

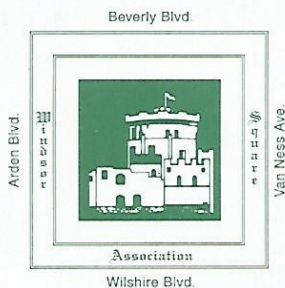
Communication from Public

Name: Windsor Square Association

Date Submitted: 10/31/2022 02:08 PM

Council File No: 22-1117

Comments for Public Posting: The Windsor Square Association supports this project at Melrose and Seward, AS REVISED, to limit the height to a maximum of fifty-eight (58) feet on the Seward Street frontage and thirty-one (31) feet on the Melrose Avenue frontage. Without this limitation, the Windsor Square Association would not support the proposed development.



Windsor Square Association

October 31, 2022

Councilmember Marqueece Harris-Dawson
Chairman, Planning and Land Use Management Committee
200 North Spring Street
Los Angeles, CA 90012

By Email Only

Re: Case CPC-2021-2098-ZC-HD-ZAD-WDI-SPR-1A, Council File 22-1117

Dear Councilmember Harris-Dawson,

The Windsor Square Association (WSA), is pleased to support the revised Melrose-Seward Office Project. After extensive discussions and negotiations with the developer over the past several months, the project has been revised to incorporate measures resulting in a much more neighborhood friendly design.

From the time this project was first announced, WSA and other neighborhood groups have expressed concerns about the building height, noise and other impacts on nearby single-family residential areas. In addition, we have expressed concerns about the precedent this project might set as new development replaces the smaller, older retail commercial development on Melrose Avenue, to the east of the project site.

Because of these concerns, WSA joined forces with Hancock Park Homeowners Association, South Hollywood Neighborhood Association, and Larchmont Village Neighborhood Association to oppose the initial project submitted and approved by the Los Angeles City Planning Commission. Working closely with these neighborhood groups and with support of Council Districts 5 and 13, we are happy to support this project and request that the PLUM Committee and the City Council approve all requested entitlements for this project.

Thank you for the opportunity to comment.

Lawrence N. Guzin
President, Windsor Square Association

Communication from Public

Name: Kristina Kropp
Date Submitted: 10/31/2022 02:11 PM
Council File No: 22-1117
Comments for Public Posting: Please see the enclosed letter dated October 31, 2022.

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.¹ 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.

¹ 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.

Los Angeles City Council
Planning and Land Use Management Committee
October 31, 2022
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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,

LUNA & GLUSHON
A Professional Corporation

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