

GENERAL INFORMATION ABOUT THE CONTENTS OF THIS FILE

Submissions by the public in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3, are distributed to the Commission and uploaded online. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. Please review the Commission ROPs to ensure that you meet the submission requirements. The ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

All compliant submissions may be accessed as follows:

- **“Initial Submissions”**: Compliant submissions received no later than by end of day Monday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report, will be appended at the end of the Staff Report. The Staff Report is linked to the case number on the specific meeting agenda.
- **“Secondary Submissions”**: Submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.
- **“Day of Hearing Submissions”**: Submissions after the Secondary Submission deadline up to and including the day of the Commission meeting will be uploaded to this file within two business days after the Commission meeting.

Material which does not comply with the submission rules is not distributed to the Commission.

ENABLE BOOKMARS ONLINE:

**If you are using Explorer, you need will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.

SECONDARY SUBMISSIONS

July 21, 2018

City Planning Commission
City of Los Angeles
200 N Spring St, Room 532
Los Angeles, CA 90012

City Planning Commissioners,

We are writing to you to in support of several projects on this week's Regular Meeting Agenda.

- Item 6, cases DIR-2017-1735-TOC-SPR-CDO-1A & ENV-2017-17361-CE: we urge you to reject the appeal of the Planning Director's determination to find the project Categorically Exempt from CEQA, approved the Transit Oriented Communities Incentive Program Review, approve the Site Plan Review, and approve the Community Design Overlay Plan. This project will provide 87 new housing units, including 8 dedicated Extremely Low Income units.

This project is directly served by several bus routes (Metro Bus Routes 102 & 115, Big Blue Bus Route 3, Culver City Bus Route 6, & LADOT Commuter Express Route 574). It provides good access to employment at LAX and Playa Vista, and many desirable neighborhood amenities are in easy walking distance. It will replace auto-oriented uses with mixed-use development, making the neighborhood more pedestrian friendly.

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- Item 7, cases CPC-2016-2383-GPA-VZC-DB-SPR & ENV-2015-3567-MND: we urge you to grant the General Plan Amendment from Low Residential to Low Medium II; grant the Vesting Zone Change from R1-1-CUGU to RD1.5-1-CUGU; approve the Density Bonus Incentives for 5' front yard in lieu of 15', 10' rear yard in lieu of 15', and 52' height in lieu of 45'; approve the Site Plan Review; and adopt the Mitigated Negative Declaration for the project. This project will provide 163 new housing units, including 4 dedicated Very Low Income units.

This project is just steps from Metro bus service (Routes 152/353 and 224 on Lankershim Blvd, Route 169 on Saticoy St). In addition, some desirable neighborhood amenities like retail and restaurants are in easy walking and cycling distance. It is encouraging to see project proposing mix of housing types (small lot houses and apartments), and this is another example of a project doing what we say we want developers to do by using the density bonus program to provide affordable housing.

Combined, these projects will create 250 units of housing, including 12 dedicated affordable units. We urge you to approve these projects.

Best Regards,

The Abundant Housing LA Steering Committee:



Matt Dixon
620 W Wilson Ave, Unit H
Glendale 91203



Mark Vallianatos
3591 Canada St
Los Angeles 90065



Brent Gaisford
Downtown LA resident, CD 14
Los Angeles 90013



Leonora Yetter
1013 16th St, Unit 102
Santa Monica 90403



Mark Edwards
1174 N Curson Ave, #8
West Hollywood 90046

Gabe Rose



Chelsea Byers



Benton Heimsath



Planning CPC <cpc@lacity.org>

Support for projects in Culver City and the Valley, cases DIR-2017-1735-TOC-SPR-CDO-1A & ENV-2017-17361-CE, CPC-2016-2383-GPA-VZC-DB-SPR & ENV-2015-3567-MND

1 message

Daniel Schreiner <dan000419@everyactioncustom.com>

Mon, Jul 23, 2018 at 7:05 PM

Reply-To: dan000419@aol.com

To: cpc@lacity.org

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Personally sent by Daniel Schreiner using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Daniel Schreiner
Los Angeles, CA 90027
dan000419@aol.com



Planning CPC <cpc@lacity.org>

Support for projects in Culver City and the Valley, cases DIR-2017-1735-TOC-SPR-CDO-1A & ENV-2017-17361-CE, CPC-2016-2383-GPA-VZC-DB-SPR & ENV-2015-3567-MND

1 message

Jamison Bradley <jsbradley523@everyactioncustom.com>
Reply-To: jsbradley523@gmail.com
To: cpc@lacity.org

Mon, Jul 23, 2018 at 9:09 PM

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Personally sent by Jamison Bradley using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Jamison Bradley
Los Angeles, CA 90034
jsbradley523@gmail.com



Planning CPC <cpc@lacity.org>

Support for projects in Culver City and the Valley, cases DIR-2017-1735-TOC-SPR-CDO-1A & ENV-2017-17361-CE, CPC-2016-2383-GPA-VZC-DB-SPR & ENV-2015-3567-MND

1 message

Zennon Ulyate-Crow <zennonuc@everyactioncustom.com>

Mon, Jul 23, 2018 at 7:03 PM

Reply-To: zennonuc@gmail.com

To: cpc@lacity.org

Dear City Planning Commission,

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Personally sent by Zennon Ulyate-Crow using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Zennon Ulyate-Crow
Topanga, CA 90290
zennonuc@gmail.com



Planning CPC <cpc@lacity.org>

Support for projects in Culver City and the Valley, cases DIR-2017-1735-TOC-SPR-CDO-1A & ENV-2017-17361-CE, CPC-2016-2383-GPA-VZC-DB-SPR & ENV-2015-3567-MND

1 message

Arjun Kolachalam <akolachalam@everyactioncustom.com>

Mon, Jul 23, 2018 at 8:37 PM

Reply-To: akolachalam@gmail.com

To: cpc@lacity.org

Dear City Planning Commission,

I am writing to you to in support of several projects on this week's Regular Meeting Agenda.

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Personally sent by Arjun Kolachalam using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Arjun Kolachalam
West Hollywood, CA 90048
akolachalam@gmail.com



Planning CPC <cpc@lacity.org>

Support for projects in Culver City and the Valley, cases DIR-2017-1735-TOC-SPR-CDO-1A & ENV-2017-17361-CE, CPC-2016-2383-GPA-VZC-DB-SPR & ENV-2015-3567-MND

1 message

Andy Freeland <andy@everyactioncustom.com>

Mon, Jul 23, 2018 at 11:32 PM

Reply-To: andy@andyfreeland.net

To: cpc@lacity.org

Dear City Planning Commission,

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Personally sent by Andy Freeland using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Andy Freeland
Los Angeles, CA 90015
andy@andyfreeland.net



Planning CPC <cpc@lacity.org>

Support for projects in Culver City and the Valley, cases DIR-2017-1735-TOC-SPR-CDO-1A & ENV-2017-17361-CE, CPC-2016-2383-GPA-VZC-DB-SPR & ENV-2015-3567-MND

1 message

Ariel Simons <levisimons@everyactioncustom.com>

Mon, Jul 23, 2018 at 8:37 PM

Reply-To: levisimons@gmail.com

To: cpc@lacity.org

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Personally sent by Ariel Simons using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Ariel Simons
Los Angeles, CA 90020
levisimons@gmail.com



Planning CPC <cpc@lacity.org>

Support for projects in Culver City and the Valley, cases DIR-2017-1735-TOC-SPR-CDO-1A & ENV-2017-17361-CE, CPC-2016-2383-GPA-VZC-DB-SPR & ENV-2015-3567-MND

1 message

Allison Wong <purple.hippopotami@everyactioncustom.com>
Reply-To: purple.hippopotami@gmail.com
To: cpc@lacity.org

Tue, Jul 24, 2018 at 6:52 AM

Dear City Planning Commission,

I am writing to you to in support of several projects on this week's Regular Meeting Agenda.

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Personally sent by Allison Wong using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Allison Wong
Los Angeles, CA 90015
purple.hippopotami@gmail.com



Planning CPC <cpc@lacity.org>

Support for projects in Culver City and the Valley, cases DIR-2017-1735-TOC-SPR-CDO-1A & ENV-2017-17361-CE, CPC-2016-2383-GPA-VZC-DB-SPR & ENV-2015-3567-MND

1 message

Babak Mozaffari <bm@everyactioncustom.com>

Mon, Jul 23, 2018 at 9:09 PM

Reply-To: bm@contactbm.com

To: cpc@lacity.org

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Personally sent by Babak Mozaffari using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Babak Mozaffari
Santa Monica, CA 90401
bm@contactbm.com



Planning CPC <cpc@lacity.org>

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1 message

Benjamin Steele <bcsteele1@everyactioncustom.com>

Mon, Jul 23, 2018 at 9:11 PM

Reply-To: bcsteele1@gmail.com

To: cpc@lacity.org

Dear City Planning Commission,

I am writing to you to in support of several projects on this week's Regular Meeting Agenda. I live in the Westchester/Playa del Rey Neighborhood Council area and personally testified in person at NCWPDR meetings in support of the development discussed in Item 6, which replaces a run-down, chain-linked-off empty building with exactly the housing Councilmember Bonin has continually pushed for for years on that specific, highly transit-accessible lot. In further detail:

-Item 6, cases DIR-2017-1735-TOC-SPR-CDO-1A & ENV-2017-17361-CE: I urge you to reject the appeal of the Planning Director's determination to find the project Categorically Exempt from CEQA, approved the Transit Oriented Communities Incentive Program Review, approve the Site Plan Review, and approve the Community Design Overlay Plan. This project will provide 87 new housing units, including 8 dedicated Extremely Low Income units.

This project is directly served by several bus routes (Metro Bus Routes 102 & 115, Big Blue Bus Route 3, Culver City Bus Route 6, & LADOT Commuter Express Route 574). It provides good access to employment at LAX and Playa Vista, and many desirable neighborhood amenities are in easy walking distance. It will replace auto-oriented uses with mixed-use development, making the neighborhood more pedestrian friendly.

Most of all, this project is providing affordable housing under the Transit Oriented Communities incentive program, which was passed by voters in Los Angeles with nearly 2/3 support. This project is doing exactly what the city and voters say they want developers to do, providing mixed-use development with affordable units. Please do not let a few NIMBY voices block housing that a large majority of people in LA, as well as leaders in the neighborhood, understand that we need.

- Item 7, cases CPC-2016-2383-GPA-VZC-DB-SPR & ENV-2015-3567-MND: I urge you to grant the General Plan Amendment from Low Residential to Low Medium II; grant the Vesting Zone Change from R1-1-CUGU to RD1.5-1-CUGU; approve the Density Bonus Incentives for 5' front yard in lieu of 15', 10' rear yard in lieu of 15', and 52' height in lieu of 45'; approve the Site Plan Review; and adopt the Mitigated Negative Declaration for the project. This project will provide 163 new housing units, including 4 dedicated Very Low Income units.

This project is just steps from Metro bus service (Routes 152/353 and 224 on Lankershim Blvd, Route 169 on Saticoy St). In addition, some desirable neighborhood amenities like retail and restaurants are in easy walking and cycling distance. It is encouraging to see project proposing mix of housing types (small lot houses and apartments), and this is another example of a project doing what we say we want developers to do by using the density bonus program to provide affordable housing.

Combined, these projects will create 250 units of housing, including 12 dedicated affordable units. I urge you to approve these projects.

Personally sent by Benjamin Steele using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Benjamin Steele
Playa Del Rey, CA 90293
bcsteele1@gmail.com



Planning CPC <cpc@lacity.org>

Support for projects in Culver City and the Valley, cases DIR-2017-1735-TOC-SPR-CDO-1A & ENV-2017-17361-CE, CPC-2016-2383-GPA-VZC-DB-SPR & ENV-2015-3567-MND

1 message

Liz Barillas <trunkschan90@everyactioncustom.com>

Mon, Jul 23, 2018 at 8:21 PM

Reply-To: trunkschan90@yahoo.com

To: cpc@lacity.org

Dear City Planning Commission,

I am writing to you to in support of several projects on this week's Regular Meeting Agenda.

-Item 6, cases DIR-2017-1735-TOC-SPR-CDO-1A & ENV-2017-17361-CE: I urge you to reject the appeal of the Planning Director's determination to find the project Categorically Exempt from CEQA, approved the Transit Oriented Communities Incentive Program Review, approve the Site Plan Review, and approve the Community Design Overlay Plan. This project will provide 87 new housing units, including 8 dedicated Extremely Low Income units.

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Personally sent by Liz Barillas using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Liz Barillas
Glendale, CA 91201
trunkschan90@yahoo.com



Planning CPC <cpc@lacity.org>

Support for projects in Culver City and the Valley, cases DIR-2017-1735-TOC-SPR-CDO-1A & ENV-2017-17361-CE, CPC-2016-2383-GPA-VZC-DB-SPR & ENV-2015-3567-MND

1 message

David Barboza <dejaybe@everyactioncustom.com>

Mon, Jul 23, 2018 at 7:51 PM

Reply-To: dejaybe@gmail.com

To: cpc@lacity.org

Dear City Planning Commission,

I am writing to you to in support of several projects on this week's Regular Meeting Agenda.

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Personally sent by David Barboza using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
David Barboza
Whittier, CA 90602
dejaybe@gmail.com



Planning CPC <cpc@lacity.org>

Support for projects in Culver City and the Valley, cases DIR-2017-1735-TOC-SPR-CDO-1A & ENV-2017-17361-CE, CPC-2016-2383-GPA-VZC-DB-SPR & ENV-2015-3567-MND

1 message

Gary Benjamin <gary.ray.benjamin@everyactioncustom.com>
Reply-To: gary.ray.benjamin@gmail.com
To: cpc@lacity.org

Mon, Jul 23, 2018 at 9:02 PM

Dear City Planning Commission,

I am writing to you to in support of several projects on this week's Regular Meeting Agenda.

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Personally sent by Gary Benjamin using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Gary Benjamin
Los Angeles, CA 90026
gary.ray.benjamin@gmail.com



Planning CPC <cpc@lacity.org>

Support for projects in Culver City and the Valley, cases DIR-2017-1735-TOC-SPR-CDO-1A & ENV-2017-17361-CE, CPC-2016-2383-GPA-VZC-DB-SPR & ENV-2015-3567-MND

1 message

GREGORY DINA <gregdina@everyactioncustom.com>

Mon, Jul 23, 2018 at 11:12 PM

Reply-To: gregdina@gmail.com

To: cpc@lacity.org

Dear City Planning Commission,

I am writing to you to in support of several projects on this week's Regular Meeting Agenda.

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Personally sent by GREGORY DINA using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
GREGORY DINA
Los Angeles, CA 90045
gregdina@gmail.com



Support for projects in Culver City and the Valley, cases DIR-2017-1735-TOC-SPR-CDO-1A & ENV-2017-17361-CE, CPC-2016-2383-GPA-VZC-DB-SPR & ENV-2015-3567-MND

1 message

Harry Sherman <hsherman2@everyactioncustom.com>

Mon, Jul 23, 2018 at 7:27 PM

Reply-To: hsherman2@sbcglobal.net

To: cpc@lacity.org

Dear City Planning Commission,

I am writing to you to in support of several projects on this week's Regular Meeting Agenda.

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Personally sent by Harry Sherman using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Harry Sherman
Woodland Hills, CA 91364
hsherman2@sbcglobal.net



Planning CPC <cpc@lacity.org>

Support for projects in Culver City and the Valley, cases DIR-2017-1735-TOC-SPR-CDO-1A & ENV-2017-17361-CE, CPC-2016-2383-GPA-VZC-DB-SPR & ENV-2015-3567-MND

1 message

Joshua Blumenkopf <jblumenkopf@everyactioncustom.com>
Reply-To: jblumenkopf@gmail.com
To: cpc@lacity.org

Mon, Jul 23, 2018 at 7:18 PM

Dear City Planning Commission,

I am writing to you to in support of several projects on this week's Regular Meeting Agenda.

-Item 6, cases DIR-2017-1735-TOC-SPR-CDO-1A & ENV-2017-17361-CE: I urge you to reject the appeal of the Planning Director's determination to find the project Categorically Exempt from CEQA, approved the Transit Oriented Communities Incentive Program Review, approve the Site Plan Review, and approve the Community Design Overlay Plan. This project will provide 87 new housing units, including 8 dedicated Extremely Low Income units.

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Personally sent by Joshua Blumenkopf using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Joshua Blumenkopf
Pasadena, CA 91101
jblumenkopf@gmail.com



Planning CPC <cpc@lacity.org>

Support for projects in Culver City and the Valley, cases DIR-2017-1735-TOC-SPR-CDO-1A & ENV-2017-17361-CE, CPC-2016-2383-GPA-VZC-DB-SPR & ENV-2015-3567-MND1 message

Jon Dearing <jondearing@everyactioncustom.com>

Tue, Jul 24, 2018 at 7:47 AM

Reply-To: jondearing@gmail.com

To: cpc@lacity.org

Dear City Planning Commission,

I am writing to you to in support of several projects on this week's Regular Meeting Agenda.

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Personally sent by Jon Dearing using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Jon Dearing
Hawthorne, CA 90250
jondearing@gmail.com



Planning CPC <cpc@lacity.org>

Support for projects in Culver City and the Valley, cases DIR-2017-1735-TOC-SPR-CDO-1A & ENV-2017-17361-CE, CPC-2016-2383-GPA-VZC-DB-SPR & ENV-2015-3567-MND

1 message

Krystof Litomisky <krystof.litomisky@everyactioncustom.com>

Mon, Jul 23, 2018 at 7:12 PM

Reply-To: krystof.litomisky@gmail.com

To: cpc@lacity.org

Dear City Planning Commission,

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Personally sent by Krystof Litomisky using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Krystof Litomisky
La Crescenta, CA 91214
krystof.litomisky@gmail.com



Planning CPC <cpc@lacity.org>

Support for projects in Culver City and the Valley, cases DIR-2017-1735-TOC-SPR-CDO-1A & ENV-2017-17361-CE, CPC-2016-2383-GPA-VZC-DB-SPR & ENV-2015-3567-MND

1 message

Matt Stauffer <stauffermt@everyactioncustom.com>

Mon, Jul 23, 2018 at 8:27 PM

Reply-To: stauffermt@gmail.com

To: cpc@lacity.org

Dear City Planning Commission,

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Personally sent by Matt Stauffer using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Matt Stauffer
Los Angeles, CA 90006
stauffermt@gmail.com



Planning CPC <cpc@lacity.org>

Support for projects in Culver City and the Valley, cases DIR-2017-1735-TOC-SPR-CDO-1A & ENV-2017-17361-CE, CPC-2016-2383-GPA-VZC-DB-SPR & ENV-2015-3567-MND

1 message

Ms. McCormick <homelessgrouch007@everyactioncustom.com>
Reply-To: homelessgrouch007@gmail.com
To: cpc@lacity.org

Mon, Jul 23, 2018 at 8:00 PM

Dear City Planning Commission,

I am writing to you to in support of several projects on this week's Regular Meeting Agenda.

-Item 6, cases DIR-2017-1735-TOC-SPR-CDO-1A & ENV-2017-17361-CE: I urge you to reject the appeal of the Planning Director's determination to find the project Categorically Exempt from CEQA, approved the Transit Oriented Communities Incentive Program Review, approve the Site Plan Review, and approve the Community Design Overlay Plan. This project will provide 87 new housing units, including 8 dedicated Extremely Low Income units.

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Combined, these projects will create 250 units of housing, including 12 dedicated affordable units. I urge you to approve these projects.

Personally sent by Ms. McCormick using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Ms. McCormick
Graham, WA 98338
homelessgrouch007@gmail.com



Planning CPC <cpc@lacity.org>

Support for projects in Culver City and the Valley, cases DIR-2017-1735-TOC-SPR-CDO-1A & ENV-2017-17361-CE, CPC-2016-2383-GPA-VZC-DB-SPR & ENV-2015-3567-MND

1 message

Prabhu Reddy <prabhu.r.reddy@everyactioncustom.com>

Mon, Jul 23, 2018 at 7:49 PM

Reply-To: prabhu.r.reddy@gmail.com

To: cpc@lacity.org

Dear City Planning Commission,

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Personally sent by Prabhu Reddy using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Prabhu Reddy
Long Beach, CA 90803
prabhu.r.reddy@gmail.com



Planning CPC <cpc@lacity.org>

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1 message

Rafael Sands <rafaelsands@everyactioncustom.com>

Mon, Jul 23, 2018 at 9:24 PM

Reply-To: rafaelsands@gmail.com

To: cpc@lacity.org

Dear City Planning Commission,

I am writing to you to in support of several projects on this week's Regular Meeting Agenda.

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Personally sent by Rafael Sands using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Rafael Sands
Los Angeles, CA 90024
rafaelsands@gmail.com



Planning CPC <cpc@lacity.org>

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1 message

Rayla Heide <rayla.heide@everyactioncustom.com>

Mon, Jul 23, 2018 at 10:19 PM

Reply-To: rayla.heide@gmail.com

To: cpc@lacity.org

Dear City Planning Commission,

I am writing to you to in support of several projects on this week's Regular Meeting Agenda.

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Personally sent by Rayla Heide using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Rayla Heide
Venice, CA 90291
rayla.heide@gmail.com



Planning CPC <cpc@lacity.org>

Support for projects in Culver City and the Valley, cases DIR-2017-1735-TOC-SPR-CDO-1A & ENV-2017-17361-CE, CPC-2016-2383-GPA-VZC-DB-SPR & ENV-2015-3567-MND

3 messages

Stanley Johnson <stjohnso@everyactioncustom.com>

Tue, Jul 24, 2018 at 7:11 AM

Reply-To: stjohnso@aerotek.com

To: cpc@lacity.org

Dear City Planning Commission,

I am writing to you to in support of several projects on this week's Regular Meeting Agenda.

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Personally sent by Stanley Johnson using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Stanley Johnson
Los Angeles, CA 90016
stjohnso@aerotek.com

Stanley Johnson <stjohnso@everyactioncustom.com>

Tue, Jul 24, 2018 at 7:11 AM

Reply-To: stjohnso@aerotek.com

To: cpc@lacity.org

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Sincerely,
Stanley Johnson
Los Angeles, CA 90016
stjohnso@aerotek.com

Stanley Johnson <stjohnso@everyactioncustom.com>

Tue, Jul 24, 2018 at 7:12 AM

Reply-To: stjohnso@aerotek.com

To: cpc@lacity.org

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Personally sent by Stanley Johnson using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Stanley Johnson
Los Angeles, CA 90016
stjohnso@aerotek.com



Planning CPC <cpc@lacity.org>

Support for projects in Culver City and the Valley, cases DIR-2017-1735-TOC-SPR-CDO-1A & ENV-2017-17361-CE, CPC-2016-2383-GPA-VZC-DB-SPR & ENV-2015-3567-MND

1 message

Sean Youssefi <sean.youssefi@everyactioncustom.com>

Tue, Jul 24, 2018 at 7:41 AM

Reply-To: sean.youssefi@gmail.com

To: cpc@lacity.org

Dear City Planning Commission,

I am writing to you to in support of several projects on this week's Regular Meeting Agenda.

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Personally sent by Sean Youssefi using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Sean Youssefi
Santa Monica, CA 90404
sean.youssefi@gmail.com



Planning CPC <cpc@lacity.org>

Support for projects in Culver City and the Valley, cases DIR-2017-1735-TOC-SPR-CDO-1A & ENV-2017-17361-CE, CPC-2016-2383-GPA-VZC-DB-SPR & ENV-2015-3567-MND

1 message

Tami Kagan-Abrams <tami@everyactioncustom.com>

Mon, Jul 23, 2018 at 7:46 PM

Reply-To: tami@abramsgroup.org

To: cpc@lacity.org

Dear City Planning Commission,

I am writing to you to in support of several projects on this week's Regular Meeting Agenda.

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Personally sent by Tami Kagan-Abrams using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Tami Kagan-Abrams
Los Angeles, CA 90046
tami@abramsgroup.org



Attn: James K. Williams

1 message

Jan Lauritzen <janicelauritzen@yahoo.com>
Reply-To: Jan Lauritzen <janicelauritzen@yahoo.com>
To: "cpc@lacity.org" <cpc@lacity.org>

Tue, Jul 24, 2018 at 12:31 AM

July 23, 2018

City Planning Commission

Attn: James K. Williams

200 N Spring Street, Rm 532

Los Angeles, CA 90012

cpc@lacity.org 213-978-1300

RE: Appeal for a building permit for a Ground Mounted Solar Facility

Case No: DIR-2016-1803-BSA-1A

Project Site: [11001 North Farralone Ave, Chatsworth, CA 91311](#)

Dear City Planning Commission,

We share a property line with [11001 N Farralone Ave](#) in Chatsworth and we are opposed to the building of a Ground Mounted Solar Facility. Our reasons for opposition are as follows:

1. Access

N Farralone Ave is a private dirt road with several horse ranches and also used by many walkers. The area is zoned A2-1 Agricultural/Residential with a K (Equestrian) overlay. Those who live here want the rural atmosphere to continue. A commercial solar establishment is totally contrary to this zoning. There is no public access to this property and the only egress would be over easements.

2. Aesthetics

The front of our property, 11000, borders the 11001 property. Our entire entrance and Westerly views will be destroyed by this complex consisting of 3,600 solar PV modules mounted 8 feet in the air. This is rural residential property, and is not zoned for this type of commercial development.

3. Not Level

The property is listed as a level, irregularly-shaped 6.3 acres which is stated to have a project occupying 4.68 acres. This property does NOT have 4.68 level acres. Much of the land is elevated, including a large rocky hill at

one end and a natural creek at the other side of the property. Even if they demolish all structures, much of the level area is still covered by mature oaks.

See Attached Image

4. Mature Oaks

This property has a large number of mature California Oak trees. How are these going to be cared for as they are protected by law and can be killed by disruption of the area around their roots.

See Attached Image

5. Security

This area is very rural and the property borders the railroad track. We are very concerned about the security of a facility such as this. Will there be a security officer stationed 24/7 on the property? In the past decade, squatters have frequently established camps along the tracks and their campfires have gotten out of control. We see the establishment of a massive array of solar panels as providing an inviting sheltered area for squatting out of sight of any helicopter flying over.

6. Fire Preparedness

Also related to safety and fire danger is the fact that at no time in the past four years has the property been brought up to brush clearance required by the fire department making it a danger to the neighboring properties. Adding an electrical collecting facility to a property that is rarely maintained is a cause for concern.

7. Wildlife

Not only is the area zoned residential/agricultural/equestrian but there is a tremendous amount of wildlife here. Species include: bobcats, rabbits, and an occasional mountain lion as well as numerous species of birds including California Quail, Red-tailed, Red-shouldered, and Cooper's Hawks, Great Horned and other owls, Black Phoebe, and Hooded Orioles. These habitats will be disrupted by this solar development.

The rural property is not generally level as represented in the claim and much of the rest of the property is covered in California Oak trees. Some of the larger Oak trees are highlighted in red on the attached image.

Our entire view to the West will be of 3,600 8 foot tall solar elements instead of trees, hills, and other aspects of nature.

Sincerely,

Eric and Janice Lauritzen

11000 N Farralone Ave, Chatsworth, CA 91311

janicelauritzen@yahoo.com

818-341-4506

Please note that this letter was sent to James K. Williams via email at cpc@lacity.org



Lauritzen letter attachment 11001.jpg

207K

July 17, 2018

City Planning Commission
Attn: James K. Williams
200 N. Spring St., Room 532
Los Angeles, CA 90012
cpc@lacity.org
213-978-1300

RE: Appeal for a building permit for a Ground Mounted Solar Facility
Case No: DIR-2016-1803-BSA-1A
Project Site: 11001 North Farralone Ave. Chatsworth

Dear City Planning Commission,

This letter is to inform you that I am opposed to the building of a Ground Mounted Solar Facility at 11001 North Farralone Ave in Chatsworth. My reasons are as follows:

1. The Project site is in the scenic foothills of Chatsworth, visible from Amtrack and Surfliner passenger trains, the Santa Susana Pass Rd, and the 118 Freeway. The area is one of the most majestic and photographed sites in all of California, and was the backdrop for hundreds of movies and television episodes; filming continues to this day in the area. A ground mounted solar facility would be a blight to the area, turning an area of natural beauty into an industrial waste.
2. The Project site is in one of the last remaining mixed rural, residential and equestrian areas in Los Angeles. North Farralone Ave is one of the few remaining private dirt roads in Chatsworth, further adding to its ambiance. Equestrians and hikers traverse the area, enjoying its uncluttered rural beauty. And the area is populated with rabbits, quail, hawks, bobcats, and an occasional mountain lion. Let's not allow equestrian/residential properties to be converted to industrial areas.

Regards,



Ray Vincent
11071 Old Santa Susana Pass Rd, Chatsworth, CA 91311

rhvincent1@gmail.com
818-620-7201

Please note that this letter was sent to James K. Williams via email at cpc@lacity.org

July 20, 2018

City Planning Commission
James K. Williams
200 North Spring Street, Room 532
Los Angeles , CA 91401

Case No.DIR-2016-2803-BSA-1A
Site: 11001 North Farralone Avenue

To: Department of City Planning,

I am against this proposed zoning change for the following reasons:

- This small area is zoned residential and should stay this way.
- Farralone dead ends at the subject property because of a creek, RR tracks, mountains and a mountain road.
- The only way in or out is past our houses.
- Farralone is a private dirt road.
- Farralone is not maintained by any sort of homeowners group.
- Farralone is not maintained by the City of Los Angeles and would not do well with a commercial operation.
- Commercial zoning is not appropriate for this secluded area.

I have lived at the address below for almost 55 years now and am very familiar with this area in Chatsworth.

Please do not approve this facility.

CHARLENE T. VINCENT
10900 FARRALONE AVENUE
CHATSWORTH, CA 91311
(818) 709-0756
charlievin@aol.com



11801, 11805 and 11819 Kagel Canyon St., Lake View Terrace, CA 91342 DIR-2016-1807-BSA-1A

1 message

Vanessa May <may.vanessa.d@gmail.com>

Sat, Jul 21, 2018 at 9:03 PM

To: CPC@lacity.org

Cc: Kevin Davis <president@ftdnc.org>, Eli Wells <epco.33@verizon.net>, Garden Club Chair Taybren <taybren66@gmail.com>, Kurt Krueger <successsystemsinternational@gmail.com>, Gina Cruz <ginakeilcruz@yahoo.com>, lloydenergy@aol.com, Harvey Wasserman <solartopia@gmail.com>

Good day James,

As a resident of Lake View Terrace, I concur wholeheartedly and fully support the Director of Planning's decision to **DENY** an appeal alleging that the Los Angeles Department of Building and Safety erred and abused its discretion by not issuing a building permit for a proposed ground based solar electrical energy generating facility (application for Building Permit No. 14020-20000-02850) in the A2-1 Zone until ECOS Energy LLC et al obtains approval of a site specific Conditional Use Permit required pursuant to LAMC §12.24 U.7.

In fact, I believe the efforts of ECOS Energy LLC et al would be better served if they discarded their ground mounted solar electrical energy generating facility plans and instead looked into less intrusive viable alternatives. Two less intrusive viable alternatives readily available to them are BlockChain rooftop solar and Parking Lot Solar Cell Shade Panels and Storm Water Reclamation electrical energy generation.

There are five (5) apartment complexes near the 11801, 11805 and 11819 Kagel Canyon Street site. These five apartment complexes could all be involved in an LA DWP and/or ECOS Energy BlockChain rooftop solar energy generation type collaboration (please see <http://flip.it/Jd3fV>).

Also across the street from the Kagel Canyon Street site, are municipal parking lots in the Hansen Dam Aquatic Center and Discovery Cube areas. These parking lots can be outfitted with Parking Lot Solar Cell Shade Panels and Storm Water Reclamation Units (please see the attached documentation).

If these two viable alternatives were pursued and completed, they would help Los Angeles meet its goal of reaching 50% green energy generation by 2025. There is no good and justifiable reason why ECOS Energy LLC et al should continue its intrusive, unsightly, futile and wasteful pursuit of placing ground based solar electrical energy generating facilities in residential communities when viable alternatives such as those mentioned above exist.

Therefore, even if ECOS Energy LLC et al seek a Conditional Use Permit for the ground based solar electrical energy generating facility for the 11801, 11805 and [11819 Kagel Canyon Street](#) location, they should be denied because this essential and beneficial service to the community and city can be performed in the aforementioned less intrusive and more viable ways.

Lastly:

1. The project will **NOT** enhance the built environment in the surrounding neighborhood.

2. The project's location, size, height, operations and other significant features will **NOT** be compatible with and **WILL** adversely affect and **WILL** degrade adjacent properties, the surrounding neighborhood and the public health, welfare, and safety.
3. The project **DOES NOT** substantially conform with the purpose, intent and provisions of the General Plan, the applicable community plan, or any applicable specific plan.

Best regards,

Vanessa May



shade solar panels.jpg
48K



James Williams <james.k.williams@lacity.org>

Support of the proposed development at 743 South Gramercy Drive

2 messages

Prabhu Reddy <prabhu.r.reddy@everyactioncustom.com>

Mon, Jul 16, 2018 at 5:42 PM

Reply-To: prabhu.r.reddy@gmail.com

To: cpc@lacity.org

Dear City Planning Commission,

I am writing to you to in support of the proposed residential development at 743 S Gramercy Dr, Item 8 on this week's Regular Meeting Agenda, cases DIR-2016-3615-DB-1A & ENV-2016-3616-CE.

I urge you to reject the appeal of the Planning Director's determination to approve the Density Bonus, with two On-Menu Incentives (20% decrease in northerly side yard and 35% increase in allowable FAR), and the Categorical Exemption from CEQA.

This project is located in an R4-1 zone, which is one of the highest density zones in LA, and a zone that is unfortunately in short supply. The project is also located in a Transit Priority Zone and is less than half a mile from the Wilshire/Western stop on the Metro Purple Line, where frequent Metro Bus service is also available (Routes 20 & 720 on Wilshire Blvd, Routes 207 & 757 on Western Ave). The project is close to employment centers on Wilshire Blvd with good transit access to employment in Hollywood and downtown LA. Many restaurants, shops, and other amenities are in easy walking and cycling distance.

This project will provide 22 new housing units, including 4 dedicated Low Income units, in a dense, walkable, mixed-use neighborhood. This project is compliant with zoning and is an example of development that is fulfilling the city's stated goals of increasing housing supply near transit, increasing the affordable housing stock, and doing so without the loss of any existing rent stabilized units. Again, I urge you to deny the appeal of the Density Bonus and Categorical Exemption for this project, and allow it to proceed.

Personally sent by Prabhu Reddy using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,
Prabhu Reddy
Long Beach, CA 90803
prabhu.r.reddy@gmail.com

Planning CPC <cpc@lacity.org>

Mon, Jul 16, 2018 at 6:03 PM

To: James Williams <james.k.williams@lacity.org>

Can you please let Mr. Reddy know that this case was heard last week? let him know what the Commission did.

thanks

[Quoted text hidden]



James Williams <james.k.williams@lacity.org>

Support of the proposed development at 743 South Gramercy Drive

1 message

Ryan Koyanagi <ryank.pf@everyactioncustom.com>

Tue, Jul 17, 2018 at 3:10 PM

Reply-To: ryank.pf@gmail.com

To: cpc@lacity.org

Dear City Planning Commission,

I am writing to you to in support of the proposed residential development at 743 S Gramercy Dr, Item 8 on this week's Regular Meeting Agenda, cases DIR-2016-3615-DB-1A & ENV-2016-3616-CE.

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Personally sent by Ryan Koyanagi using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization committed to advocating for more housing.

Sincerely,

Ryan Koyanagi

Pomona, CA 91766

ryank.pf@gmail.com



James Williams <james.k.williams@lacity.org>

Support for Accessory Dwelling Units

1 message

John Means <johnny.means1@everyactioncustom.com>

Wed, Jul 18, 2018 at 9:40 AM

Reply-To: johnny.means1@gmail.com

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to support Accessory Dwelling Units, which will help grow the number of homes in California in a form that is cost-effective and appropriate in many kinds of neighborhood environments.

As you well know, California is facing a severe housing shortage, which has created affordability issues not only for households with low incomes but also for moderate and middle-income households. We must pursue many efforts at the state, regional and local levels to grow our housing supply sustainably and efficiently. Creating more accessory dwelling units (ADUs) is one of those important efforts that will help make a dent in the housing shortage.

As you well know, these units provide many benefits:

- ADUs are typically less expensive to rent than other market-rate housing units
- ADUs less expensive to build than new construction housing units
- ADUs meet the needs of many kinds of households and families at different phases of life
- ADUs appropriately add density in many kinds of neighborhoods

Personally sent by John Means using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization dedicated to supporting more housing.

Sincerely,

John Means

Los Angeles, CA 90012

johnny.means1@gmail.com



James Williams <james.k.williams@lacity.org>

Support for Accessory Dwelling Units

1 message

Cheryl Doktorczyk <cdoktorczyk@everyactioncustom.com>

Wed, Jul 18, 2018 at 11:06 AM

Reply-To: cdoktorczyk@gmail.com

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to support Accessory Dwelling Units, which will help grow the number of homes in California in a form that is cost-effective and appropriate in many kinds of neighborhood environments.

As you well know, California is facing a severe housing shortage, which has created affordability issues not only for households with low incomes but also for moderate and middle-income households. We must pursue many efforts at the state, regional and local levels to grow our housing supply sustainably and efficiently. Creating more accessory dwelling units (ADUs) is one of those important efforts that will help make a dent in the housing shortage.

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Personally sent by Cheryl Doktorczyk using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization dedicated to supporting more housing.

Sincerely,

Cheryl Doktorczyk

San Pedro, CA 90731

cdoktorczyk@gmail.com



Planning CPC <cpc@lacity.org>

Support for Accessory Dwelling Units

1 message

Gary Benjamin <gary.ray.benjamin@everyactioncustom.com>

Mon, Jul 23, 2018 at 10:53 AM

Reply-To: gary.ray.benjamin@gmail.com

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to support Accessory Dwelling Units, which will help grow the number of homes in California in a form that is cost-effective and appropriate in many kinds of neighborhood environments.

As you well know, California is facing a severe housing shortage, which has created affordability issues not only for households with low incomes but also for moderate and middle-income households. We must pursue many efforts at the state, regional and local levels to grow our housing supply sustainably and efficiently. Creating more accessory dwelling units (ADUs) is one of those important efforts that will help make a dent in the housing shortage.

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Personally sent by Gary Benjamin using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization dedicated to supporting more housing.

Sincerely,

Gary Benjamin

Los Angeles, CA 90026

gary.ray.benjamin@gmail.com



Planning CPC <cpc@lacity.org>

Support for Accessory Dwelling Units

1 message

John Gregorchuk <jmggregorchuk@everyactioncustom.com>

Mon, Jul 23, 2018 at 3:19 PM

Reply-To: jmggregorchuk@gmail.com

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to support Accessory Dwelling Units, which will help grow the number of homes in California in a form that is cost-effective and appropriate in many kinds of neighborhood environments.

As you well know, California is facing a severe housing shortage, which has created affordability issues not only for households with low incomes but also for moderate and middle-income households. We must pursue many efforts at the state, regional and local levels to grow our housing supply sustainably and efficiently. Creating more accessory dwelling units (ADUs) is one of those important efforts that will help make a dent in the housing shortage.

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- ADUs meet the needs of many kinds of households and families at different phases of life
- ADUs appropriately add density in many kinds of neighborhoods

Personally sent by John Gregorchuk using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization dedicated to supporting more housing.

PS - I have personally built a 1200sqft ADU at my home. It has proved to be a tremendous blessing to me and my family as well as my tenants who live in the back. Small landlords are more understanding of tenant needs and tenants are more understanding of constraints facing small landlords. This brings real humans back into the equation and builds great relationships between tenants and landlords.

Sincerely,

John Gregorchuk

Los Angeles, CA 90018

jmggregorchuk@gmail.com



James Williams <james.k.williams@lacity.org>

Support for Accessory Dwelling Units

1 message

Marinos Paschaloudes <mpascal@everyactioncustom.com>

Mon, Jul 16, 2018 at 11:11 PM

Reply-To: mpascal@gmail.com

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I tried adding a room and a kitchen to my house in Glassell Park as a separate unit for my son and the cost estimate came to \$300K with requirements for soil reports etc.

Adding an ADU should be as easy as buying an IKEA kitchen.

One should be able to go to IKEA or Home Depot or similar and order a prefabricated small house with preapproved plans wiring, plumbing etc and have it delivered and installed at their property for \$20,000-\$50,000. No bureaucracy, no inspections except maybe for foundations on hillside properties.

ADUs are the solution to our housing shortage without massive apartment buildings.

ADUs provide income to regular families not big developers.

ADUs provide affordable housing to family members.

It's the city laws that make housing expensive by overprotecting us.

Sincerely,

Marinos Paschaloudes

Los Angeles, CA 90065

mpascal@gmail.com



James Williams <james.k.williams@lacity.org>

Support for Accessory Dwelling Units

1 message

Bryan Fernandez <bryanrf@everyactioncustom.com>

Mon, Jul 16, 2018 at 4:52 PM

Reply-To: bryanrf@migcom.com

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to support Accessory Dwelling Units, which will help grow the number of homes in California in a form that is cost-effective and appropriate in many kinds of neighborhood environments.

Reconsider the blanket ban on ADUs on hillsides and provide for an administrative manner to permit hillside ADUs on a parcel-by-parcel basis. Not all hillside lots are incapable of fitting in small-scale ADUs.

Personally sent by Bryan Fernandez using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization dedicated to supporting more housing.

Sincerely,

Bryan Fernandez

Los Angeles, CA 90046

bryanrf@migcom.com



James Williams <james.k.williams@lacity.org>

Support for Accessory Dwelling Units

1 message

Jenna Hornstock <jennahornstock@everyactioncustom.com>

Mon, Jul 16, 2018 at 2:35 PM

Reply-To: jennahornstock@gmail.com

To: cpc@lacity.org

Dear Los Angeles City Planning Commission,

I am writing to support Accessory Dwelling Units, which will help grow the number of homes in California in a form that is cost-effective and appropriate in many kinds of neighborhood environments.

I am a homeowner and a landlord in Los Angeles, and I built an ADU last year! I had a fully built out "downstairs" that was used by a room-mate who shared my kitchen and front door. When my room-mate moved out, I created a separate entrance and a kitchen in the downstairs and created a legal unit using the State's ADU ordinance. I live in a hillside and was able to do this conversion under the State law because I live near two bus stops. I urge you to continue allowing hillside residences served by transit to create ADUs. We do not have a parking problem in my neighborhood and my new tenant does not have a car! Do not take away this opportunity to create more housing. Under the proposed City of LA ADU Ordinance, I would not have been able to create this unit and I would not have continued the shared-living arrangement I had prior - that would have been one less unit in the City for no reason other than outdated fears about cars and parking. Its time to think differently about this City and housing people. The elderly and younger generation are less likely to drive - as are lower income families that can benefit from new Section 8 housing under the County's pilot program. Lets make sure we can create opportunities for new housing and embrace the kind of city we want for the future.

Personally sent by Jenna Hornstock using Abundant Housing LA's Advocacy Tool. Abundant Housing LA is an all-volunteer grassroots organization dedicated to supporting more housing.

Sincerely,

Jenna Hornstock

Los Angeles, CA 90039

jennahornstock@gmail.com

DAY OF HEARING SUBMISSIONS