



ATTACHMENT "D"

*A Community Organization Dedicated to Improving and Preserving
the Quality of Life in Laurel Canyon*

August 29, 2016

VIA PERSONAL DELIVERY

City of Los Angeles
Department of City Planning
Los Angeles, California 90012

Re: Justifications for Appeal of 8150 Sunset Boulevard Project

To Whom It May Concern:

I am in receipt of the Determination Letter (“NOE”) dated August 17, 2016 for the Sunset Boulevard Mixed-Use Project located at 8150 Sunset Boulevard (“Project”). The Laurel Canyon Association (“LCA”) hereby appeals the issuance of the Vesting Tentative Tract (“VTT”) Map and related Environmental Impact Report (“EIR”) for the 8150 Sunset Boulevard Project (“Project”).

About Laurel Canyon Association

Initially, and by way of background, I would like to provide some background. LCA is a neighborhood association serving the area of the Hollywood Hills known as “Laurel Canyon,” one the most beautiful and environmentally important areas of Los Angeles. The hills in Laurel Canyon provide a scenic backdrop for the rest of Los Angeles. Further Laurel Canyon’s forested valleys and chaparral-draped hillsides offer habitat for native wildlife. Laurel Canyon also is home to a watershed and greenbelt for the vastly developed plains of Los Angeles and the San Fernando Valley.

LCA was founded for the express purpose of preserving and improving the quality of life in Laurel Canyon. The goal of our community group is to promote the welfare of the residents of Laurel Canyon and to maintain the quality of life in the Hollywood Hills, by preserving its residential character, its quiet, privacy, natural beauty and safety. Moreover, LCA endeavors to encourage cooperation among all residents and to educate appropriate governmental bodies concerning changes in existing or proposed laws affecting Laurel Canyon or in anything that affects the local community.

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LCA's jurisdiction includes Laurel Canyon Boulevard, its feeder streets and the Kirkwood, Stanley Hills, Lookout Mountain and Wonderland bowl areas. The neighborhood is bounded on the north by Mulholland Drive and at the south by Hollywood Boulevard. The main streets are Laurel Canyon Boulevard, Mulholland Drive, Wonderland Avenue, Lookout Mountain Avenue, Kirkwood, and Stanley Hills. LCA is a residential stakeholder with membership in the Los Angeles Neighborhood Council system, specifically, the Bel-Air Beverly Crest Neighborhood Council ("BABCNC").

Incorporation of Justifications for Appeal Provided by Other Appellants

LCA has read the appeals filed by Fix the City, JDR Crescent LLC, IGI Crescent, LLC, City of West Hollywood and Susanne Manner. LCA supports the comments and concerns raised by these organizations and/or persons and hereby incorporates the justifications for appeal raised by these other appellants.

Additional Justifications/Reasons for Appeal

For decades, residents of LCA have patronized stores located at 8150 Sunset Boulevard. Moreover, each day thousands of residents pass by the property on their way to work, visit friends and shop and school. The flow of traffic at the intersection of Sunset Boulevard and Crescent Heights/Laurel Canyon Boulevard is of paramount concern to LCA and this is a primary basis that LCA has filed this appeal.

The City has concluded that the Project will have a less than significant impact on transportation and traffic. LCA disputes these findings. It defies logic to believe that a building of this size and density could possibly not create additional traffic (and air pollution) along Laurel Canyon Boulevard. The intersection of Crescent Heights and Sunset is severely congested and the impacts associated with the Project are unknown without an adequate traffic study. LCA contends there are feasible mitigation measures that the City has failed to analyze and evaluate, which include the following:

- Improving Sidewalks along Laurel Canyon Boulevard to allow residents of Laurel Canyon to access property without using cars. Currently, sidewalks are obstructed by utility poles, have major cracks, and are not ADA compliant. Many residents of Laurel Canyon will access the property by foot *if* adequate sidewalks are available. This will reduce the transportation/traffic impacts associated with the Project.
- Improving Public Transit: Currently, there is a bus that traverses Laurel Canyon Boulevard. However, there is not a bus stop at Kirkwood and Laurel Canyon Boulevard and this discourages residents from using public transit. Construction of a bus stop is a feasible mitigation measure that will reduce transportation/traffic impacts. Further, improvements to the crosswalk at Laurel

Canyon Boulevard and Kirkwood are warranted. Additionally, the bus stop at Lookout Mountain and Laurel Canyon Boulevard lacks a bench and shelter, which discourages use of public transit.

- Traffic Mitigation Plan for Laurel Canyon Road: Increased traffic as a result of the Project will encourage more people to use the “shortcut” along Laurel Canyon Road (so-called ‘Little Laurel’). A traffic mitigation plan should be conducted to analyze ways to discourage people from using “Little Laurel.” Persons who reside on this road often cannot leave their homes in a reasonable time due to the traffic backup and this poses a public safety hazard.

Finally, please be advised that LCA plans on filing a more robust appeal justification letter and reserves the right to supplement this appeal.

Please don't hesitate to contact me if you have any questions or comments. I may be reached at 310-982-1760 or jhall@laurelcanyon.org.

Please be

Regards,



Jamie T. Hall
Laurel Canyon Association
President