

# LUNA & GLUSHON

A Professional Corporation

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October 31, 2022

## VIA EMAIL ONLY

Los Angeles City Council  
Planning and Land Use Management Committee  
200 North Spring Street  
Los Angeles, CA 90012

**Re: City Council file No. 22-1117**  
**CPC-2021-2908-ZC-HD-ZAD-WDI-SPR-1A/ENV-2021-2909-MND**

Honorable Councilmembers:

Our firm represents Hancock Park Homeowners Association (the “HPHOA”), a large group of residents and property owners in the Hancock Park neighborhood surrounding the proposed new commercial and office development referenced above (“the Modified Project”).

HPHOA had previously filed an appeal in Los Angeles City Planning Case No. CPC-2021-2908-ZC-HD-ZAD-WDI-SPR but subsequently withdrew it based upon the Applicant’s agreed-upon changes to the Project including a reduction of the maximum height to fifty-eight (58) feet on the Seward Street frontage and thirty-one (31) feet on the Melrose Avenue frontage which has been referred to as the Modified Project.<sup>1</sup> Based on the revised plans reflecting such height as well as conditions agreed to by the Applicant, HPHOA supports the Modified Project.

HPHOA also supports the appeal filed by Melrose Avenue Owner, LLC and Baradas Investment Group on the requested Waiver of Dedication. Specifically, HPHOA supports the request to waive the required dedication of three feet on Melrose Avenue.

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<sup>1</sup> The maximum height on both frontages is shown on the revised plans submitted to the PLUM Committee and is based on the height of the actual structures to be built from the bottom to the top of such structures.

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We wish to express our appreciation to the Applicant, Councilmembers Koretz and O'Farrell and the other stakeholders who helped facilitate revisions for the current Modified Project.

Thank you for your consideration.

Very truly yours,

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A handwritten signature in blue ink, appearing to read 'Kristina Kropp', with a stylized, cursive script.

KRISTINA KROPP

cc: Joan Pelico, Chief of Staff to Councilmember Paul Koretz  
Craig Bullock, Planning Director to Councilmember Mitch O'Farrell  
Jerold B. Neuman, Counsel for Applicant