

TO: [clerk.plumcommittee@lacity.org](mailto:clerk.plumcommittee@lacity.org)

Planning Land Use Management (PLUM) Committee

ATTN: Sharon Dickinson, Legislative Assistant

City Hall

200 N. Spring Street, Room 395

Los Angeles, CA 90012

7/1/18

CITY CLERK'S OFFICE  
2018 JUL -3 AM 9:02  
CITY CLERK  
BY \_\_\_\_\_

RE: CF 18-0412 -The Montecito II Project

Dear Ms. Dickinson:

Every one of the 120 Montecito residents will be impacted by the unnecessary Montecito II Project. These at-risk seniors will be forced to live on an active construction site—right in it, not just beside it. They'll be personally affected every time they enter or leave their homes. It'll be worse if by car, even a pick-up service. They'll be hemmed in, with windows closed and expensive air-conditioning, as a monstrous building rises 6 plus stories, less than 25 ft. from their units. It'll be 2 of their "golden years".

The small lot means that the new construction will be literally almost right on top of the 87 year-old building. Maintaining adequate support for that 10-story building is a serious concern. There are two lower levels under it for parking. The new construction, with a finished separation of only 15 ft. at the double deep level for its parking, could easily undermine the classic old building during the excavation process. The unusual terrain and tight space will make proper compacting difficult, so that flaws might not show up for several years. Such flaws could be catastrophic for the older building and its residents.

Retro-fitting the 10-story's first floor to connect the elegant old and the boxy new will affect all 120 elderly residents. Two of the three exits will be blocked by the new construction: the garden door and the back door. This situation will become worse when the 25 ft. long connecting structure goes up.

The Applicant's representative admitted at the May 16 Public Hearing that there were no plans for the safety of the seniors—just an outline—and, of course, there'd be a hotline for them to report problems. It was just a "given" that the seniors would be safe. Residents, their families and friends and the community are concerned. This project is a disaster waiting to happen. DENY the project.

Signed: Michael Cortez

Name: MICHAEL CORTEZ

Address: 6650 FRANKLIN AVE.  
#605

LOS ANGELES, CA 90028

Email: 1brave64@gmail.com

MY FRIENDS ARE FRIENDS OF THE MONTECITO

CF 18-0412

PLEASE PRINT INFORMATION REQUESTED. Thank you

Name MICHAEL CORTEZ Apt. Number 605

Phone 323-769-1133 e-mail Ibrave64@gmail.com

PLEASE CHECK YOUR ISSUES / CONCERN REGARDING THE PROPOSED ADDITION TO THE MONTECITO

Important General Issues That Concern Me: NOT DOING IT FOR LOW INCOME MOVE IN VETERANS WHILE GOVERNMENT SUBSIDIE
Affordable senior housing Healthy environment / safety for seniors Traffic conditions DANGEROUS

Avoiding over crowded senior housing Lack of privacy Parking FOOT TRAFFIC TO AND FROM HOLLYWOOD BOWL
Earthquake safety of new construction on identified fault lines

(NOTE: The Highland & Franklin project on same fault line required additional setback. The proposed project is on two active fault lines per The State Geologist)

Specific Issues: "Montecito II" A 2-year construction project adding 68 units and 34 net parking spaces

No issues; great new project
Length of construction Blocked building entries Blocked driveway Personal / Property Security
Too little space on property for residents to live during construction MY APARTMENT FACES WE FROM MY WINDOWS ON OTHER FLOOR I HAVE DEBILITATING HEAL
Dirt, noise, traffic during construction for: Residents Senior Center Pre-School HEART FAILURE
Tiny new units: Bachelor (B1) 420 sq.ft. Single (A2) 440 sq.ft. 1 Bedroom (A1) 520 sq.ft.
Odd building exits Tying the two buildings together with 25 ft. connecting structure
Lack of customary outdoor space Lack of privacy Other HOW IS THE OWNER AFFORDING CONSTRUCTION.

Drawings and plans of the proposed project are available from The City of Los Angeles on CD for \$5.

SIGNED: [Signature] (So we can send you OCCASIONAL information)

At the Hearing May 16, 2018 the City Planner stated that most of the letters received were against the proposal.

AS IT IS, MAINTENANCE IS PULLED AWAY FROM OUR BUILDING TO HELP WITH OTHER PROPERTIES CURRENT

IMPORTANT PRIVACY NOTICE

This information will NOT be divulged to anyone. Its sole use is to keep you informed of issues related to the proposed addition to the Montecito.

[CHC@lacity.org](mailto:CHC@lacity.org)

Cultural Heritage Commission ATTN: Etta Armstrong, Commission Executive Assistant I  
2000 N. Spring Street, Room 532  
Los Angeles, CA 90012

Case No.: CHC-2018-3233-HCM  
ENV-2018-3234-CE

CF 18-0412

7/1/18

Dear Cultural Heritage Commissioners:

I urge you to SUPPORT Historic –Cultural Monument status for the Montecito property. This stately Art Deco is a fine representation of the grand optimism of early Hollywood. Its soaring majesty is emphasized by the open space around it.

The National Register of Historic Places recognized the logical connection between the building and its land components, describing the property as:

*"a 150'x225' parcel at the southwest corner of Franklin and Cherokee Avenues. Boundaries are drawn to encompass the building and its historic lot."*

Los Angeles architect Marcus P. Miller, a specialist in Art Deco architecture, designed the Montecito in the late 1920's. It was completed in 1931, the same year as one of his commercial structures, Los Angeles Convalescent Hospital in Montebello. At Temple Street and Bunker Hill Avenue, he designed the now demolished building for the Jewish Welfare Organizations. The Depression and World War II limited his output. He died at the age of 57 in 1949.

He left a treasure: the Montecito. He made good use of the small property, emphasizing the building's stately height, while avoiding the temptation to clutter its elegance with an ungainly large foot print. He further limited the building by designing it in the shape of the letter "H", twice eliminating 10 stories of "missing" potential units for the two indentations of the "H". Therefore, an increased number of actual residents could enjoy more open views and have a cross breeze. He really sought to enrich the lives of residents who would live in his building. He achieved that goal. We, today, are thankful to Mr. Miller.

The property is still small. Even though several slender lots were added over the years, including converting a resident maintenance worker's bungalow to additional parking. Today's total property is only 150'x225'. Thanks to Mr. Miller's wisdom, the illusion that the property appears bigger than it is remains intact. The Art Deco design elements he used on the Montecito make a significant contribution to the Hollywood community today and in the far distant future.

Please SUPPORT Historical-Cultural Monument status for the Montecito.

- Bottom line:  
More negatives than  
positives!  
(FOR CHANGES)

Signed:



Name:

Everett S. Davidson

Address:

6650 Franklin Ave. #209

~~444~~ The Montecito Apts.

Hollywood, CA 90028

Email:

everett1423@gmail.com

[clerk.plumcommittee@lacity.org](mailto:clerk.plumcommittee@lacity.org)

ATTN: Sharon Dickinson, Legislative Assistant  
City Hall  
200 N. Spring St., Rm. 395  
Los Angeles, CA 90012

**RE: CF 18-0412 - Montecito II Project**

Dear Council Members of the PLUM Committee:

The actual and potential damage from the Montecito II Project needs to be examined. The basic problem is that the 150 ft. x 225 ft. lot is too small for what's intended for it. The odd layout and difficult topography increase the problems. Even its setting in the neighborhood makes further "development" of the property hazardous to the community. Ignore, for this discussion, that 120 elderly residents will be living on the construction site in the 10-story, 87-year-old historic building during the 2-year project.

It's an unfortunate illusion that there's "extra" land just waiting to be developed on the site. To squeeze in 68 units, with net 34 new parking spaces, the 6-story box with balconies will destroy an urban forest of 27 trees, some 5 stories high, clearly visible to the community. In place of the "quiet garden", current residents and future occupants will look in one another's windows a mere 25 ft. away. The community will see more stucco with a few token bushes. How bland for Hollywood!

The available land is so small that there'll be only 15 ft. between buildings at the finished double deep underground parking levels, running along nearly the entire west side of the building. How close will the excavation have to be to the 10-story building? 10 ft.? 7 ft.? What if there are supporting stabilizers that were placed by those construction workers almost 90 years ago that weren't precisely detailed in the plans? Could those unknowns be compromised by such close excavation?

If you've seen the property, you know about narrow Cherokee and busy Franklin. You'd be familiar with that big downward slope from the Franklin corner down to the only vehicle entry on Cherokee. It's already a dangerous area, which will be magnified during 2-years of construction.

What will be the results, IF this project is built? The new units will be smaller than those in the 10-story. All the actual / potential damage for units that are 420 sq. ft., 440 sq. ft., and 520 sq. ft.? Not worth it.

Please vote AGAINST this poorly thought out project.

Signed:



7/1/18

Name:

Everett S. Davidson

Address:

The Montecito Apts.  
6650 Franklin Ave #209  
Hollywood, CA 90028

Email:

everett1423@gmail.com



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**RE: CF 18-0412 - Montecito II Project**

Dear Council Members:

The City has asked for the general public's input on the Montecito II Project. The comments were heavily **AGAINST** the project for a variety of reasons. Even the owner's behavior over the years gives a strong indication that there are challenges in further development of this property. Challenges that are so great that actually warrant his abandonment of the project as being economically infeasible when compared to more useful and lucrative ventures that have recently become available.

The owner, the driving force and public face of the company bearing his name, Thomas Safran, of Thomas Safran and Associates (TSA), has been in control of the property for almost a quarter of a century. He's done an admirable job of restoring and maintaining this architectural gem. He is, and should be, quite proud of it. 120 senior low income residents call the 10-story building "home".

He said that he always intended to build more on the 150 ft. x 225 ft. rather small lot. Why has it taken him 24 years? Maybe it's difficult, expensive, and time-consuming to accomplish. Of course we could give him 4 years credit, since 2014, for the time already spent trying to plan and gain support for the project, leading up to the very recent Public Notice for Comment (March, then April, 2018, for re-circulation for putting a wrong address on the Notice). That would make it a mere 20 year wait.

This time line assumes that there will not be a re-circulation because the Public Hearing Notice did not mention his or his company's name. Instead, the Applicant was listed as "Montecito Apartment Housing, LP (Limited Partnership)", which was never mentioned during the Hearing. The only entity cited was TSA, whose Vice-President, Tyler Monroe, proudly noted the company's 40 year history with senior housing and control of 6,000 units in 58 buildings, many self-developed. "The lion's share of residential property holding in the Los Angeles area" is the way he referred to TSA's stature.

The proposed 6-story, 68 unit, with 34 net new parking spaces, would represent a mere 1% of TSA's holdings. Is it a worthy project for TSA? No, it is not. It wastes time, assets, and talent that could be better used on a property that actually has room for development. Please, in the name of more affordable housing, DENY this costly boondoggle.

Signed: Richard Havens  
Name: RICHARD T HAVENS  
Address: 6650 Franklin A  
Apt 405 90028  
Email: Rhavens1865@outlook.com

# MY FRIENDS ARE FRIENDS OF THE MONTECITO

PLEASE PRINT INFORMATION REQUESTED. Thank you

CF18-0412

Name Kathleen M Law

Apt. Number 704

Phone 1(323)839-7987

e-mail katosphere41@yahoo.com

PLEASE CHECK YOUR ISSUES / CONCERN REGARDING THE PROPOSED ADDITION TO THE MONTECITO

## Important General Issues That Concern Me:

- Affordable senior housing     Healthy environment / safety for seniors     Traffic conditions  
 Avoiding over crowded senior housing     Lack of privacy     Parking  
 Earthquake safety of new construction on identified fault lines

(NOTE: The Highland & Franklin project on same fault line required additional setback.  
The proposed project is on two active fault lines per The State Geologist)

## Specific Issues: "Montecito II" A 2-year construction project adding 68 units and 34 net parking spaces

- No issues; great new project  
 Length of construction     Blocked building entries     Blocked driveway     Personal / Property Security  
 Too little space on property for residents to live during construction  
 Dirt, noise, traffic during construction for:  Residents     Senior Center     Pre-School  
 Tiny new units: Bachelor (B1)  420 sq.ft.    Single (A2)  440 sq.ft.    1 Bedroom (A1)  520 sq.ft.  
 Odd building exits     Tying the two buildings together with 25 ft. connecting structure  
 Lack of customary outdoor space     Lack of privacy     Other Security safety

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SIGNED: Kathleen M Law (So we can send you OCCASIONAL information)

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Signed: Kathleen M Law

6/29/18

Name: Kathleen M Law

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TO: [clerk.plumcommittee@lacity.org](mailto:clerk.plumcommittee@lacity.org)

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Signed: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

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LA CA 90028

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