



Daniel Luna <daniel.luna@lacity.org>

Fwd: Fw: 6720 Sunset / April 14th PLUM Hearing Submittal

Candy Rosales <candy.rosales@lacity.org>
To: Daniel Luna <daniel.luna@lacity.org>

Tue, Apr 14, 2026 at 8:59 AM



Candy Rosales | Legislative Assistant
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From: **Athena Novak** <athenanvk@aol.com>
Date: Sun, Apr 12, 2026 at 2:18 PM
Subject: 6720 Sunset / April 14th PLUM Hearing Submittal
To: Candy Rosales <candy.rosales@lacity.org>
Cc: Ted Walker <ted.walker@lacity.org>, John Cataldo <johnc@johncataldo.com>, Mirna Boghosian <mirnab@johncataldo.com>

Hello Candy - Please find attached a letter from the Owners Representative to the Planning and Land Use Management Committee members with a set of architect plans. May I ask if you can distribute the attached letter and plans to the PLUM committee members for review prior to our April 14th hearing.

Your kind help is always greatly appreciated.

Best,
Athena Novak
AHN & Associates
[16350 Ventura Blvd. Suite 116
Encino, CA 91436](16350+Ventura+Blvd.+Suite+116+Encino,+CA+91436)
Phone: 818-906-7449
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Athena Novak
athenanvk@aol.com

May this year treat you gently. With clarity where there was noise, courage where there was doubt and moments that remind you how far you've come.

2 attachments

 **Sunset Letter to PLUM.pdf**
54K

 **Sunset Plans Renderings Working 1111.pdf**
2549K

AHN & ASSOCIATES
16350 VENTURA BLVD., SUITE 116
ENCINO, CA 91436
PHONE: 818-906-7449
EMAIL: athenanvk@aol.com

April 11, 2026

City of Los Angeles

Attn.: Planning and Land Use Management Committee

Re: April 14, 2026 Hearing / 6714-6724 West Sunset Boulevard / Case Number CHC-2025-6262-HCM / Cultural Heritage

Dear Hon. Planning Commissioners:

Please find below the recitals and summary of activity for the above subject site.

The current owner was the lender of funds to the prior owner for the subject site. The prior owner (Barrower) went into default and the current owner foreclosed on the subject site. One of the borrowers requested to remain as a tenant in the main house located in the north west area of the site. The tenant was a hoarder, when they vacated, they left all their items inside and outside the house and abutting structures.

On April 17, 2025, and April 23, 2025, the Owners filed with the Los Angeles Department of Building and Safety an Application for Demolition Permit to demolish the structures on the subject site. The existing structures were old and in disrepair and the interior structures were filled with personal items and trash that had accumulated over the years.

The site was part of the Historic Resources Survey dated January 28, 2020, for the Hollywood Redevelopment Project Area as a possible Individual Resource. Therefore, the Clearance Summary Worksheets for the Demolition Application required Planning to issue their clearances.

In September 2025 the owners retained the services of SWCA Environmental Consultants to prepare a Historic Resource Assessment Report for the site. SWACA study concluded the site did not meet the required criteria for designation as follows; "In National Register Bulletin 15, the NPS describes that "A property retains association if it is the place where the [important historic] event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical

features that convey a property's historic character." **Many of the building's original features are not intact and numerous alterations have been made. Because the building is not sufficiently intact to convey its association with pre-consolidation-era residential settlement in Hollywood, it does not retain integrity of association.**

Based on the preceding investigation and analysis, the subject property (6720-6722 W. Sunset Boulevard) as a whole does not qualify as a historical resource under any NRHP, CRHR or HCM significance criteria. The original 1901 residence on the property (Building 5) was considered as an individual resource, and although it is associated with the early settlement of pre-consolidation Hollywood and is an example of a Shingle style home, the building has been highly altered and does not retain sufficient integrity to be listed in the NRHP or CRHR, or designated as a Los Angeles HCM. Therefore, neither the property as a whole or Building 5, individually, are considered historical resources pursuant to CEQA."

On November 7, 2025, Brian Curran and Michale Iwinski of Hollywood Heritage filed a Historic Cultural Monument Nomination application with the Office of Historic Resources. Their request was for the entire site to be deemed historic.

On December 4, 2025, the Los Angeles Department of City Planning Cultural Heritage Commission voted to take the property into consideration as a Historical Cultural Monument because the application and accompanying documentation suggest the submittal **warrants further investigation.**

On December 4, 2025, the owner was issued Notice of Order to Abate Vacant Structures and to File a Statement of Intent from the Los Angeles Department of Building and Safety Code Enforcement, Case Number 1068090.

On February 17, 2026, the Los Angeles Department of City Planning issued a Recommendation Report for Case Number CHC-2025-6242-HCM and ENV-2025-6243-CE finding; **"The Hollywood Center Motel does not meet ANY of the three criteria of the Cultural Heritage Ordinance and therefor is ineligible for designation as a Historic Cultural Monument."**

On February 5, 2026, at a hearing the Cultural Heritage Commissioners voted and found the existing structures do not qualify and meet the three criteria for preservation and voted; **"The proposed Hollywood Center Motel Historic-Cultural Monument consists of the neon pole sign and the breeze-block wall that front the Sunset Boulevard."**

Summary: The Owner retained the services of John Caltaldo Architects to address the issue; will the existing wall and sign prevent the site from any future development. The findings are the required Grading, Department and Water and Power requirement for

utilities and other matters such as the Los Angeles Fire Department access, Bureau of Engineering and building departments requirements to develop will require full access to the site during construction and to provide city services to any new development on the site.

To arrive at a solution to the issue of access and meeting building and safety code section the owners architect prepared the attached set of plans where the existing breeze-block wall would be saw-cut into sections and the neon pole sign removed and stored. The sign and wall will be stored in a safe and secure manner.

At the time of future development on the site the wall will be affixed to the new development and the sign will be mounted on the front as city art (see attached architect plans).

This solution will represent and preserve the history of the site while allowing the site to be developed with much needed housing.

Sincerely,

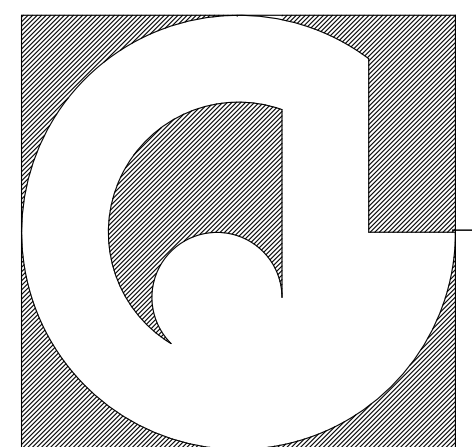
Athena Novak

AHN & Associates



NOTE: EXISTING BLOCK WALL TO BE SAW CUT , AND STORED FOR REASSEMBLY DURING CONSTRUCTION.

EXTERIOR RENDERINGS

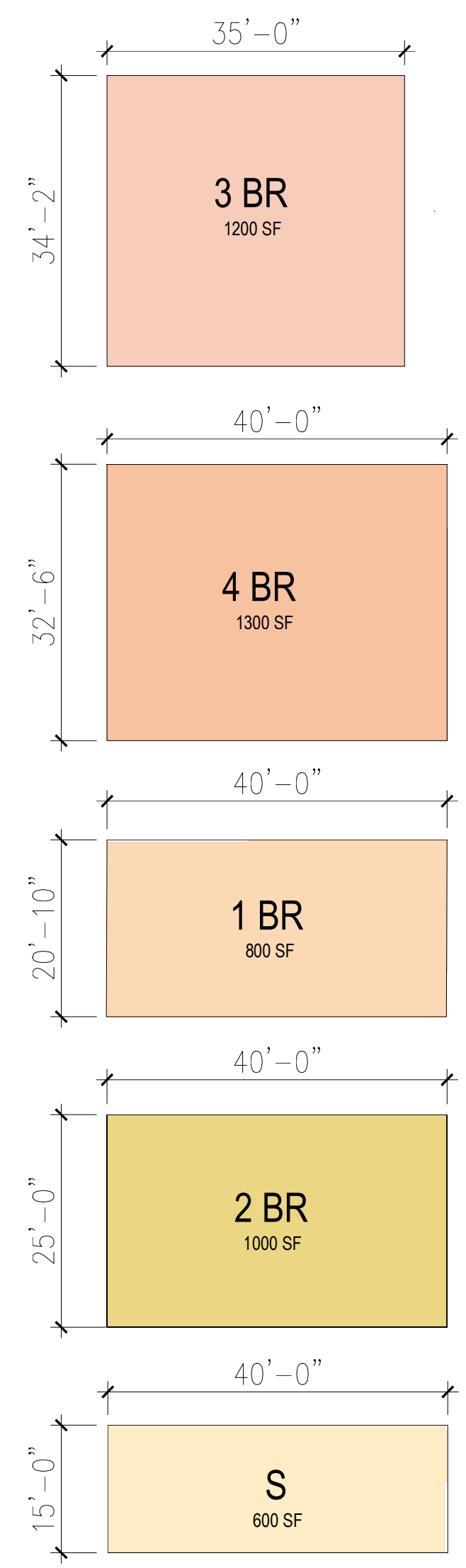


JOHN G. CATALDO A.I.A. C.S.I.
ARCHITECTURE . ENGINEERING

835 Mission Street, South Pasadena, California 91030 Tel (626)799-4400

6724 SUNSET BLVD
LOS ANGELES CA 90028

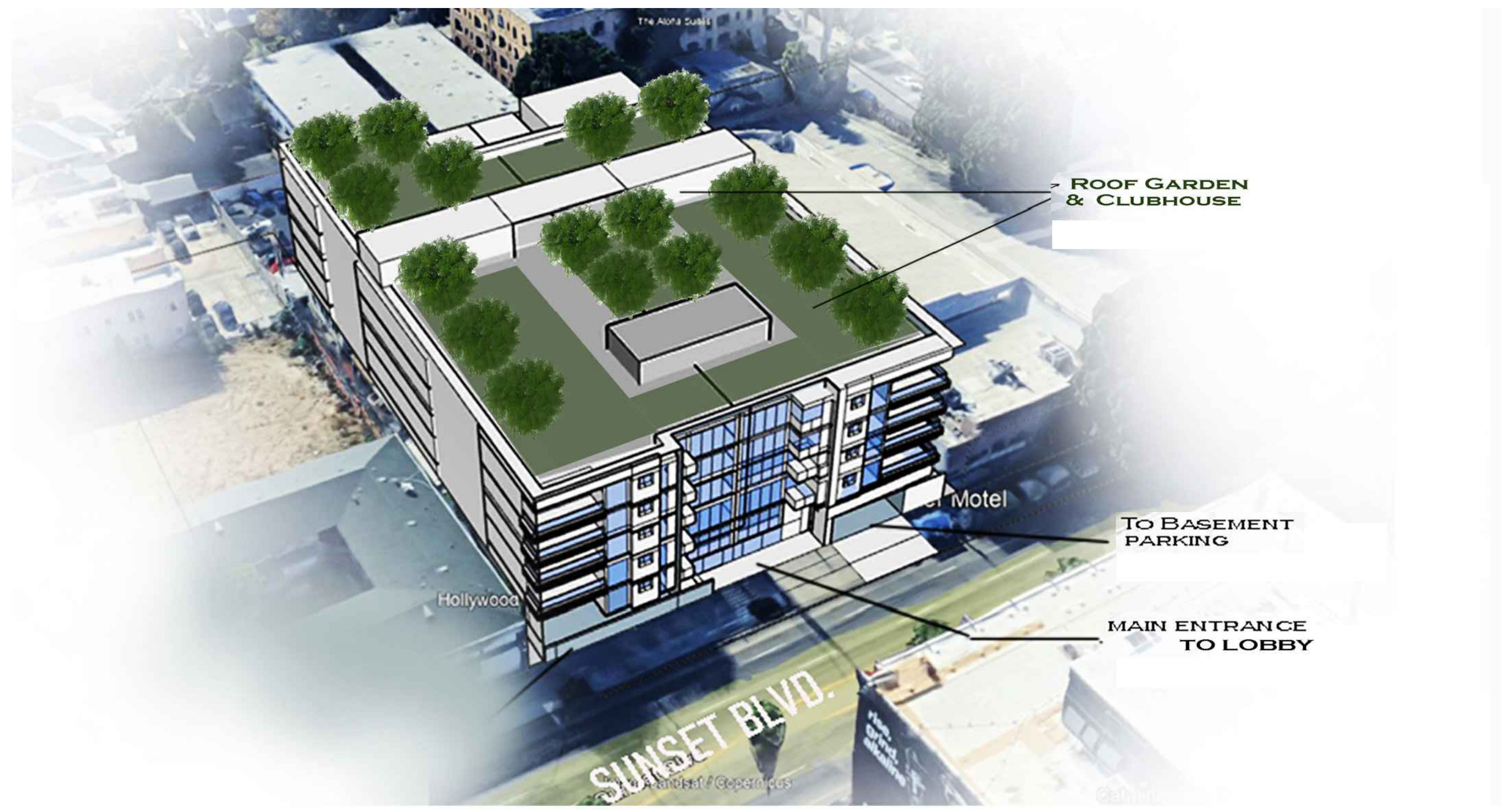
APRIL, 2026



		4 BR	3 BR	2 BR	1 BR	STUDIO	
	SIZE	32.5' X 40'	34.2' X 35'	25' X 40'	25' X 32'	24' X 25'	
	AREA/SF	1300	1200	1000	800	600	
FIFTH FLOOR		3	4	3	3	1	
FOURTH FLOOR		4	4	3	3	1	
THIRD FLOOR		4	4	3	3	1	
SECOND FLOOR		4	3	3	3	1	
GROUND FLOOR				3	4	11	
		15	15	15	15	15	75
		20%	20%	20%	20%	20%	100%

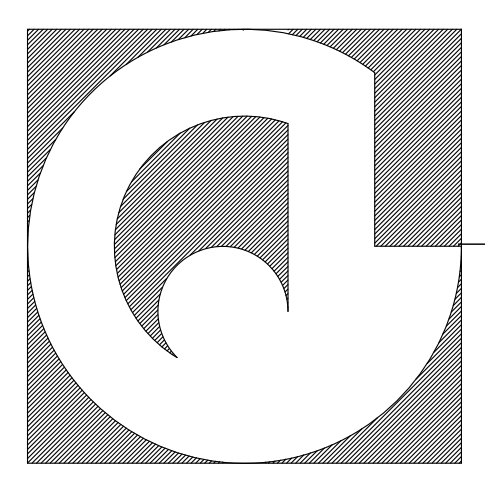
		4 BR	3 BR	2 BR	1 BR	STUDIO	
	SIZE	32.5' X 40'	34.2' X 35'	25' X 40'	25' X 32'	24' X 25'	
	AREA/SF	1300	1200	1000	800	600	
FIFTH FLOOR		3900	4800	3000	2400	600	
FOURTH FLOOR		5200	4800	3000	2400	600	
THIRD FLOOR		5200	4800	3000	2400	600	
SECOND FLOOR		5200	3600	3000	2400	600	
GROUND FLOOR				3000	3200	6600	
		19500	18000	15000	12800	9000	74300

FAR= 83,640 sf



UNIT TYPES

ISOMETRIC VIEWS



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A-3.0
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