



City Clerk Council and Public Services <clerk.cps@lacity.org>

Fwd:

1 message

Izabella Hovhanisian <izabella.hovhanisian@lacity.org>
To: City Clerk Council and Public Services <clerk.cps@lacity.org>

Mon, Mar 2, 2020 at 7:51 AM

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

From: **Michael Talty** <mudgods@gmail.com>

Date: Mon, Mar 2, 2020 at 5:05 AM

Subject:

To: <cityclerk@lacity.org>

I absolutely enjoyed coming to your city. . I think we should allow the hotels to have a private smoking area. I have been against here for the last few days. I enjoyed my stay. The only thing that bothered me. I'm a smoker and every time I went out to the street to smoke a cigarette because I could not smoke on the property of the hotel. I was staying at. I was approached to purchase drugs. Cocaine marijuana. It was relentless. I could not get away from your drug addicts at 5 in the morning. Trying to enjoy a cigarette. It's a beautiful city and I'm not trying to tell you to get rid of every drug addict. I'm just trying to tell you give your guests a peaceful place to smoke a cigarette. On the property of the fine hotels were staying at



City Clerk Council and Public Services <clerk.cps@lacity.org>

Fwd: MND Comment and CEQA Notice Request for the 3440 Wilshire Project

2 messages

Anna Martinez <anna.martinez@lacity.org>
To: Clerk Council and Public Services <Clerk.CPS@lacity.org>

Mon, Mar 2, 2020 at 4:09 PM

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

From: **Stacey Osborne** <stacey@lozeaudrury.com>
Date: Mon, Mar 2, 2020 at 4:06 PM
Subject: MND Comment and CEQA Notice Request for the [3440 Wilshire Project](#)
To: <Iris.Wan@lacity.org>, <lisa.webber@lacity.org>, <cityclerk@lacity.org>
Cc: Komalpreet Toor <komal@lozeaudrury.com>

Dear All,

Please find attached a comment on the Mitigated Negative Declaration and CEQA and Land Use Notice Request for the [3440 Wilshire Project](#), submitted on behalf of Supporters Alliance for Environmental Responsibility ("SAFER"). Please note that a hardcopy will follow via U.S. Mail. If you have any questions, please feel free to contact our office. If you would kindly confirm receipt of this document, it would be greatly appreciated.

Best Regards,

Stacey

Stacey Osborne

Paralegal

Lozeau | Drury LLP

[1939 Harrison Street, Suite 150](#)[Oakland, CA 94612](#)

510-836-4200 (Phone)

510-836-4205 (Fax)

stacey@lozeaudrury.comVirus-free. www.avg.com**2020.03.02 MND Comment and CEQA Notice Request for 3440 Wilshire Project.pdf**
442K

City Clerk Council and Public Services <clerk.cps@lacity.org>

Tue, Mar 3, 2020 at 9:47 AM

3/3/2020

City of Los Angeles Mail - Fwd: MND Comment and CEQA Notice Request for the 3440 Wilshire Project

To: stacey@lozeaudrury.com

This email is to confirm receipt of your comment to the City Clerk's Office regarding the Mitigated Negative Declaration and CEQA and Land Use Notice Request for the 3440 Wilshire Project.

If you have any questions, please let me know. Thank you.

Isabel Onate

[Quoted text hidden]



2020.03.02 MND Comment and CEQA Notice Request for 3440 Wilshire Project.pdf
442K



T 510.836.4200
F 510.836.4205

1939 Harrison Street, Ste. 150
Oakland, CA 94612

www.lozeaudrury.com
brian@lozeaudrury.com

Via Email and U.S. Mail

March 2, 2020

Iris Wan, City Planner
Department of City Planning
City of Los Angeles
200 N. Spring Street, Room 620/621
Los Angeles, CA 90012
Iris.Wan@lacity.org

Lisa M. Webber, AICP Deputy Director
Department of City Planning
City of Los Angeles
200 N. Spring Street, Room 525
Los Angeles, CA 90012
lisa.webber@lacity.org

Holly L. Wolcott, City Clerk
City of Los Angeles
Office of City Clerk
200 N. Spring Street, Room 360
Los Angeles, CA 90012
CityClerk@lacity.org

**Re: Comment on Mitigated Negative Declaration and CEQA and Land Use
Notice Request for the 3440 Wilshire Project (ENV-2016-3693-MND; CPC-
2016-3692-VZC-MCUP-SPR; Vesting Tentative Tract No. 74602)**

Dear Ms. Wan, Ms. Webber, and Ms. Wolcott:

I am writing on behalf of the Supporters Alliance for Environmental Responsibility (“SAFER”), regarding the Initial Study and Mitigated Negative Declaration (“IS/MND”) prepared for the project known as the 3440 Wilshire Project (ENV-2016-3693-MND; CPC-2016-3692-VZC-MCUP-SPR; Vesting Tentative Tract No. 74602), including all actions related or referring to the proposed development of one 23-story mixed-use building and one 28-story mixed-use building on top of a podium which is 4 stories above grade and 2 stories subterranean, and which will include 640 apartment units, 10,738 square feet of commercial floor area, and 1,191 vehicle parking spaces, located at 3440-3470 West Wilshire Boulevard/659-699 South Mariposa Avenue/3281-3287 West 7th Street, and 666-678 South Irolo Street in Los Angeles (“Project”).

After reviewing the IS/MND, we conclude the IS/MND fails as an informational document including, but not limited to, the IS/MND’s failure to account for the cumulative impacts of existing and/or proposed projects within the vicinity of the Project site. Furthermore, there is a fair argument that the Project may have significant unmitigated environmental impacts including, but not limited to, impacts to biology, indoor and outdoor air quality, traffic and human health. Therefore, we request that the City Los Angeles prepare an environmental impact report (“EIR”)

March 2, 2020

Comment on Mitigated Negative Declaration and CEQA and Land Use Notice Request for the 3440 Wilshire Project (ENV-2016-3693-MND; CPC-2016-3692-VZC-MCUP-SPR; Vesting Tentative Tract No. 74602)

Page 2 of 3

rather than an MND for the Project pursuant to the California Environmental Quality Act (“CEQA”), Public Resources Code section 21000, et seq.

We reserve the right to supplement these comments during public hearings concerning the Project. *Galante Vineyards v. Monterey Peninsula Water Management Dist.*, 60 Cal. App. 4th 1109, 1121 (1997).

We hereby request that the City of Los Angeles (“City”) send by electronic mail, if possible, or U.S. Mail to our firm at the address below notice of any and all actions or hearings related to activities undertaken, authorized, approved, permitted, licensed, or certified by the City and any of its subdivisions, and/or supported, in whole or in part, through contracts, grants, subsidies, loans or other forms of assistance from the City, including, but not limited to the following:

- Notice of any public hearing in connection with the Project as required by California Planning and Zoning Law pursuant to Government Code Section 65091.
- Any and all notices prepared for the Project pursuant to the California Environmental Quality Act (“CEQA”), including, but not limited to:
 - Notices of any public hearing held pursuant to CEQA.
 - Notices of determination that an Environmental Impact Report (“EIR”) is required for the Project, prepared pursuant to Public Resources Code Section 21080.4.
 - Notices of any scoping meeting held pursuant to Public Resources Code Section 21083.9.
 - Notices of preparation of an EIR or a negative declaration for the Project, prepared pursuant to Public Resources Code Section 21092.
 - Notices of availability of an EIR or a negative declaration for the Project, prepared pursuant to Public Resources Code Section 21152 and Section 15087 of Title 14 of the California Code of Regulations.
 - Notices of approval and/or determination to carry out the Project, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
 - Notices of any addenda prepared to a previously certified or approved EIR.
 - Notices of approval or certification of any EIR or negative declaration, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
 - Notices of determination that the Project is exempt from CEQA, prepared pursuant to Public Resources Code section 21152 or any other provision of law.
 - Notice of any Final EIR prepared pursuant to CEQA.
 - Notice of determination, prepared pursuant to Public Resources Code Section 21108 or Section 21152.

Please note that we are requesting notices of CEQA actions and notices of any public hearings to be held under any provision of Title 7 of the California Government Code governing California Planning and Zoning Law. **This request is filed pursuant to Public Resources Code Sections 21092.2 and 21167(f), and Government Code Section 65092**, which requires agencies to mail

March 2, 2020

Comment on Mitigated Negative Declaration and CEQA and Land Use Notice Request for the 3440 Wilshire Project (ENV-2016-3693-MND; CPC-2016-3692-VZC-MCUP-SPR; Vesting Tentative Tract No. 74602)

Page 3 of 3

such notices to any person who has filed a written request for them with the clerk of the agency's governing body.

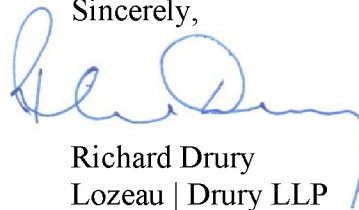
In addition, we request that the City send to us via email, if possible or U.S. Mail a copy of all Planning Commission and City Council meetings and/or hearing agendas.

Please send notice by electronic mail, if possible, or U.S. Mail to:

Richard Drury
Komalpreet Toor
Stacey Osborne
Lozeau Drury LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612
richard@lozeaudrury.com
komal@lozeaudrury.com
stacey@lozeaudrury.com

Please call if you have any questions. Thank you for your attention to this matter.

Sincerely,



Richard Drury
Lozeau | Drury LLP