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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.

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

SECONDARY SUBMISSIONS



Department of City Planning

City Hall, 200 N. Spring Street, Room 272, Los Angeles, CA 90012

March 8, 2022

TO: City Planning Commission

FROM: Laura Frazin Steele, City Planner

ADDITIONAL INFORMATION/TECHNICAL MODIFICATION/CORRECTION TO THE STAFF RECOMMENDATION REPORT FOR CASE NO. CPC-2017-4219-VCU-SPE-DRB-SPP-MSP; 16100-16180 W. MULHOLLAND DRIVE

The following technical modifications are to be incorporated into the staff recommendation report to be considered at the City Planning Commission meeting of March 10, 2022 related to Item No. 9 on the meeting agenda.

The following are the proposed revised Conditions of Approval:

Conditions of Approval, Entitlement Condition A.17:

17. Bureau of Engineering. The project shall comply with Bureau of Engineering requirements. However, in compliance with Section 7 of the Mulholland Scenic Parkway Specific Plan, no change or improvement may be made to the alignment or design of the paved portion of Mulholland Drive or the right-of-way, except for resurfacing and street and utility maintenance, without the prior approval of the City Council acting after receipt of the recommendation of the Director.

Add Condition of Approval, Entitlement Condition A.35

[ADDED] 35. Bureau of Street Lighting. No street lighting shall be approved as part of this action. Any street lighting shall be approved by the Director of Planning with a recommendation by the Mulholland Design Review Board in compliance with Section 7.D of the Mulholland Scenic Parkway Specific Plan.

The following Findings to the City Planning Commission determination dated March 10, 2022.

The following paragraph shall be added to Finding A.2:

[ADDED] All improvements to the Mulholland Drive right-of-way, including changes/improvements, and lighting, are subject to the regulations of the Mulholland Scenic Parkway Specific Plan, Section 7. Therefore, while the project is mitigated to be reviewed

by the Bureau of Engineering and Department of Transportation (MM TR-3, MM TR-7), any changes to the Mulholland right-of-way, including street lighting, are subject to further review and approval under the Specific Plan as conditioned herein.

ARMBRUSTER GOLDSMITH & DELVAC LLP

LAND USE ENTITLEMENTS □ LITIGATION □ MUNICIPAL ADVOCACY

TODD NELSON
DIRECT DIAL: (310) 254-9058

12100 WILSHIRE BOULEVARD, SUITE 1600
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WEB: www.AGD-LandUse.com

March 8, 2022

VIA E-MAIL

President Samantha Millman and Honorable Commissioners
Los Angeles City Planning Commission
200 N. Spring St., Room 272
Los Angeles, CA 90012

cpc@lacity.org

Re: March 10, 2022 CPC Meeting, Agenda Item 11
DIR-2020-3912-TOC-CCMP-VHCA-1A: Continuance Request

Dear President Millman and Honorable Commissioners:

I am writing on behalf of the applicant, Skya Highland Park Partners II, LLC ("Applicant"), in connection with the appeal of the above-referenced case, which the City Planning Commission ("CPC") is scheduled to consider at its meeting on March 10, 2022. The Applicant is currently participating in discussions with the appellant and other stakeholders regarding the concerns expressed in the appeal, and accordingly, is requesting a continuance of the CPC's consideration of the appeal to its meeting on April 28, 2022 to allow additional time for these discussions to proceed.

Thank you for your time and consideration. Since the appeal hearing has been agendized, I will attend and be available to repeat the request for a continuance at the CPC's March 10th meeting.

Sincerely,



Todd Nelson

cc: Jane Choi, Department of City Planning
Debbie Lawrence, Department of City Planning
Olga Ruano, Department of City Planning
Emma Howard, Council District 14



PROJECT CROSSINGS Development

Olga Lexell <olgalexell@soronc.org>

Sat, Mar 5, 2022 at 10:50 PM

To: paul.koretz@lacity.org, councilmember.ridley-thomas@lacity.org, Planning CPC <cpc@lacity.org>, jeff.anderson@culvercity.org, community@ccpmanager.com

To whom it may concern,

Upon review of the Project Crossings documentation and attendance at community meetings, the South Robertson Neighborhoods Council would like to express our thoughts on the development as well as welcome this development to the neighborhood.

Most importantly, Project Crossings will have a significant impact on housing within the surrounding neighborhood which falls into SORO boundaries. These areas hold significant amounts of rent-stabilized apartments, and the Council fears that Project Crossings will impact the area the same way that Sweetgreen HQ impacted its new location in Leimert Park; by driving up housing costs and incentivizing landlords to sell RSO units for re-development. We request more information on how Project Crossings, Los Angeles, and Culver City plan to soften this impact.

This project is less than 500 feet from a major Metro station, yet more than 1200 parking spots are being allocated to this office, and no plans have been announced to ensure employees of the new office utilize the Metro station. Employees working at this office are very likely to live in the surrounding areas and should be encouraged to bike, bus, or take the train to work. We simply don't have the bandwidth to safely introduce 1200 cars to the surrounding environment, which is currently optimized for cyclists, pedestrians, and public transit users. The building should include bicycle parking spots and it is the hope of the SORO NC that Apple will incentivize employees to use forms of transportation other than cars to get to work.

The plans also need improved pedestrian safety measures, such as additional crosswalks ie. on National, and at National & Washington. This area is notorious for traffic violence and any company moving here needs to do its part in improving the built environment to be as safe as possible for everyone. The drop-off station at National needs significant improvements in order to be safe for pedestrians and cyclists -- we request the project support protections to the existing bike lanes to make sure cyclist commuters are not impacted by this construction and potential deliveries once open. SORO NC strongly opposes any attempts to minimize sidewalks that already exist in this area. It is not clear from the drawings if the sidewalk or the median on Venice Blvd will remain the same size and with the same setback to be consistent with the neighboring Helms property.

Additionally, this project area is one that people go to in order to eat and shop. Project Crossings should heavily consider incorporating space for restaurants, retail, or upscale and specialty food amenities (ie. Joan's on Third or San Francisco's Falletti Foods) on the premises so that residents in the area receive new amenities that don't currently exist. Culver Studios agreed to such arrangements, and the new HBO office is built similarly with ground-floor restaurant space. We want to maintain an environment around our major Metro station that makes people want to spend time in the area even if they don't work there. The Venice Blvd side of the construction especially would benefit from more retail space. In exchange for the addition of retail, the NC would be open to supporting additional increases in height and density, or other bonuses.

The park included in the plans should be accessible to the public. We request as much accessible public green space as future employees will have, and would be willing to make other concessions in exchange for this. The new HBO office allows the public access to their parklet space, and Apple should consider the same. Any public areas for employees and members of the public would receive strong support from the SORO NC, as a goal of ours is to see more community-oriented spaces in the vicinity. It is also the request of the SORO NC that Project Crossings reports back on potential green architecture initiatives they may implement, such as community solar on the roof, stormwater capture, and as much greenscape as possible (rather than hardscape). As a company with an innovative reputation, Apple could get much neighborhood support by showcasing these types of designs. Above all, we want to know that Project Crossings will mesh with the local community -- long time residents, low income renters, families, Metro riders, and students at Hamilton High School. Any efforts to do so will go a long way to gain the NC's support for this project.

We hope to see Project Crossings at a future SORO NC general board meeting.

Sincerely,

3/7/22, 10:02 PM

City of Los Angeles Mail - PROJECT CROSSINGS Development

Olga Lexell
Land Use Chair
South Robertson Neighborhoods Council



Planning CPC <cpc@lacity.org>

CPC-2020-4217-CU-ZV-F

Avi Saada <avi.saada@gmail.com>
To: cpc@lacity.org
Cc: Office@ykla.org

Wed, Mar 2, 2022 at 7:44 PM

Re: City Planning Case Number CPC-2020-4217-CU-ZV-F

March 10, 2022- Item Number 10

12041-12053 Burbank Boulevard, 5617 Agnes Avenue, and 5616-5622 Laurel Canyon Boulevard

Dear President Millman,

I am writing in support of the Yeshiva Ketana School's request for a Conditional Use Permit, Zone Variance, and Zoning Administrator Determination to permit the operation of the Yeshiva Ketana school and the much-needed security fence to secure the campus. I live at [5619 Corteen Place](#) and have found the school to be a wonderful neighbor and asset to the community.

The Yeshiva Ketana School provides much-needed religious and cultural education and is of great benefit to the growing observant Jewish community in North Hollywood. School leadership has always been responsive to concerns when raised and continues to strive to be a good neighbor, going so far as to address community traffic concerns by purchasing the adjacent commercial property on Laurel Canyon Boulevard. Approving Case, CPC-2020-4217-CU-ZV-F will assure that the school is able to continue to provide the children in the neighborhood with a quality Jewish education.

The Yeshiva Ketana School is an indispensable part of the fabric of our community, and I am happy to support the request upon which you have been asked to act. Thank you for your time and consideration.

Sincerely,

Chaim Avraham Saada



Planning CPC <cpc@lacity.org>

Re: City Planning Case Number CPC-2020-4217-CU-ZV-F

Daisy Mikhnevich <daisymikhnevich@gmail.com>
To: cpc@lacity.org

Wed, Mar 2, 2022 at 7:20 PM

Dear President Millman,

I am writing in support of the Yeshiva Ketana School's request for a Conditional Use Permit, Zone Variance, and Zoning Administrator Determination to permit the operation of the Yeshiva Ketana school and the much needed security fence to secure the campus. I live close the the school and have found the school to be a wonderful neighbor and asset to the community.

The Yeshiva Ketana School provides much needed religious and cultural education and is of great benefit to the growing observant Jewish community in North Hollywood. School leadership has always been responsive to concerns when raised and continues to strive to be a good neighbor, going so far as to address community traffic concerns by purchasing the adjacent commercial property on Laurel Canyon Boulevard. Approving Case, CPC-2020-4217-CU-ZV-F will assure that the school is able to continue to provide the children in the neighborhood with a quality Jewish education.

The Yeshiva Ketana School is an indispensable part of the fabric of our community, and I am happy to support therequest upon which you have been asked to act. Thank you for your time and consideration.

Sincerely,
Daisy Mikhnevich

March 10, 2022- Item Number 10

12041-12053 Burbank Boulevard, 5617 Agnes Avenue, and 5616-5622 Laurel Canyon Boulevard



OFFICERS

Anthony Bethel
PRESIDENT

Cosmo Moore
VICE-PRESIDENT

Dan Stueve
SECRETARY

Andrea Schmitt
TREASURER

CITY OF LOS ANGELES
13654 VICTORY BLVD., #136
VALLEY GLEN, CALIFORNIA 91401
WWW.GVGC.US

Board Members

Anthony Bethel	Cosmo Moore
Alicia Bien	Rishab Nathan
Cindy Braun	Cindy Ortiz
September Forsyth	Tiffany Phelps
Michael Hjelmstad	Andrea Schmitt
Andrea Jones	Robin Shafer
Scott Krilloff	Tony Sipp
Daniel Lopez	Krista Sipp
Nadia Marina Thomas	Dan Stueve
Samuel May	

March 6, 2022

Ms. Esther Ahn, City Planner

Esther.Ahn@lacity.org
200 North Spring St. Room 763
Los Angeles, CA 90012

Re: Case # CPC-2020-4127-CU-ZV- Yeshiva Ketana School (the "Applicant")
ENV-2020-4128-CE

Permits a private school with grades K through 8 within existing structures located at 12041-12053 West Burbank Blvd. and 5617-5617½ Agnes Avenue, North Hollywood, CA. 91607 ("Property") with enrollment of 324 students.

Dear Ms. Ahn,

The Greater Valley Glen Council ("GVGC"), a certified neighborhood council, thanks you for the opportunity to consider the CUP and zoning variance requested by the Applicant.

It had come to our attention through continued communication with the neighboring stakeholders to the Yeshiva Ketana School that the School has made considerable improvements in mitigating the traffic issues previously caused by the School and experienced in the neighborhood. In subsequent communication with the School, it was confirmed that they had altered their pick up and drop off procedures with cooperation of a neighboring retail property, thereby improving the impact in the neighboring residential community. In light of this, the GVGC Board would now like to commend the Yeshiva Ketana School for its efforts and conditionally support its application for a CUP and/or variance, contingent upon the continued limitation of traffic from student families and staff of the School in the R1 zoned surrounding neighborhood.

This position is taken from a passed motion during our Board meeting on September 13, 2021. Though there remains some trepidation of increasing the student enrollment to 324, we did state in our letter on May 31, 2021 that we would be willing to reconsider our previous position. We still understand there is a need for this school, as indicated by the numbers of school parents and school employees who gave public comment in support of the expansion at our May 27 special board meeting and via email. Our position is still to put safety first.



Education has an important role in the long-range planning of the City of Los Angeles. GVGC has played a role in fostering managed growth of education in Greater Valley Glen. Our past Board actions have been generally supportive of growth of public and private education, including faith-based education. GVGC's analysis of the decision considers more than just an analysis of the success of the school. We consider other matters such as an analysis of traffic, parking and safety issues and how they impact or will impact the neighborhood. The maintenance of the quality of life and safety of our Greater Valley Glen resident stakeholders is also a key consideration in GVGC Board. We thank you for considering our letter in your analysis of this case and ask that you summarize it for the Planning Commission so that it may become part of their analysis of this case.

Respectfully,

A handwritten signature in black ink, appearing to read "Anthony Bethel".

Anthony Bethel
President, GVGC Board

A handwritten signature in blue ink, appearing to read "Dan Stueve".

Dan Stueve
Planning and Land Use Committee Chair

cc: Rabbi Aharon Rubenstein, Yeshiva Ketana
Sarah Golden, Rosenheim & Associates, Inc.
Karo Torossian, Chief of Staff and Planning Deputy for Paul Krekorian, Councilmember 2nd District
Jeff Camp, Field Deputy for Paul Krekorian, Councilmember 2nd District



CPC-2020-4217-CU-ZV-F

Jessica Yuz <yuz.jessica@gmail.com>
To: cpc@lacity.org

Sun, Mar 6, 2022 at 1:52 PM

March 6, 2022

Ms. Samantha Millman, President
Los Angeles City Planning Commission
200 N. Spring Street, Room 667
Los Angeles, CA 90012

-
TRANSMITTED VIA EMAIL: cpc@lacity.org

Re: City Planning Case Number CPC-2020-4217-CU-ZV-F
March 10, 2022- Item Number 10
12041-12053 Burbank Boulevard, 5617 Agnes Avenue, and 5616-5622 Laurel Canyon Boulevard

Dear President Millman,

I am writing in support of the Yeshiva Ketana School's request for a Conditional Use Permit, Zone Variance, and Zoning Administrator Determination to permit the operation of the Yeshiva Ketana school and the much needed security fence to secure the campus. I live 1.5 miles from the school and have found the school to be a wonderful neighbor and asset to the community.

The Yeshiva Ketana School provides much needed religious and cultural education and is of great benefit to the growing observant Jewish community in North Hollywood. School leadership has always been responsive to concerns when raised and continues to strive to be a good neighbor, going so far as to address community traffic concerns by purchasing the adjacent commercial property on Laurel Canyon Boulevard. Approving Case, CPC-2020-4217-CU-ZV-F will assure that the school is able to continue to provide the children in the neighborhood with a quality Jewish education.

The Yeshiva Ketana School is an indispensable part of the fabric of our community, and I am happy to support the request upon which you have been asked to act. Thank you for your time and consideration.

Sincerely,
Jessica Yuz

ROSENHEIM & ASSOCIATES, INC.

21600 OXNARD STREET • SUITE 630 • WOODLAND HILLS, CA 91367 • TEL 818-716-2689 • FAX 818-593-6184
WWW.RAA-INC.COM

March 7, 2022

Ms. Samantha Millman, President
Los Angeles City Planning Commission
200 N. Spring Street, Room 667
Los Angeles, CA 90012

TRANSMITTED VIA EMAIL: cpc@lacity.org

**Re: City Planning Case Number CPC-2020-4217-CU-ZV-F
Commission Meeting, March 10, 2022 - Item Number 10
12041-12053 Burbank Boulevard, 5617 Agnes Avenue, and 5616-5622 Laurel
Canyon Boulevard**

Dear President Millman and Commission Members,

On behalf of myself and our client the Yeshiva Ketana School, I would like to thank Los Angeles City Planning Staff for their excellent work on this Project. The Staff Report and recommended Conditions of Approval are very thorough, and we are very appreciative of their efforts. There are three Conditions of Approval to which we would request minor changes, enumerated below.

For your consideration, please see the suggested amendments, and where relevant, associated comments. Please note, where it is requested that text be deleted it will be shown as ~~striketrough~~ and where it is requested that text be added it will be shown as underlined:

1) Revise Condition 13.D.h as follows:

“The parking and student drop-off/pick-up operational requirements shall be included in the school policies. These school policies should be communicated to faculty, staff, students, and parents at the beginning of the school year and be reinforced throughout the school year and should include information on parking operations, campus access and circulation, and on-site and off-site student drop-off/pick-up operations. In addition, contact information including phone number and contact person will be posted on the school’s website ~~on signs on the school building~~ with notice of the appropriate person to contact regarding school related traffic and parking issues.”

Applicant Comments: This request for modification of the proposed condition will remove the requirement that contact information for a school employee be posted on the school building instead, requiring the information be provided on the school’s website. Our request will bring this Condition into conformance with the other Conditions of Approval, specifically, Conditions 13.D.f and 14.C, that require the

provision of contact information for the school be posted to the School's website. Sadly, as a Jewish school, Yeshiva Ketana School must be particularly vigilant of security concerns including limited signage identifying the School. We respectfully request Condition 13.D.h be modified, as set forth above.

2) Revise Condition 14.D as follows:

"The school shall provide the public with a 24-hour "hot line" telephone number that shall be attended by a live person during regular hours of operation and all school special events outside of regular hours. If a live person is not available to answer the telephone call, a voicemail system shall be established for members of the public to report any problems associated with the operation of the school. A live person shall respond to all voicemail messages within 24 hours of the call being placed. An email address to submit concerns shall also be established and made available to the public. A complaint log shall be kept aggregating all live person calls, voicemails, and emails, and shall include the complainant's name, date and time of complaint, phone number and/or email address, the nature of the complaint, the date and time of response to the complaint, and a description of how the issue was responded to or resolved. To the extent feasible, the school shall also keep a record of all voicemails and emails concerning issues with the school's operations. Record of all complaints must be maintained on the premises. Information on how the public can report concerns or complaints shall be posted online on the school's website, ~~and prominently at the school visible from the public right-of-way, for public reference at least 10 days prior to the beginning of each school year.~~ Such records shall be maintained for the period between Planning actions, including between the approval of the case herein and the next subsequent Plan Approval application and between each Plan Approval application. Notwithstanding anything to the contrary in this Condition, with respect to any complaint relating to traffic or parking issues, such complaint shall be promptly referred to the traffic ambassador, who shall respond within 24 hours after the applicable telephone call or voicemail message."

Applicant Comments: This request for revision will remove the requirement that information for reporting concerns or complaints be displayed on signage on the School and visible from the public right-of-way. As discussed above, the School has unique security concerns and providing school information on the exterior of the building is deemed a security risk. This revision will also bring this Condition into conformance with Conditions 13.D.f, and 14.C, which require that points of contact for the school be identified on the School's website. We respectfully request Condition 14.D be modified, as set forth above.

3) Revise Condition 15.C as follows:

"No amplified music or loud non-amplified music is permitted outside, except that amplified music shall be permitted, consistent with the requirements of Chapter XI of

the LAMC, for no more than 52 days of the year between the hours of 9:30am and 4:30pm.”

Applicant Comments: Music is an integral part of Jewish culture and learning. The Applicant requests the ability to play amplified music, during limited hours, 52 days of the year in order to facilitate the celebration of Jewish holidays with the student body.

Finally, for your reference we have attached the Letter of Support for the Yeshiva Ketana School, from the Greater Valley Glen Neighborhood Council.

Thank you very much for your consideration of our requests and thank you again to Los Angeles City Planning Staff for their excellent work and an excellent report.

Sincerely,

A handwritten signature in black ink, appearing to read "Brad M. Rosenheim". The signature is fluid and cursive, with a large initial "B" and a stylized "R".

Brad M. Rosenheim
Rosenheim & Associates, Inc.

Enclosure: Greater Valley Glen Neighborhood Council, Letter of Support, March 6, 2022

CC: Karo Torossian, Chief of Staff, Council District 2



OFFICERS

Anthony Bethel
PRESIDENT

Cosmo Moore
VICE-PRESIDENT

Dan Stueve
SECRETARY

Andrea Schmitt
TREASURER

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Samuel May	

March 6, 2022

Ms. Esther Ahn, City Planner

Esther.Ahn@lacity.org
200 North Spring St. Room 763
Los Angeles, CA 90012

Re: Case # CPC-2020-4127-CU-ZV- Yeshiva Ketana School (the "Applicant")
ENV-2020-4128-CE

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Respectfully,

A handwritten signature in black ink, appearing to read "Anthony Bethel".

Anthony Bethel
President, GVGC Board

A handwritten signature in blue ink, appearing to read "Dan Stueve".

Dan Stueve
Planning and Land Use Committee Chair

cc: Rabbi Aharon Rubenstein, Yeshiva Ketana
Sarah Golden, Rosenheim & Associates, Inc.
Karo Torossian, Chief of Staff and Planning Deputy for Paul Krekorian, Councilmember 2nd District
Jeff Camp, Field Deputy for Paul Krekorian, Councilmember 2nd District



Planning CPC <cpc@lacity.org>

CPC-2020-4217-CU-ZV-F

yossi elephant <rabbielefant@gmail.com>
To: cpc@lacity.org

Sun, Mar 6, 2022 at 9:36 AM

Dear President Millman,

I am writing in support of the Yeshiva Ketana School's request for a Conditional Use Permit, Zone Variance, and Zoning Administrator Determination to permit the operation of the Yeshiva Ketana school and the much-needed security fence to secure the campus.

The Yeshiva Ketana School provides much needed religious and cultural education and is of great benefit to the growing observant Jewish community in North Hollywood. School leadership has always been responsive to concerns when raised and continues to strive to be a good neighbor, going so far as to address community traffic concerns by purchasing the adjacent commercial property on Laurel Canyon Boulevard. Approving Case, CPC-2020-4217-CU-ZV-F will assure that the school is able to continue to provide the children in the neighborhood with a quality Jewish education.

The Yeshiva Ketana School is an indispensable part of the fabric of our community, and I am happy to support the request upon which you have been asked to act. Thank you for your time and consideration.

Sincerely,
Jules Elefant

March 1, 2022

Ms. Samantha Millman, President
Los Angeles City Planning Commission
200 N. Spring Street, Room 667
Los Angeles, CA 90012

TRANSMITTED VIA EMAIL: cpc@lacity.org

**Re: City Planning Case Number CPC-2020-4217-CU-ZV-F
March 10, 2022- Item Number 10
12041-12053 Burbank Boulevard, 5617 Agnes Avenue, and 5616-5622 Laurel
Canyon Boulevard**

Dear President Millman,

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The Yeshiva Ketana School provides much needed religious and cultural education and is of great benefit to the growing observant Jewish community in North Hollywood. School leadership has always been responsive to concerns when raised and continues to strive to be a good neighbor, going so far as to address community traffic concerns by purchasing the adjacent commercial property on Laurel Canyon Boulevard. Approving Case, CPC-2020-4217-CU-ZV-F will assure that the school is able to continue to provide the children in the neighborhood with a quality Jewish education.

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Sincerely,



Planning CPC <cpc@lacity.org>

CPC-2020-4217-CU-ZV-F

Yosef Shatz <yosefshatz@gmail.com>
To: cpc@lacity.org

Wed, Mar 2, 2022 at 4:22 PM

March 2, 2022

Ms. Samantha Millman, President

Los Angeles City Planning Commission

200 N. Spring Street, Room 667

Los Angeles, CA 90012

-

TRANSMITTED VIA EMAIL: cpc@lacity.org

Re: City Planning Case Number CPC-2020-4217-CU-ZV-F

March 10, 2022- Item Number 10

12041-12053 Burbank Boulevard, 5617 Agnes Avenue, and 5616-5622 Laurel Canyon Boulevard

Dear President Millman,

I am writing in support of the Yeshiva Ketana School's request for a Conditional Use Permit, Zone Variance, and Zoning Administrator Determination to permit the operation of the Yeshiva Ketana school and the much needed security fence to secure the campus. I live Tarzana, Ca and have found the school to be a wonderful neighbor and asset to the community.

The Yeshiva Ketana School provides much needed religious and cultural education and is of great benefit to the growing observant Jewish community in North Hollywood. School leadership has always been responsive to concerns when raised and continues to strive to be a good neighbor, going so far as to address community traffic concerns by purchasing the adjacent commercial property on Laurel Canyon Boulevard. Approving Case, CPC-2020-4217-CU-ZV-F will assure that the school is able to continue to provide the children in the neighborhood with a quality Jewish education.

The Yeshiva Ketana School is an indispensable part of the fabric of our community, and I am happy to support the request upon which you have been asked to act. Thank you for your time and consideration.

Sincerely,

Yosef Shaliyehsabou

DAY OF HEARING SUBMISSIONS



Planning CPC <cpc@lacity.org>

CD11 support for Mirman School (CPC-2017-4219-VCU-SPE-DRB-SPP-MSP)

Len Nguyen <len.nguyen@lacity.org>

Wed, Mar 9, 2022 at 3:42 PM

To: Planning CPC <cpc@lacity.org>

Cc: Cecilia Lamas <cecilia.lamas@lacity.org>, Laura Frazin-Steele <laura.frazinsteele@lacity.org>, Jason Douglas <jason.p.douglas@lacity.org>

Re: CD11 support for Mirman School (3/10/2022 CPC Item 9, case CPC-2017-4219-VCU-SPE-DRB-SPP-MSP)

Dear CPC Commissioners:

Councilmember Mike Bonin supports Mirman School's proposed project. He thanks Mirman for their extensive outreach to win community support, as well as their changes to the project to address community concerns.

Regards,

Len Nguyen*Senior Planning Deputy*

Councilmember Mike Bonin

City of Los Angeles

213-444-3508 | www.11thdistrict.com**Sign Up for Mike's Email Updates****Download the City of Los Angeles MyLA311 app for smartphones!**

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Planning CPC <cpc@lacity.org>

CPC-2020-4217-CU-ZV-F

2 messages

Basya And Moshe <mbsamuels2000@gmail.com>
To: cpc@lacity.org

Tue, Mar 8, 2022 at 4:30 PM

March 8, 2022

Ms. Samantha Millman, President

Los Angeles City Planning Commission

200 N. Spring Street, Room 667

Los Angeles, CA 90012

TRANSMITTED VIA EMAIL: cpc@lacity.org

Re: City Planning Case Number CPC-2020-4217-CU-ZV-F

March 10, 2022- Item Number 10

12041-12053 Burbank Boulevard, 5617 Agnes Avenue, and 5616-5622 Laurel Canyon Boulevard

Dear President Millman,

I am writing in support of the Yeshiva Ketana School's request for a Conditional Use Permit, Zone Variance, and Zoning Administrator Determination to permit the operation of the Yeshiva Ketana school and the much needed security fence to secure the campus. I live (fill in location relative to the school here) and have found the school to be a wonderful neighbor and asset to the community.

The Yeshiva Ketana School provides much needed religious and cultural education and is of great benefit to the growing observant Jewish community in North Hollywood. School leadership has always been responsive to concerns when raised and continues to strive to be a good neighbor, going so far as to address community traffic concerns by purchasing the adjacent commercial property on Laurel Canyon Boulevard. Approving Case, CPC-2020-4217-CU-ZV-F will assure that the school is able to continue to provide the children in the neighborhood with a quality Jewish education.

The Yeshiva Ketana School is an indispensable part of the fabric of our community, and I am happy to support therequest upon which you have been asked to act. Thank you for your time and consideration.

Sincerely,
Basya Samuels

Planning CPC <cpc@lacity.org>
To: Basya And Moshe <mbsamuels2000@gmail.com>

Thu, Mar 10, 2022 at 7:56 AM

Good morning,

Please note your day of submission has been received and it will be distributed accordingly to the City Planning Commission for the meeting of March 10, 2022.

Thank you,



Cecilia Lamas, Commission Executive Asst.

- City Planning Commission (CPC)

- Harbor Area Planning Commission

200 N. Spring St., Room 272

Los Angeles, CA 90012

T: (213) 978-1299 | Planning4LA.org



Note: Regular Day Off Alternating Friday

[Quoted text hidden]



LA City Planning - Case# CPC-2020-4127-CU-ZV

Elizabeth Curtis <ecurtis68@gmail.com>

Thu, Mar 10, 2022 at 8:11 AM

To: cpc@lacity.org, Sarahi Ortega <sarahi.ortega@lacity.org>

March 9, 2022

Attn: LA Department of City Planning

Case# CPC-2020-4127-CU-ZV

CEQUA Case# - ENV-2020-4128-CE

We are long-time residents and homeowners in the neighborhood directly adjacent to Yeshiva Ketana. My neighbors and I have on-going concerns about safety due to the proposed rezoning and expansion of the school and the increased traffic flow that will result in the number of students increasing from 225 to 360.

In Attachment D in Item 2 under Additional Information (page 6 of 8) the applicant states in answer to *question g. Where will cars load and unload students? How many cars?* that “approximately 80 cars will load and unload students twice a day commensurate with the hours of the school.” With 80 cars and 360 students, each car would need to load and unload 4.5 students to meet this number of vehicles. This is an unreasonable expectation. Even at an average of 3 students per car there would be 120 cars expected to load and unload students. With 360 students a realistic number is closer to 180 vehicles.

Both the entrance and exit to the carpool line are only a few yards from the intersection of Burbank Blvd. and Laurel Canyon which is a very busy intersection. During peak drop off/ pick up hours there is quite a bit of congestion around the ingress and egress points as cars block traffic lanes on both sides of Laurel Canyon as they wait in line to enter the campus. Any increase in the student body will come with additional traffic and exacerbate this problem. This is a safety concern for students, parents, residents, and other drivers on the street. That said, this current system is far safer than it was previously when students were unloaded and loaded on the street.

The school is asking to increase their enrollment by 60% to 360 students so we should assume the number of cars will also increase by 60%, or 180 cars assuming an average of two students per vehicle. Those of us who live in the adjacent neighborhood are concerned that this amount of traffic will negatively affect the congestion and safety of our quiet neighborhood. There is a reason the parcels in question are zoned for businesses, and not a school.

90% of the households in our small neighborhood directly adjacent to the school signed a petition against the expansion of the school after experiencing the increase in traffic and on street parking that occurred with a student population of 225. After exhaustive efforts by the neighborhood residents the school has made good progress at mitigating those traffic issues, however there is no plan to deal with the increase in traffic that will come with the added students. Parking on the neighborhood streets by the school staff and parents, while improved, continues to be an issue, despite their increased parking capacity on site.

We, the neighbors, greatly appreciate the efforts the school has made to divert traffic away from our streets which had become quite dangerous during drop off and pick up hours. Most parents now drop off their children inside the school gates as they drive through the campus. However, during peak times, especially in the morning some parents are still speeding through the neighborhood and dropping their kids off on Agnes Avenue where they are let into the campus through a gate. With an increase in the number of vehicles it should be expected that this issue will worsen as more parents become frustrated with the congestion at the entrance to the drop off/ pick-up line on Laurel Canyon.

As a condition of approval all unloading and loading of children shall be required to take place within the campus and not on city streets. This will ensure the safety of the children, parents and residents and minimize the traffic impact on our neighborhood. **As a condition of approval**, no unloading or loading shall be permitted on Agnes Avenue and no children shall be allowed to enter or exit through the pedestrian gate on Agnes (except in case of emergency).

As a condition of approval no residential streets, including Agnes Avenue (north of Burbank Blvd), Gentry Avenue (north of Burbank Blvd.) Martha Street (between Agnes Avenue and Gentry Avenue), Collins Street (between Agnes Avenue and Gentry Avenue), Miranda Street (between Agnes Avenue and Gentry Avenue), Hatteras Street (between Agnes Avenue and Gentry Avenue), Ben Avenue (north of Hatteras Street) and Emelita Street (east of Laurel Canyon Blvd.), shall be used for parking by school employees, school vendors, or school patrons.

We are also concerned about the health of our neighborhood given the applicant has incorporated three (3) residential units from the neighborhood into the proposed school plan. One of these units is a **designated RSO unit**. Having commercial land use encroach into a residential neighborhood and consume much needed available housing does not meet the City of Los Angeles Planning Departments' mission statement "To create and implement plans, policies, and programs that realize a vision of Los Angeles as a collection of healthy and sustainable neighborhoods — each with a distinct sense of place, based on a foundation of mobility, economic vitality, and improved quality of life for all residents." **As a condition of approval** no residential units, including the Tri-Plex at [5617 N. Agnes Avenue](#), will be converted to commercial use now or in the future for the expansion of the applicant's commercial endeavor at the proposed project site.

Sincerely,
Elizabeth and Johnny Curtis
12017 Collins Street
Valley Village, CA 91607



Sarahi Ortega <sarahi.ortega@lacity.org>

In support of Jewish School at Laurel and Burbank

1 message

Katie Rich <katierich001@gmail.com>

Thu, Mar 10, 2022 at 7:51 AM

To: sarahi.ortega@lacity.org

Cc: Matt Acevedo <themattacevedo@gmail.com>

Dear Sarahi,

My name is Kathryn Rich (cc'd is my husband, Matthew Acevedo) and we are writing in support of the Jewish school that recently bought the Supercuts/Laundromat building at the corner of Laurel Canyon and Burbank.

We are both unable to attend the hearing today to speak on this matter in person. But that school is the single best thing for our neighborhood. Our home faces the former laundromat parking lot and before the school took it over, people loitered, drug addicts and the mentally ill would fill it and sleep there, attempt to live there, and cause noise issues.

We are so happy with the school. They are wonderful, security is excellent, and it is such a good thing for the community. Please support them expanding their school not just for the children, but for the Laurel Canyon community.

Sincerely,

Kathryn Rich and Matt Acevedo
5626 Laurel Canyon Blvd
Apt 6
Valley Village, CA 91607



Sarahi Ortega <sarahi.ortega@lacity.org>

URGENT: Case# CPC-2020-4127-CU-ZV2 messages

Paul Gadd <pauldgadd@gmail.com>

Wed, Mar 9, 2022 at 7:12 PM

To: sarahi.ortega@lacity.org, Traci Gunn <tracigunn@att.net>

Attn: LA Department of City Planning

March 9, 2022

LA Department of City Planning
Case# CPC-2020-4127-CU-ZV
CEQUA Case# - ENV-2020-4128-CE

I am a resident in the neighborhood directly adjacent to Yeshiva Ketana. I live half a block from the school on Martha Street. My neighbors and I have concerns about safety due to the proposed rezoning and expansion of the school and the increased traffic flow that will result in the number of students increasing from 225 to 360.

In Attachment D in Item 2 under Additional Information (page 6 of 8) the applicant states for *question g. Where will cars load and unload students? How many cars?* that "approximately 80 cars will load and unload students twice a day commensurate with the hours of the school." With 80 cars and 360 students, each car would need to load and unload 4.5 students to meet this number of vehicles. This is an unreasonable expectation. Even at an average of 3 students per car there would be 120 cars expected load and unload students. With 360 students a realistic number is closer to 180 vehicles.

Both the entrance and exit to the carpool line are only a few yards from the intersection of Burbank Blvd. and Laurel Canyon which is a very busy intersection. During peak drop off/ pick up hours there is quite a bit of congestion around the ingress and egress points as cars block traffic lanes on both sides of Laurel Canyon as they wait in line to enter the campus. Any increase in the student body will come with additional traffic and exacerbate this problem. This is a safety concern for students, parents, residents, and other drivers on the street. That said, this current system is far safer than it was previously when students were unloaded and loaded on the street.

The school is asking to increase their enrollment by 60% to 360 students so we should assume the number of cars will also increase by 60% to 180 assuming an average of two students per vehicle. Those of us who live in the adjacent neighborhood are concerned that this amount of traffic will negatively affect the congestion and safety of our quiet neighborhood. There is a reason the parcels in question are not zoned for a school.

90% of the households in our small neighborhood directly adjacent to the school signed a petition against the expansion of the school after experiencing the increase in traffic and on street parking that occurred with a student population of 225. After exhaustive efforts by the neighborhood residents the school has made good progress at mitigating those traffic issues, however there is no plan to deal with the increase in traffic that will come with the added students. Parking on the neighborhood streets by the school staff and parents while improved, continues to be an issue, despite their increased parking capacity on site.

We, the neighbors greatly appreciate the efforts the school has made to divert traffic away from our streets which had become quite dangerous during drop off and pick up hours. Most parents now drop off their children inside the school gates as they drive through the campus. However, during peak times, especially in the morning some parents are still speeding through the neighborhood and dropping their kids off on Agnes where they are let into the campus

through a gate. With an increase in the number of vehicles it should be expected that this issue will worsen as more parents become frustrated with the congestion at the entrance to the drop off/ pick-up line on Laurel Canyon.

As a condition of approval all unloading and loading of children should be required to take place within the campus and not on city streets. This will ensure the safety of the children, parents and residents and minimize the traffic impact on our neighborhood. As a condition of approval, no unloading or loading should be permitted on Agnes Avenue and no children should be allowed to enter or exit through the pedestrian gate on Agnes (except in case of emergency). The staff and parents should be required to park on site or across the street at Adat Ari El and not in the adjacent neighborhood.

We are also concerned about the health of our neighborhood given the applicant has incorporated three (3) residential units from the neighborhood into the proposed school plan. One of these units is a **designated RSO unit**. Having commercial land use encroach into a residential neighborhood and consume much needed available housing does not meet the City of Los Angeles Planning Departments' mission statement "To create and implement plans, policies, and programs that realize a vision of Los Angeles as a collection of healthy and sustainable neighborhoods — each with a distinct sense of place, based on a foundation of mobility, economic vitality, and improved quality of life for all residents." We would like to make it a condition of this application that no residential units, including the Tri-Plex at 5617 N. Agnes will be converted to commercial use now or in the future for the expansion of the applicant's commercial endeavor at the proposed project site.

Sincerely,
Paul Gadd

818-404-2231

Sarahi Ortega <sarahi.ortega@lacity.org>
Draft To: Planning CPC <cpc@lacity.org>
Cc: Esther Ahn <esther.ahn@lacity.org>

Wed, Mar 9, 2022 at 7:44 PM

Hello,

Please



LOS ANGELES
CITY PLANNING

Sarahi Ortega | She/Her

(Sa-ra-ee)

City Planning Associate

Los Angeles City Planning

200 N. Spring St., Room 763

Los Angeles, CA 90012

Planning4LA.org



[Quoted text hidden]

March 10, 2022

Ms. Samantha Millman, President
Los Angeles City Planning Commission
200 N. Spring Street, Room 667
Los Angeles, CA 90012

TRANSMITTED VIA EMAIL: cpc@lacity.org

**Re: City Planning Case Number CPC-2020-4217-CU-ZV-F
March 10, 2022- Item Number 10
12041-12053 Burbank Boulevard, 5617 Agnes Avenue, and 5616-5622 Laurel
Canyon Boulevard**

Dear President Millman,

I am writing in support of the Yeshiva Ketana School's request for a Conditional Use Permit, Zone Variance, and Zoning Administrator Determination to permit the operation of the Yeshiva Ketana school and the much needed security fence to secure the campus. I live at the corner of Hatteras St. and Belaire Ave. and have found the school to be a wonderful neighbor and asset to the community.

The Yeshiva Ketana School provides much needed religious and cultural education and is of great benefit to the growing observant Jewish community in North Hollywood. School leadership has always been responsive to concerns when raised and continues to strive to be a good neighbor, going so far as to address community traffic concerns by purchasing the adjacent commercial property on Laurel Canyon Boulevard. Approving Case, CPC-2020-4217-CU-ZV-F will assure that the school is able to continue to provide the children in the neighborhood with a quality Jewish education.

The Yeshiva Ketana School is an indispensable part of the fabric of our community, and I am happy to support the request upon which you have been asked to act. Thank you for your time and consideration.

Sincerely,



Shalem Shem-Tov



Planning CPC <cpc@lacity.org>

URGENT: Case# CPC-2020-4127-CU-ZV

Traci Gunn <tracigunn@att.net>

Wed, Mar 9, 2022 at 8:16 PM

To: cpc@lacity.org

Cc: sarahi.ortega@lacity.org, Paul Gadd <pauldgadd@gmail.com>

Attn: LA Department of City Planning

March 9, 2022

LA Department of City Planning
Case# CPC-2020-4127-CU-ZV
CEQUA Case# - ENV-2020-4128-CE

I have lived on Martha Street for about 20 years - a half a block from the Yeshiva Ketana school. My neighbors and I have ongoing concerns about safety due to the proposed rezoning and expansion of the school and the increased traffic flow that will result in the number of students increasing from 225 to 360.

In Attachment D in Item 2 under Additional Information (page 6 of 8) the applicant states for *question g. Where will cars load and unload students? How many cars?* that "approximately 80 cars will load and unload students twice a day commensurate with the hours of the school." With 80 cars and 360 students, each car would need to load and unload 4.5 students to meet this number of vehicles. This is an unreasonable expectation. Even at an average of 3 students per car there would be 120 cars expected load and unload students. With 360 students a realistic number is closer to 180 vehicles.

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Sincerely,
Traci Gunn
818-631-8599

Attn: LA Department of City Planning

March 9, 2022

LA Department of City Planning
Case# CPC-2020-4127-CU-ZV
CEQUA Case# - ENV-2020-4128-CE

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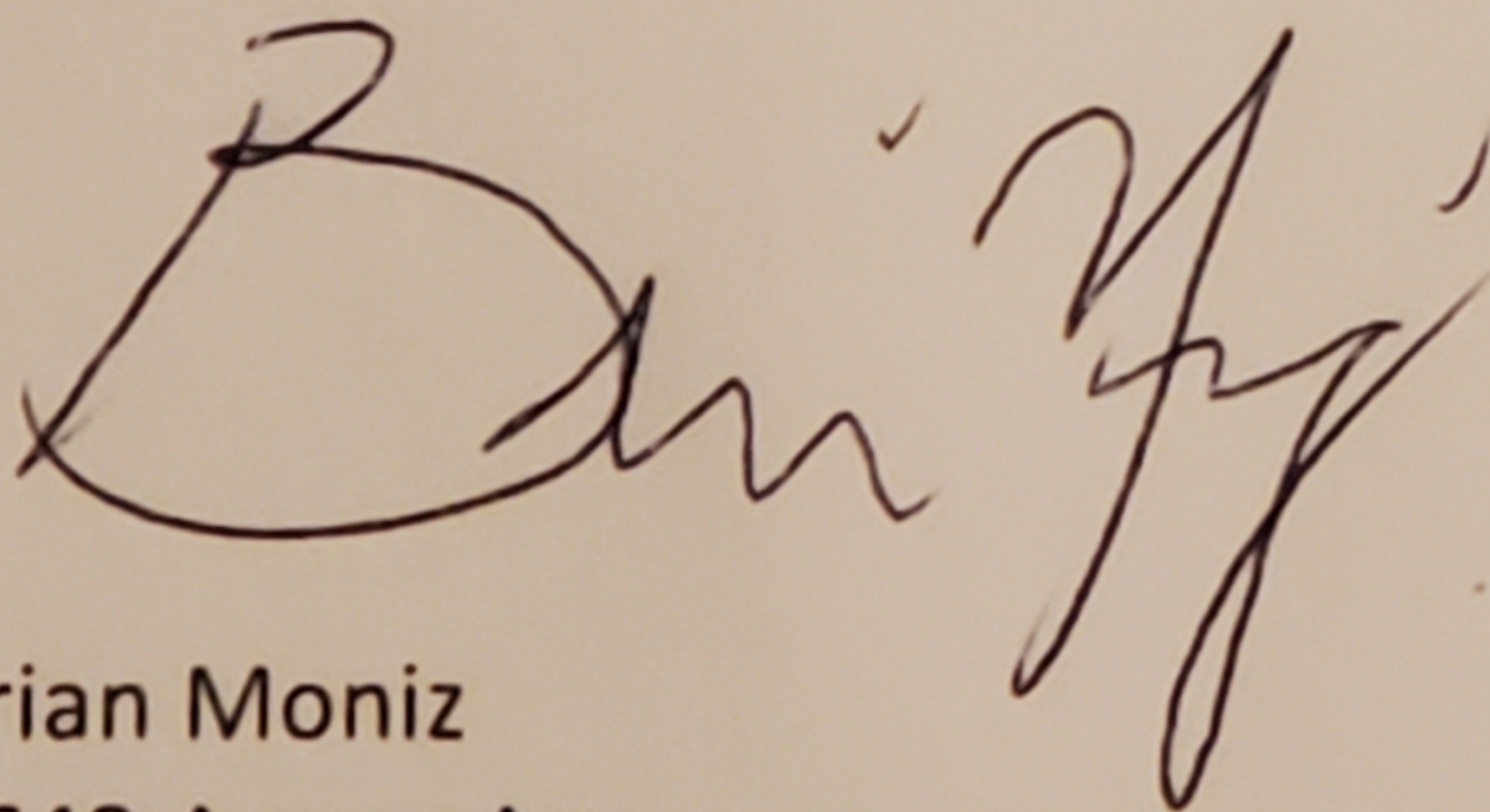
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Sincerely,

A handwritten signature in dark ink, appearing to read "Brian Moniz". The signature is fluid and cursive, with a large initial "B" and a stylized "M".

Brian Moniz
5643 Agnes Ave.
Valley Village, CA 91607

HISTORIC HIGHLAND PARK NEIGHBORHOOD COUNCIL
Post Office Box 50791 Los Angeles, CA 90050
www.highlandparknc.com
Certified as NC #33 May 28, 2002

OFFICERS

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1st Vice President HARRY BLUMSACK
2nd Vice President VACANT
Treasurer SAMANTHA MCBRIDE
Secretary THERESA SASO

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Budget & Finance SAMANTHA MCBRIDE
Executive DUNCAN GREGORY
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Land Use Co-Chair JOHN COLLINSON
Outreach Co-Chair SHANNA OSKIN
Outreach Co-Chair VACANT
Rules HARRY BLUMSACK
Public Safety VACANT
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CITY OF LOS ANGELES
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CAMILLE DEMANO, JACQUELINE MARTINEZ

DEPARTMENT OF NEIGHBORHOOD EMPOWERMENT
200 N. Spring St. Ste. 2005 Los Angeles, CA 90012
Tel: (213) 978-1551

HOMELESSNESS DIRECTOR

THERESA SASO

YOUTH DIRECTOR

VACANT

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HOUSING DIRECTOR

GHAZAL HASHEMI

HISTORIC HIGHLAND PARK NEIGHBORHOOD COUNCIL

City Planning Commission
City of Los Angeles
c/o Olga Ruano
CPC@laity.org
City Planning Assistant
Los Angeles City Planning
olga.ruano@lacity.org

March 3, 2022

COMMUNITY IMPACT STATEMENT

In Support of Appeal of Historic Garvanza Coalition and abutting property owners and/or residents, Brad Chambers, Isidro Aguilar, Kesley Davis, Vincent McKelvie and Amanda Schulz of the SKYA Highland Park Partners, LLC project

RE: DIR-2020-3912-TOC-CCMP-VHCA-1A; ENV-2020-3913-CE, related Case
Number DIR-2020-3912-TOC-CCMP-VHCA - Project Addresses: 6324, 6328, 6314, 6316, 6312, 6320, 6326 E Garvanza and 141 N Avenue 64

Dear City Planning Commissioners:

The Historic Highland Park Neighborhood Council (HHPNC) represents over 60,000 Los Angeles stakeholders who reside, own property or conduct business in the neighborhoods of Highland Park and Garvanza. The Historic Highland Park Neighborhood Council (HHPNC) Board voted at its Board and Stakeholder meeting held March 3, 2022 to support the appeal of the SKYA project by the Historic Garvanza Coalition and abutting residents.

The HHPNC and its committees have heard from many stakeholders at HHPNC Land Use Committee meetings and HHPNC Board and Stakeholder meetings since July 20, 2020.

In these meetings, stakeholders expressed numerous concerns about this project. They have misgivings about the design of the project. They have also expressed CEQA concerns. They do not believe that the project complies with Transit Oriented Communities (TOC) guidelines. They have misgivings about the developer, who evicted low-income primarily Latino residents from another project in our community. Additionally, they were concerned about the co-living aspect of this project which could also have a component that has the potential for predatory lending. They are also concerned about the high rents which will be charged for the units which they believe will put upward pressure on existing rentals in the surrounding vicinity forcing out long time residents of Highland Park and eliminating one of the few remaining opportunity sites for truly affordable housing in this community.

Residents are concerned about the design of the building. They are concerned that the design for this property is especially important because it is the gateway to Historic Garvanza and is surrounded by historic buildings and homes. The consensus among residents is that the design does not fit in with Garvanza and that it is not appropriate for the neighborhood. They would like to see something that fits in with and matches the Historic Garvanza neighborhood. They would like to see a better building design with better articulation and massing. Garvanza residents are not opposed to development on the gateway site and are prepared to offer 6 alternative architectural designs that would compliment the historic neighborhood.

The appeal should be granted as the building design does not comply with Highland Park Garvanza HPOZ Guidelines. Please see the minutes of the Highland Park-Garvanza HPOZ Board that are attached to this letter. We incorporate their comments in our concerns about the lack of compatibility of this project with our Historic Garvanza neighborhood. The building must be compatible with the surrounding neighborhood. The building setbacks and ratios do not reflect the surrounding neighborhood. The project must reflect the scale of the surrounding neighborhood. The current project does not. The building should be broken into smaller modules. As indicated previously, this project site is important to the community as it serves as the gateway to the Garvanza portion of the HPOZ. Although, the new design approved by the Director of Planning's designees has minor changes, the overall massing, setbacks, ratios and articulation are still lacking.

Further we are concerned about the narrow courtyard which is unlike other courtyards in Garvanza which serve as a community area for the residents who live there. The design of the courtyard is too narrow to allow sunlight and fresh air to reach the bottom levels. An arborist expressed concerns that the plants depicted would not grow without enough sunlight. Please note that the bottom floor units in the courtyard, units 101, 103, 104, 106, and 108's only access to fresh air and sunlight through this substandard courtyard. These

units will be stuffy, dank and dark. We feel that in the time of Covid 19 this is especially a health concern for the future residents of this building.

We believe that this project does not comply with TOC guidelines. SKYA relied on the DASH route which is not a major bus route and does not have intervals of 15 minutes or less as required. Additionally, the DASH route runs parallel to Metro Line 81 which is not allowed by the guidelines. Therefore, a TOC density bonus should not have been awarded to this project..

We also have California Environmental Quality Act (CEQA) concerns. A better traffic study should be conducted. The number of residents would be greater than a normal 33 unit building because of the co-living aspect and number of bedrooms (149) and bathrooms (122). Further soil and vapor analysis should be conducted because there are possible unremoved underground storage tanks less than 500 feet from this project. This is a concern since the project will remove 78,000 cubic yards of earth. Additionally, a dry cleaners operated less than 500 feet from the project site for many years. The geology and soils report conducted by the applicant did not do any testing for contaminants even though the water table will be near the parking lot and water-proofing is therefore recommended. We are also concerned that the exit for the parking lot will be through a 20 foot alleyway on a major arterial for Garvanza – Avenue 64 – which leads to the Arroyo Seco Parkway. We feel there are safety issues that have not been addressed. Finally, we have concerns that this project will slow response time by first responders. A sizable part of Garvanza is in a Very High Fire Hazard Severity Zone. Indeed, parts of the community are only accessible by one road. Further, this is in violation of the Northeast Los Angeles Community Plan (NELA CP) Policy 9-1.1, “Promote land use policies that enhance accessibility for fire fighting equipment and are compatible with effective levels of service.” The CEQA Class 32 exemption for this project is not appropriate.

We are concerned that this project does not comply with the Northeast Los Angeles Community Plan. It doesn't preserve and enhance the residential character and scale of existing single- and multi-family neighborhoods as required by NELA CP Objective 1-3, as it will bring an outsized structure that does not contribute to the historical character of the Highland Park-Garvanza HPOZ. The Project is also inconsistent with NELA CP Policy 1-3.1, as it does not protect the quality and scale of the residential environment. It is also inconsistent with NELA CP Objective 1-3 as it fails to preserve and enhance neighborhoods with a distinctive and significant historical or architectural character.

We realize that this Commission is concerned with housing as is the HHPNC, as demonstrated by our support of housing initiatives. Additionally, we have strongly supported the Tiny Homes project in our community. However, this project will not improve our housing situation. Instead it will further gentrify our community and make housing less affordable by putting upward pressure on existing rentals in violation of NELA CP Objective 1-6. “...promote and ensure the provision of fair and equal housing opportunities for all persons regardless of income and age groups or ethnic, religious, or racial

background....” We need housing that will be affordable to a majority of our existing residents, that does not displace people of color or limited income. This project will remove one of the few remaining lots in Garvanza and only provide 3 units of housing affordable to our residents. Additionally, the co-living aspect and possible predatory lending practices will increase this problem. In our neighborhood, we who are on the ground in our communities are seeing rental units like this remain vacant because they are not affordable to our current residents. Another nearby project by this same developer currently has vacant units on the market with rents starting at \$3050 (See attachment). We fear that the approval of this project and its co-living model will further increase speculation by developers and exacerbate housing problems in our community by removing currently affordable rental homes from the market.

For the foregoing reasons, we urge you to grant this appeal. We thank you for your time and consideration,

Duncan Gregory

Duncan Gregory

President, HHPNC