



Etta Armstrong <etta.armstrong@lacity.org>

Fwd: Council File 13-1134 (CPC-2015-1556-ZC-HD)

1 message

Sharon Gin <sharon.gin@lacity.org>

Tue, Jul 28, 2015 at 8:45 AM

To: Sharon Dickinson <sharon.dickinson@lacity.org>, Etta Armstrong <etta.armstrong@lacity.org>

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

From: **Cory Appleseed** <app5522@yahoo.com>

Date: Mon, Jul 27, 2015 at 9:24 AM

Subject: Re: Council File 13-1134 (CPC-2015-1556-ZC-HD)

To: "sharon.gin@lacity.org" <sharon.gin@lacity.org>, "michael.bostrom@lacity.org" <michael.bostrom@lacity.org>, "adrienne.khorasanee@lacity.org" <adrienne.khorasanee@lacity.org>, "terry.kaufmann-macias@lacity.org" <terry.kaufmann-macias@lacity.org>, "gary.benjamin@lacity.org" <gary.benjamin@lacity.org>, "mitch.ofarrell@lacity.org" <mitch.ofarrell@lacity.org>, "christine.peters@lacity.org" <christine.peters@lacity.org>, "jgirodo@gmail.com" <jgirodo@gmail.com>, "gregorylewisunitehere@gmail.com" <gregorylewisunitehere@gmail.com>, "jeff@creedla.com" <jeff@creedla.com>, "centralhollywoodnc2014@gmail.com" <centralhollywoodnc2014@gmail.com>, "irmagaratechnc@gmail.com" <irmagaratechnc@gmail.com>, "gohelp.chnc@gmail.com" <gohelp.chnc@gmail.com>

Dear Sharon,

I see this item is going before the PLUM Committee on Tuesday. Please make sure my comments are entered into the record for CF 13-1134.

Thank you

On Tuesday, July 21, 2015 1:00 PM, Cory Appleseed <app5522@yahoo.com> wrote:

Hello Sharon,

Please include this in Council File 13-1134 for the CPC-2015-1556-ZC-HD Hello City Attorney and others, CPC's approval of Height District 2 relies on a 2011 MND which did not contemplate a 6:1 FAR. While the subject grant has a "Condition of Approval" which limits the proposed project to the 2011 CPC approval, the approved height district has no "D" Limitation and would allow a 6:1 FAR and would become vested once the Zone/Height District Change becomes effective and would not rely on any adherence to the SPR. Note, the "Condition of Approval" does not control the Zone Change in the same way a "Q" Condition does, nor does it control the Height District in the same way a "D" Limitation does. Additionally, each lot could be developed individually at an FAR of 6:1 while remaining under the 50,000 SF threshold for Site Plan Review and therefore not require any further environmental review resulting in the potential of the entire site being developed at a 6:1 FAR with no further environmental review. This project cannot be approved without either a "D" Limitation holding the property to that which was studied in the 2011 MND, or the environmental review must analysis the potential 6:1 FAR.