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- **“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.
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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

December 18, 2024

TO: City Planning Commission

FROM: Commission Office

**CORRECTION TO THE DECEMBER 19, 2024, CITY PLANNING COMMISSION AGENDA
FOR CASE NO. CPC-2023-891-GPA-ZC-BL-CUB-CUX; 11960 WEST VICTORY
BOULEVARD & 6344 NORTH BEN AVENUE**

The following correction shall be incorporated into the Agenda for the City Planning Commission (CPC) meeting on December 19, 2024, related to Item No. 8 on the meeting agenda.

The subject agenda states that the project under Item No. 08 is located in Council District 13, which is a typographical error. The correction herein is to correct the Council District from Council District 13 to Council District 2.



Citizens for a Better Los Angeles

December 16, 2024

City Planning Commission
Department of City Planning
Los Angeles City Hall
200 N. Spring St.
Los Angeles, CA 90012
Sent via e-mail to: cpc@lacity.org

Re: Holy Trinity Armenian Church Expansion
11960 Victory Boulevard
CPC-2023-891-GPA-ZC-BLCUB-CUX, ENV-2023-892-ND
Issues of Concern with Church Expansion

Members of the City Planning Commission,

Citizens for a Better Los Angeles is a nonprofit public benefit corporation organized to protect the rights and promote the well-being of all people throughout Los Angeles County. We're writing to express our serious concern about some aspects of the expansion of Holy Trinity Armenian Church. In general, we're not opposed to the expansion of the church's facilities, but we object to some of the requested entitlements and we're also concerned about the impacts the project will likely have on the surrounding community. To summarize our concerns:

- Granting of a CUB for full line of alcohol with live entertainment until 2:00 am;
- Construction of sports gym/banquet hall with no information regarding number of events, type of events, day and time to be held;
- Based on the project description, the Initial Study does not accurately reflect project impacts;
- A Negative Declaration is not appropriate for this project;
- Construction Impacts: Dust, diesel exhaust, noise and vibration will impact students at nearby school;
- Operational Impacts: The project will likely have significant impacts in a number of categories, including air quality, noise, traffic and utilities/solid waste.

CUB for full line of alcohol with live entertainment until 2:00 am

We're concerned about the request for a permit to serve a full line of alcohol with live entertainment and dancing, and a closing time of 2:00 am. This seems more in line with a nightclub than a church.

No information regarding number of events, type of events, for sports gym/banquet hall

We don't understand how the Initial Study can credibly assess operational impacts when there does not appear to be any information about the number of events, types of events, or days/times when they will be held.

Initial Study does not accurately reflect project impacts

In general, the Initial Study appears to minimize project impacts, without making a credible effort to assess how it would impact the surrounding community.

Negative Declaration is not appropriate for this project

It's clear that this project will cause a number of significant impacts, not least to the school nearby. The IS needs to acknowledge those impacts, and a Mitigated Negative Declaration must be prepared with appropriate mitigation measures.

Construction Impacts

The nearby school will no doubt be affected during the construction phase by diesel exhaust, fugitive dust, noise and groundborne vibration. CEQA requires an MND.

Operational Impacts

The project will likely have significant impacts in a number of categories, including air quality, noise, traffic and utilities/solid waste. CEQA requires an MND.

Again, we do not oppose the church's plan to expand its facilities, but we object to the entitlements being granted for alcohol, live entertainment and dancing, as well as the failure to provide an adequate environmental assessment. The structures that will be added under this expansion amount to more than 25,000 sq. ft., and it seems that the church intends to also expand the number and type of events it will be hosting. Because the church is adjacent to a residential neighborhood, the city should require meaningful environmental review and appropriate mitigation.

Thanks for your time.

Sincerely,
Casey Maddren
Citizens for a Better Los Angeles

CC: Stephanie Escobar, City Planning Associate

DAY OF HEARING SUBMISSIONS