

## Communication from Public

**Name:** Muriel Larauche

**Date Submitted:** 11/01/2020 08:15 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Marqueece Harris-Dawson, Councilmember, CD8 LA City Planning Department 200 N. Spring Street, Room 450 Los Angeles, CA 90012 RE: 3475 W Slauson Ave. LA CA 90043 / DIR-2020-4807-TOC-DRB-SPP-HCA Dear Councilmember Harris-Dawson: We along with CD8 stakeholders are concerned about the future of our communities. The residents of the 5400 - 5700 block of Brynhurst Avenue are faced with added stress due to a proposed mixed-use development at 3475 Slauson Ave of 63 units and 55ft height. The community expressed layers of adverse consequences to this project during neighborhood council and Planning Review Board Hearing; we **STRONGLY OPPOSED** this project for the following reasons: • The proposed site, developed in the 1920s for single-family homes and narrow streets, were for the average community size and traffic flow during that era. 100 years hence and the community's density with two vehicles per household has significantly increased the overall congestion within our community. 63 units would negatively impact our community with the probability of 126 added residents seeking parking accommodations from the projected site. • Traffic flow would be impacted negatively by narrow streets being overcrowded on Brynhurst and leading into added congestion on Slauson, the only main thoroughfare for travel. It should also be noted that this exit has no traffic lights or stop signs to ease traffic onto Slauson. o The development is using the Transit Oriented Communities (TOC) plan, which is supported by Measure JJJ and Measure H to explain away the necessity for adequate parking. However, our community's personal and daily reality is challenged with seeking parking in adjoining neighborhoods. • **THE CRENSHAW CORRIDOR SPECIFIC PLAN (CCSP) DESIGN MANUAL STATES:** GUIDELINE 1. Create an environment that promotes pedestrian orientation and use. Guideline 1a. At least 75% of the ground floor frontage of any building, including any portion of a building used for parking, should be devoted to retail or commercial uses. Notwithstanding the above, in Subareas D, F, and G of the Specific Plan, projects shall comply with Section 6.C. • GUIDELINE 3. Design all buildings with a quality and character that improves community appearance by avoiding excessive variety and monotonous repetition. To achieve this, the volume of

all buildings should use, forms, contrasting shapes, attractive complementary materials, and architectural features. The development projects presented to our community are not complying with the language used in the CCSP. Members of the community believe that efforts are being made to excavate the work made by “Black and Brown” Americans to live in neighboring communities since the late 40s. • LA, California, Affordable Housing and Labor Standards Initiative, Measure JJJ (November 2016). Provisions listed in Measure JJJ states: developers are required to create up to 20% and in some cases 40% of affordable housing to help the homeless crisis through affordable housing. This entire project will be at “market rates” which does not fulfill the economic needs of our community. • The California Environmental Quality Act (CEQA) requirements are another tremendous concern for the community. The auto repair shop recently purchased for this project is suspected will leave behind remnants of hazardous waste requiring extensive clean-up followed by environmental testing to ensure the safety required for human habitation. • Finally, the infrastructure of the entire community is a century old and has already shown signs of extreme deterioration based on pipe explosions from the Crenshaw Rail Line construction and ongoing power outages. The climate of our nation during the COVID-19 pandemic is a stressful one. Councilmember, you are responsible to all CD8. We ask that you support us against any proposed development seeking economic gain for themselves that has not conformed to the CCSP, which details the needs of the community at-large and the overall impact of designs on it. It’s imperative that we have an opportunity to engage in productive dialogue that will move us forward and benefit our community as stated in the CCSP. Measures JJJ and H were voted on by Californians to help families in need of affordable housing and avoid homelessness. The development projects presented to this community have revealed other designs by avoiding insight from the community itself. Our challenge is not a housing shortage, but affordable housing with realistic commercial benefits to the existing community, including the 30% working hours for the immediate radius of residents affected. Dialogue should include that the character of our community must remain the same. Until we can have these discussions, a moratorium should be enacted to ensure future developments in the Park Mesa Heights communities are completely addressed. Thank you for your prompt response on how you will address the concerns your constituents.

## Communication from Public

**Name:** Deborah McGee

**Date Submitted:** 11/03/2020 11:20 AM

**Council File No:** 00-9999

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## Communication from Public

**Name:** Nicolas

**Date Submitted:** 11/04/2020 01:52 PM

**Council File No:** 00-9999

**Comments for Public Posting:** Brenda Barnett's use of donation money to fund her marketing and website is ridiculous. This should not be overlooked, it's an abuse of donation money.