly recommend the Final Environmental Impact Report (FEIR) reevaluate this aspect to assess Lytton Savings' eligibility for the California Register.

III. Conclusion

The Conservancy strongly urges the City of Los Angeles and the applicant to identify and select one of the preservation alternatives as the preferred project in order to avoid a significant environmental impact and the unwarranted and needless demolition of a cultural resource. This would not only allow for the environmentally superior alternative to proceed, but it would also meet **all** of the project objectives and provide an opportunity for a dynamic and vibrant urban project with a mix of building heights and styles, of both historic and compatible new construction.

Thank you for the opportunity to comment on the RP-DEIR for the 8150 Sunset Boulevard Mixed-Use Project. Please feel free to contact me at (213) 430-4203 or afine@laconservancy.org should you have any questions.

About the Conservancy

The Los Angeles Conservancy is the largest local historic preservation organization in the United States, established in 1978 to preserve and revitalize the significant architectural and cultural heritage of Los Angeles through advocacy and education. The Conservancy's all-volunteer Modern Committee has been at the forefront of preserving mid-century architecture since its inception in 1984.

Sincerely,

Adrian Scott Fine

⁹ Belfoure, Charles. *Monuments to Money: The Architecture of American Banks*. Jefferson, NC: McFarland, 2005: 245.



Adrian Scott Fine
Director of Advocacy

cc: City Councilmember David Ryu, Council District 4
Hollywood Heritage
Hollywood Hills West Neighborhood Council -





William Lamborn <william.lamborn@lacity.org>

Development project at 8150 Sunset Blvd., Chase Bank/Lytton Savings bank building

1 message

Adriene Biondo <adrienebiondo@gmail.com>

Tue, May 24, 2016 at 2:33 AM

To: cd4.issues@lacity.org, councilmember.ryu@lacity.org, william.lamborn@lacity.org

I am writing to encourage adaptive reuse of the Mid-Century Modern building at 8150 Sunset Blvd., Chase Bank/Lytton Savings.

Townscape Partners has proposed redeveloping the southwest corner of Sunset Blvd. and Crescent Heights. The proposal is for 249 apartment units and over 110,000 sq. ft. of commercial retail and restaurant uses in two buildings ranging from two to sixteen stories.

Unfortunately, the project calls for the demolition of the former Lytton Savings building, a stunning Modernist bank building built in 1960 distinguished by its zigzag folded plate roof.

This elegant building is a significant example of post-WWII bank design in Los Angeles and one of the earliest remaining examples. The Los Angeles Conservancy believes it is eligible for listing on the California Register of Historical Resources and as a Los Angeles Historic-Cultural Monument (HCM).

While not opposed to development at this site, we do not want to see the demolition of a historic building. Creative design could incorporate this structure providing a win-win solution for the community instead of senseless demolition.

Los Angeles is rapidly losing its once-rich cultural and architectural history. Development needn't be equated with erasing that history. Let's not level this one—there are viable alternatives that need to be considered.

Thank you for your consideration.

Sincerely,

Adriene Biondo
Chair Emeritus
Los Angeles Conservancy Modern Committee



William Lamborn <william.lamborn@lacity.org>

saving bank building

2 messages

Linda Brettler <lindabrettler@sbcglobal.net>

Tue, May 24, 2016 at 7:48 AM

Reply-To: Linda Brettler <lindabrettler@sbcglobal.net>

To: "william.lamborn@lacity.org" <william.lamborn@lacity.org>

Cc: Adrian Fine <afine@laconservancy.org>

Please save the bank at Crescent Heights. It's a wonderful example of midcentury modern design. I live less than 1/2 mile from the project, walk by it a few times a week and drive by daily. It would be a great loss not to have it there. I'm certain the developers can come up with a program on such a large site that would incorporate this structure.

Thanks,

Linda

Linda Brettler

Architect A.I.A

1760 Courtney Ave.

Los Angeles, CA 90046

office: 323 798-4973

cell: 323 363-2583

<http://www.lindabrettler.com>

William Lamborn <william.lamborn@lacity.org>

Tue, May 24, 2016 at 2:45 PM

To: Linda Brettler <lindabrettler@sbcglobal.net>

Thank you for your comments. They have been received and will be added to the public record for the subject project.

Regards,

William Lamborn

[Quoted text hidden]



William Lamborn

Major Projects

Department of City Planning

200 N. Spring Street, Rm 750

Ph: 213.978.1470

Please note that I am out of the office every other Friday.



William Lamborn <william.lamborn@lacity.org>

8150 Sunset Boulevard Mixed-Use Project / Lytton Savings Bank

2 messages

gretchen steinberg <sacramentomodern@comcast.net>

Tue, May 24, 2016 at 9:42 AM

To: william.lamborn@lacity.org

Cc: Adrian Fine <afine@laconservancy.org>

Dear Mr. Lamborn,

Lytton Savings building (currently Chase Bank) is a rare, intact, and historic modernist bank designed by Kurt Meyer in 1960. As noted by the Los Angeles Times on August 28, 2014, Mr. Meyer:

"...not only designed numerous commercial buildings in Los Angeles noted for their Mid-Century style, he was also a champion of saving the city's architectural treasures.... One of the most prominent is a 1960 bank at the corner of Sunset and Crescent Heights boulevards that sports zigzag, accordion-like folds in its roof."

Lytton Savings is a significant example of postwar-era bank design in Los Angeles and is one of the earliest that remain. It is eligible for listing on the California Register of Historical Resources and as a Los Angeles Historic-Cultural Monument (HCM).

In a summary prepared for Swiss Review, October 2007, Hilda Birchmeier, Psy.D., noted that Meyer's:

"... signature buildings include the San Bernardino County Government Center, Redlands University Core buildings, Huntington Beach City Hall, the Air Quality Control building in Diamond Bar and the Plaza de la Raza in Los Angeles."

I support Los Angeles Conservancy's recommendations to "identify and select one of the preservation alternatives as the preferred project in order to avoid a significant environmental impact and the unwarranted and needless demolition of a cultural resource. This would not only allow for the environmentally superior alternative to proceed, but it would also meet all of the project objectives and provide an opportunity for a dynamic and vibrant urban project with a mix of building heights and styles, of both historic and compatible new construction."

Lytton Savings is a rare and unique modernist building. What makes a city truly vibrant is its architectural diversity. A city's architecture should reflect a walk through time in order to maintain a real sense of place. I urge you to find a solution so that the Lytton Savings building can be enjoyed by future generations.

Respectfully submitted,

Gretchen Steinberg
 President, Sacramento Modern
SacMod.org

William Lamborn <william.lamborn@lacity.org>

Tue, May 24, 2016 at 2:47 PM

To: gretchen.steinberg@sacramentomodern.comcast.net

Thank you for your comments. They have been received and will be added to the public record for the subject project.

Regards,
William Lamborn
[Quoted text hidden]



William Lamborn
Major Projects
Department of City Planning
200 N. Spring Street, Rm 750
Ph: 213.978.1470

Please note that I am out of the office every other Friday.



William Lamborn <william.lamborn@lacity.org>

Adaptive Reuse of the Lytton Savings Building

1 message

Linda Christopher <lindachristopher4@gmail.com>

Tue, May 24, 2016 at 10:07 AM

To: william.lamborn@lacity.org

Cc: cd4.issues@lacity.org, councilmember.ryu@lacity.org

Dear Councilmember Ryu and Mr. Lamborn,

Please consider the best options for adaptive reuse and preservation of the Lytton Savings building.

Distinctive mid-century architecture is one of the hallmarks of charming, desirable, and economically prosperous Los Angeles neighborhoods. Although it may seem troublesome to consider this issue in the immediate term, in the long term all businesses and citizens benefit from beautiful urban architecture and civic pride.

We desperately need to preserve the few buildings of beauty and interest. No one benefits when their business district and community become an endless sea of unimaginative boxes. Businesses and residents are not drawn to the neighborhood and property values are reduced.

Besides, it's just one really cool building! Don't you want to be part of preserving that?

Sincerely,

Linda Christopher



William Lamborn <william.lamborn@lacity.org>

Please ensure preservation of Lytton Savings building

2 messages

Marilyn Welch <marilynwelch7@hotmail.com>

Tue, May 24, 2016 at 10:47 AM

To: "william.lamborn@lacity.org" <william.lamborn@lacity.org>

Cc: "afine@laconservancy.org" <afine@laconservancy.org>

Dear William Lamborn,

Please prevent the demolition of the Lytton Savings building (now Chase Bank). The redevelopment proposed by Townscape Partners for the southwest corner of Sunset and Crescent Heights boulevards can be adjusted to allow the Lytton Savings building to be preserved and celebrated as a Los Angeles Historic-Cultural Monument. Please pave the way for a win-win outcome in this situation: development to proceed around the preserved structure.

With appreciation,

Marilyn Welch

William Lamborn <william.lamborn@lacity.org>

Tue, May 24, 2016 at 2:50 PM

To: Marilyn Welch <marilynwelch7@hotmail.com>

Thank you for your comments. They have been received and will be added to the public record for the subject project.

Regards,
William Lamborn
[Quoted text hidden]



William Lamborn
Major Projects
Department of City Planning
200 N. Spring Street, Rm 750
Ph: 213.978.1470

Please note that I am out of the office every other Friday.



William Lamborn <william.lamborn@lacity.org>

win-win for Lytton Savings

2 messages

Paul Tolbert <paul.tol.up@gmail.com>

Tue, May 24, 2016 at 12:49 PM

To: william.lamborn@lacity.org

Cc: afine@laconservancy.org

Please help in obtaining a win-win for the Lytton Savings building by encouraging that this historic Modernist building be retained and incorporated as part of the proposed project.

Paul Tolbert

William Lamborn <william.lamborn@lacity.org>

Tue, May 24, 2016 at 2:53 PM

To: Paul Tolbert <paul.tol.up@gmail.com>

Thank you for your comments. They have been received and will be added to the public record for the subject project.

Regards,
William Lamborn

On Tue, May 24, 2016 at 12:49 PM, Paul Tolbert <paul.tol.up@gmail.com> wrote:

Please help in obtaining a win-win for the Lytton Savings building by encouraging that this historic Modernist building be retained and incorporated as part of the proposed project.

Paul Tolbert



William Lamborn
Major Projects
Department of City Planning
200 N. Spring Street, Rm 750
Ph: 213.978.1470

Please note that I am out of the office every other Friday.



William Lamborn <william.lamborn@lacity.org>

The Lytton Savings building

2 messages

Janine White <meangreentambourine@gmail.com>

Tue, May 24, 2016 at 12:20 PM

To: william.lamborn@lacity.org

Cc: afine@laconservancy.org

Dear Mr. Lamborn,

I am writing in regard to the planned demolition of the Lytton Savings building. The Lytton Savings building holds great historical significance as a prime example of modernist architecture in the city of Los Angeles. Modernist architecture is a large part of the history of Los Angeles, and buildings such as this are disappearing at an alarming rate. Preserving the unique appearance and history of our city is crucial. This space could certainly be repurposed for the project that is planned for its location. What would be the point of tearing this building down? Surely whatever goes in its place would likely be yet another uniform building that would not hold much aesthetic or historical significance in the future. Why make Los Angeles look like any other city in America? Please keep this unique building as a part of our landscape.

Sincerely,
Janine White

William Lamborn <william.lamborn@lacity.org>

Tue, May 24, 2016 at 2:53 PM

To: Janine White <meangreentambourine@gmail.com>

Thank you for your comments. They have been received and will be added to the public record for the subject project.

Regards,
William Lamborn
[Quoted text hidden]



William Lamborn
Major Projects
Department of City Planning
200 N. Spring Street, Rm 750
Ph: 213.978.1470

Please note that I am out of the office every other Friday.



William Lamborn <william.lamborn@lacity.org>

8150 Sunset Blvd. Save historic building

1 message

Cherilyn Smith <cheriks@ca.rr.com>

Mon, May 23, 2016 at 5:02 PM

To: councilmember.ryu@lacity.org

Cc: cd4.issues@lacity.org, William Lamborn <william.lamborn@lacity.org>, afine@laconservancy.org

Dear Councilman Ryu,

Please Help stop the needless destruction of a significant Modern bank building!

Developer Townscape Partners has proposed redeveloping the southwest corner of Sunset and Crescent Heights boulevards. The proposed project includes 249 apartment units and over 110,000 square feet of commercial retail and restaurant uses in two buildings ranging from two to sixteen stories.

The current project calls for the demolition of the former Lytton Savings building (currently Chase Bank), a 1960 Modern bank building distinguished by its zigzag folded plate roof.

Lytton Savings is a significant example of postwar-era bank design in Los Angeles and is one of the earliest that remain. We believe it is eligible for listing on the California Register of Historical Resources and as a Los Angeles Historic-Cultural Monument (HCM). Learn more about its design and history

Please help to keep this building from being demolished.

Thank you.

Cherilyn K. Smith
323-816-5494
cheriks@ca.rr.com

Sent from my iPhone