

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.

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

SECONDARY SUBMISSIONS

DAY OF HEARING SUBMISSIONS



August 6, 2024

Sienna Kuo, Planning Assistant

sienna.kuo@lacity.org

(213) 978-1376

Dear City Planning Commission,

We are writing to you in support of the proposed 25-unit development, including 6 affordable units, at 522 East Venice Boulevard and 1700 South Washington Way, case number CPC-2020-5839-DB-CUCDP-MEL-SPP-WDI-HCA. We urge the commission to find the project exempt from CEQA and approve the Density Bonus and incentives.

The greater Los Angeles region is facing a severe housing shortage, particularly affordable housing. Creating new housing in this neighborhood will help to reduce issues of gentrification and displacement. Abundant Housing LA believes that these housing challenges can only be addressed if everyone in the region does their part.

This project is in a great location for housing, next to one park and less than one mile from the Venice Beach Recreation Center and the Westminster Dog Park as well as restaurants and shopping. The Venice Canals are also a few blocks away, as well as several bus stops. This project, with 25-units including 6 affordable, is good for Los Angeles and for the region. Again, we urge the city to find the project exempt from CEQA and approve the Density Bonus and incentives.

Best Regards,

Azeen Khanmalek

Azeen Khanmalek
AHLA Executive Director

Jaime Del Rio

Jaime Del Rio
AHLA Director of Organizer

Tami Kagan-Abrams

Tami Kagan-Abrams
AHLA Project Director



August 6, 2024

David Woon, Planning Assistant

david.woon@lacity.org

(213) 978-1368

Dear City Planning Commission,

We are writing to you in support of the proposed development of 12 small lot homes, including 1 affordable unit, at 1551 and 1557 South Hi Point Street. We urge the commission to reject the appeal and sustain the determination approving Vesting Tentative Tract Map No. 84089-SL-HCA (case number VTT-84089-SL-HCA-1A) for the subdivision of two (2) lots into 12 small lots in the West Adams-Baldwin Hills-Leimert Community Plan. We further request the commission find the project exempt from CEQA, and approve the Density Bonus and incentives (case number CPC-2023-6115-DB-HCA).

The greater Los Angeles region is facing a severe housing shortage, particularly affordable housing. Creating new housing in this neighborhood will help to reduce issues of gentrification and displacement. Abundant Housing LA believes that these housing challenges can only be addressed if everyone in the region does their part.

This project is in a great location for housing, near schools, grocery stores, and bus stops. This project is good for Los Angeles and for the region. Building single family homes on small lots provides both larger living spaces for multiple co-habitants and increased housing density in a walkable neighborhood. Again, we urge the city to reject the appeal to the subdivision of the two lots into 12 small lots, find the project exempt from CEQA, and approve the Density Bonus and incentives.

Best Regards,

Azeen Khanmalek

Azeen Khanmalek
AHLA Executive Director

Jaime Del Rio

Jaime Del Rio
AHLA Director of Organizer

Tami Kagan-Abrams

Tami Kagan-Abrams
AHLA Project Director



Fwd: Hearing on Appeal Tomorrow VTT-84089-SL-HCA-1A (1904 - 1906 South Preuss Road)

David Woon <david.woon@lacity.org>

Wed, Aug 7, 2024 at 2:18 PM

To: Planning CPC <cpc@lacity.org>

----- Forwarded message -----

From: **shelly rothschild** <rothschildlaw@yahoo.com>

Date: Wed, Aug 7, 2024 at 8:43 AM

Subject: Hearing on Appeal Tomorrow VTT-84089-SL-HCA-1A (1904 - 1906 South Preuss Road)

To: ruben.c.vasquez@lacity.org <ruben.c.vasquez@lacity.org>, David Woon <david.woon@lacity.org>, Hakeem Parke-Davis <hakeem.parke-davis@lacity.org>, Nora Morales <nora.morales@lacity.org>, Terrence Gomes <terrence.gomes@lacity.org>, heather.hutt@lacity.org <heather.hutt@lacity.org>, Michael Lynn <michaelynn@soronc.org>, Los Angeles Department of City Planning <planning@lacity.org>

I filed an appeal and request to be heard tomorrow but I am very sick and I have cancerous lesions on my tongue that make it hard to talk. As such I may not be able to attend the hearing tomorrow on the appeal. I have summarized my issues to only a few key points. Could someone read them into the record and/or distribute them to decisionmakers if I cannot attend? Please help an elderly, sick, disabled aggrieved person who will be irreparably injured by their decision.

Here are my key points on appeal of approval:

1. The approval is for a project that does not exist. Developer has not, but must, satisfy over 100 conditions, with no proof he can or will do so, and a track record of violating laws (illegal Airbnb).
2. The approval violates numerous requirements of Los Angeles City Planning's WEST ADAMS - BALDWIN HILLS - LEIMERT COMMUNITY PLAN (the "Plan") noted below and in appeal.
3. It does not protect the privacy, existing character, existing building design, aging in place for seniors, traffic flow, and parking of existing residents as required by Plan. (Set forth in my appeal)
4. It does not protect the safety of residents: There was a huge earthquake yesterday with 31 aftershocks. The approval relies on outdated earthquake and methane reports from many years ago, done without required permits or approvals, or for only one of the lots.
5. Numerous health, safety, noise, shaking, subsidence, methane, toilets, trespassing, privacy, traffic, parking, and crime protections should be, but are not provided, to neighbors during lengthy intrusive and dangerous construction.
6. This violates the First Amendment right to freedom of religion by permitting construction during the Jewish Sabbath and Holy Days, on a block where numerous Orthodox Jews live, which could be restricted by developer.
7. This endangers numerous residents who use the block to walk to church and temples, their kids who use the streets, and elderly who need extra time to cross the street as traffic already is dangerous on block and will only get worse by constructing a huge, prison-like structure with insufficient traffic and parking protections.

8. This is not affordable housing for LA. Almost all units may sell for approximately \$2,500,000.00 or more. Only affordable by overseas multimillionaires, not poor, working or middle class LA residents.

9. In short, the approval irreparably destroys our neighborhood in violation of the City's own plan, for a project that may never satisfy over 100 conditions, in order to build a huge prison-like structure for overseas multi-millionaires, rather than affordable housing for LA residents.

Shelly Rothschild

Email: rothschildlaw@yahoo.com Phone: 310-622-3470



David Woon

Pronouns: He, His, Him

Planning Assistant

Los Angeles City Planning

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Los Angeles, CA 90012

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August 6, 2024

Heather Bleemers, Senior City Planner

heather.bleemers@lacity.org

(213) 978-1322

Dear City Planning Commission,

We are writing to you in support of the proposed 38-unit development, including 4 affordable units, at 1551 and 1557 South Hi Point Street, case number DIR-2023-7360-TOC-HCA1A. We urge the commission to reject the appeal, find the project exempt from CEQA, and approve the Density Bonus and incentives.

The greater Los Angeles region is facing a severe housing shortage, particularly affordable housing. Creating new housing in this neighborhood will help to reduce issues of gentrification and displacement. Abundant Housing LA believes that these housing challenges can only be addressed if everyone in the region does their part.

This project is in a great location for housing, near schools, grocery stores, and bus stops, and one mile away from Kaiser Permanente, a major employment center. This project is good for Los Angeles and for the region. Again, we urge the city to reject the appeal, find the project exempt from CEQA, and approve the Density Bonus and incentives.

Best Regards,

Azeen Khanmalek

Azeen Khanmalek
AHLA Executive Director

Jaime Del Rio

Jaime Del Rio
AHLA Director of Organizer

Tami Kagan-Abrams

Tami Kagan-Abrams
AHLA Project Director



PO Box 351329 Los Angeles, CA 90035

August 8th 2024

City Planning Commission
Att: Cecilia Lamas
Via: Email

Re: DIR-2023-7360-TOC-HCA-1A
CEQA:ENV-2023-7361-CE
Project site: 1551-1557 South Hi Point Street

The Land Use Committee of the Pico Neighborhood Council was aware of an appeal hearing being held 8/8/24 on the above.

However, new documents were filed on 8/5/24 under CPC-2024-4948-DB-CU3-HCA for Density Bonus and Class 3 Conditional Use permit for (N) 7-Story, 40-unit residential building over 2 levels of parking (81% density bonus and off-menu incentives)

We would respectfully ask the commission to inquire from the applicant as to what they intend to build at the site and require them to present their project to the Pico Neighborhood Council.

We appreciate your careful consideration of this matter.

Best regards

Rosina Jacobs

Rosina Jacobs
PICO Neighborhood Council
Land Use Committee Chair
Email: wilshirevista@piconc.com

