

## Communication from Public

**Name:** Leo Mellace

**Date Submitted:** 10/08/2024 01:28 PM

**Council File No:** 24-0290

**Comments for Public Posting:** Dear council members, My Name is Leo Mellace I'm the owner of the legendary Sound factory Studios in Hollywood. Though i showed up at the meeting, due to an overwhelming number of public comments on other issues i was not able to be called for public comment on this matter. I would like the city council to help us with a few remaining items on this project. To move the Haul Route off Selma Ave so all the trucks do not have to go past Sound Factory's Studios, adjust the working hours on the Artisan Hollywood construction site to a 6 AM start. I urge you to make these changes to the Artisan project so that Sound Factory will have a chance to continue its operations. This would give both the developer and ourselves a chance to finally reach an agreement that works for both parties. The music community has endured many losses these past few years and the closing of Sound Factory due to something that the city could easily change would be not only be a terrible injustice but would exacerbate an already difficult situation for the many musicians and music professionals that rely on Sound Factory and places like it for their livelihood. We have the support of local 47 Musicians Union and its 5500 members. Thank You!

## Communication from Public

**Name:** Todd Nelson

**Date Submitted:** 10/08/2024 09:09 AM

**Council File No:** 24-0290

**Comments for Public Posting:** On behalf of the applicant for the Artisan Hollywood project, please see attached correspondence for today's City Council meeting.



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Todd Nelson  
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October 8, 2024

**VIA EMAIL**

Los Angeles City Council  
City of Los Angeles  
200 N. Spring Street, Room 395  
Los Angeles, CA 90012

**Re: Council File No. 24-0290, Artisan Hollywood Project**

Dear President Harris-Dawson and Honorable Councilmembers:

On behalf of Artisan Ventures (“Artisan”), the applicant for the Artisan Hollywood mixed-use residential and commercial project (“Project”) located at 1520-1542 North Cahuenga Boulevard, 1523-1549 North Ivar Avenue, and 6350 West Selma Avenue (“Site”), we are submitting this letter in response to the supplemental correspondence filed by the Sound Factory on October 7, 2024 in support of its appeal (“Appeal”) of the Project’s vesting tentative tract map (“VTTM”), which the City Council will act on at its October 8, 2024 meeting.

As reflected in the environmental impact report (“EIR”) prepared for the Project as well as the entirety of the administrative record, the Project’s potential to result in environmental impacts was fully and properly analyzed by the City in compliance with all requirements of the California Environmental Quality Act (“CEQA”), as well as in compliance with all City-adopted CEQA guidance. Moreover, contrary to the statements made in recent correspondence from Sound Factory, despite the City’s past and current CEQA guidance not identifying recording studios as a noise-sensitive use during daytime hours for CEQA impact analysis purposes, the Draft EIR, Final EIR, and subsequent Appeal-related correspondence all extensively analyzed the Project’s potential noise effects on the Sound Factory resulting from construction and operational activities, and treated Sound Factory as both a noise- and vibration-sensitive receptor for CEQA purposes.

In addition, the EIR as well as the remainder of the administrative record provide extensive substantial evidence demonstrating the infeasibility of potential additional measures to reduce construction- and operation-related noise and vibration levels at nearby sensitive receptors, including the Sound Factory, to less than significant levels under CEQA. In light of these facts, the City’s Advisory Agency, City Planning Commission, and Planning and Land Use Management (“PLUM”) Committee all considered and adopted a Statement of Overriding Considerations for the Project, in conformance with the requirements of CEQA.

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Sound Factory's most recent correspondence does not include any substantial evidence of any deficiency in the City's certification of the EIR or the City's approval of the Project's VTTM or related land use entitlements. For that reason, we respectfully request that the City Council adopt the PLUM Committee's recommendation to deny the Appeal.

Thank you very much for your consideration.

Sincerely,



Todd Nelson

Partner

of RAND PASTER & NELSON, LLP

cc: Erin Strellich, Department of City Planning  
More Song, Department of City Planning