

February 7, 2015

Council File Number: 15-0102
RE: Cartwright [VTT-72782-SL / ENV-2014-880-MND];
Appeal to the City Council.

Planning Land Use Management Committee
Los Angeles City Council

Honorable Councilmembers,

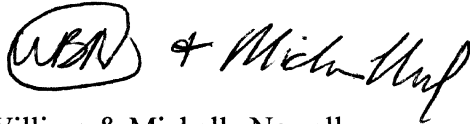
We are residents of Cartwright Avenue across the street, and East from the proposed development at 5131 Cartwright Avenue. When we bought our house in 2012 we enjoyed the fact that Cartwright Avenue was filled with single family homes and a few sensible apartments. While we are thankful for the decision by the APC to help cut the massing of this Small Lot Sub Division, we think the CEQA issues have not been adequately addressed. Based on findings in the "Initial Study and Checklist" from the city of Los Angeles, we think that a full EIR should be required on this project.

1. **Aesthetics** (visual, Character, light); 2 of the 4 boxes checked indicate that this project could have a significant effect on the neighborhood, in the area of the neighborhoods character (also found 23 times in the Small Lot Subdivision Guidelines), and also in the area of light and glare. If 50% of the items listed in the section could have a significant effect, why does it lean towards not having a full EIR, instead of making sure there will not be further issues once built.
2. **Air Quality** (Construction, operational); again the 2 items checked that could be significant are "air quality standard" and pollutants including emissions. 2 of 5 items are enough to have a full EIR required. One item should be enough for the city to care.
3. **Geology and Soils** (Construction Seismic); both items checked in this box are due to damage including injury or death because of seismic activity. In Los Angeles we all know we have such activity. Having such a dense and massive building will have a potentially significant effect on the neighborhood. Also, during the building of the Metro (1 mile away) they had many problems with the soil and sinkholes. Again a full EIR should be required.
4. **Green House Gas Emissions**; 1 of 2 boxes checked that it could be potentially significant. Please, a 50% chance that it could be significant, REQUIRE the full EIR.
5. **Hazards and Hazardous Materials**; with all the other issues in our neighborhood, with excess car traffic and cellular antennas, construction materials and transporting of the hazardous materials warrants a full EIR.
6. **Noise** (construction, operational); items b, c, and d are checked as potentially significant. If the city councilmembers would please come to our neighborhood and view it, you will see what our concerns are. The fact that we already have Burbank Airport travel overhead brings noise. The potential of ambient noise levels will adversely affect the neighborhood.

7. **Utilities** (water, solid waste); with the addition of 8 dwellings, with 2 bathrooms and 3 bedrooms, potentially adding a minimum of 16 new residents, I believe this will adversely affect the present sewer system. This has not been upgraded. 3 of 7 items checked in this area.

With the information listed above, and the lack of significant proof of how the initial study check-list was made, we believe the City of Los Angeles needs to protect its community by demanding a full Environmental Impact Report.

Thank you for your time,

A handwritten signature in black ink, consisting of the letters 'WBN' circled, followed by a plus sign and the name 'Michelle Newell' written in a cursive script.

William & Michelle Newell
5148 Cartwright Avenue
Cartwright Avenue Neighbors

Subject: Council File Number: 15-012
RE: Cartwright [VTT-72782-SL/ENV-2014-880-MND];
Appeal to the City Council

2/6/2015

Planning Land Use Management Committee
Los Angeles City Council

Honorable Council Members,

I live directly across the street from this proposed development project and will be directly impacted by it. I am grateful to the APC for their granting our appeal, in part and with conditions, to try and reduce the massing of the proposed development but I feel strongly that the CEQA issues have not been adequately addressed. California law supports the strong presumption in favor of requiring preparation of an Environmental Impact Report (EIR) based on the “fair argument” standard. Whenever the record contains substantial evidence that a project MAY have a significant effect on the environment, there is a presumption that an EIR should be required. Based on the findings in the “Initial Study and Checklist” from the City of Los Angeles, here is a list of why a full EIR should be required on this project:

1. Aesthetics (visual, character, light); 2 of the 4 boxes checked indicate that this project could have a significant effect on the neighborhood, in the area of the neighborhood’s character (also found 23 times in the Small Lot Subdivision Guidelines), and in the area of light and glare. If 50% of the items listed in the section could have a significant effect, why is Planet Home Living (the developer) not required to have a full EIR to make sure that there will be no further issues after the development is built?
2. Air Quality (construction, operational); again the 2 items checked that could be significant are “air quality standard” and pollutants including emissions. 2 of 5 items are enough to have a full EIR required. One item alone should be enough for the city to be concerned.
3. Biological Resources (tree removal); there are 14 mature trees, including 4 front facing palm trees (not 3 as stated by Planet Home) on this property that date back to 1938. Planet Home agreed, after consulting with us, to preserve at least the 4 front palm trees. After months of planning they now say “if they can save them” or plant a 1:1 ratio. These trees, if not saved, should be replaced with similar mature trees. Removing these trees will have a negative impact on the aesthetics of the neighborhood. The City of Los Angeles has gone to great pains to make sure that Cartwright Ave is a tree lined street.
4. Geology and Soils (construction, seismic); both items checked in this box are due to damage including injury or death because of seismic activity. Los Angeles always has the potential for a LOT of such activity. Having such a dense and over massed building will have a potentially significant negative effect on the neighborhood. During the building of

the Metro Rail (1 mile away) the area had many problems with the soil and sinkholes. Again a full EIR should be required.

5. Green House Gas Emissions; 1 of 2 boxes checked that it could be potentially significant. Even a 50% chance that it could be significant would REQUIRE the full EIR.

6. Hazards and Hazardous Materials; with all the other issues in our neighborhood, the excess vehicle traffic and cellular antennas combined with construction materials and transporting of the hazardous materials warrants a full EIR.

7. Noise (construction, operational); items B, C, and D are checked as potentially significant. If the city council members would please come to our neighborhood and view it, you will see what our concerns are. The fact that we are directly in the Burbank Airport flight path brings noise. The addition of even more ambient noise levels will adversely affect the neighborhood.

8. Public Services (fire protection, schools; the traffic that this project will bring to an already busy street (a thoroughfare for many wanting to exit from Magnolia Blvd) will be a threat during the school year. Many families use this street to walk their children to Toluca Lake Elementary School. With 8 massive homes so close together and the driveway so small, a fire truck would have to stay on the street in case of a fire. The safety issues regarding such a dense and over massed development in itself should trigger a full EIR. Here again, 3 of 5 items are checked as potentially significant.

9. Recreation (parks) – 1 of 2 checked here. Again, a 50% chance of being potentially significant.

10. Utilities (water, solid waste); introducing 8 new dwellings, each with 2 bathrooms and 3 bedrooms, adds a minimum of 16 new residents, with the potential of far more. This will overtax the present sewer system. This infrastructure has not been upgraded in years, if ever. 3 of 7 items checked in this area.

11. Parking; the APC instructed the developer to provide 2 guest parking spaces. While we appreciate that (the developer originally provided NONE) we still feel that 2 guest parking spaces for 8 units is inadequate. The additional guests (or residents with more than 2 cars) will be parking on an already overcrowded street.

To sum up, I would refer you again to the following 3 points from our attorney, Robert Glushon. Details of each are further defined in his letter to you but in simple terms, they are:

I. THE PROJECT, PARTICULARLY ITS MASSING, IS NOT COMPATIBLE WITH THE EXISTING NEIGHBORHOOD.

**II. THE PROJECT DOES NOT MEET THE SMALL LOT
SUBDIVISION GUIDELINES.**

**III. THE PROPOSED MITIGATED NEGATIVE DECLARATION ("MND")
IS LEGALLY INADEQUATE. FURTHER ENVIRONMENTAL REVIEW IS
REQUIRED.**

With all the information listed above, and the lack of significant proof as to how the initial study check-list was made, I ask that the City of Los Angeles protect it's community by demanding a full Environmental Impact Report.

Thank you,

A handwritten signature in black ink, appearing to read "Craig Stull". The signature is fluid and cursive, with a large initial "C" and a long, sweeping underline.

Craig Stull
5132 Cartwright Ave, North Hollywood, CA 91601
Cartwright Ave Neighbors