

February 3, 2015

Via emails sent to:

sharon.gin@lacity.org

cc: areen.ibranossian@lacity.org
rglushon@lunaglushon.com
musicfamily@mac.com

Subject : 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,

I understand that the Deputy Advisory Agency has determined that the proposed construction project on Cartwright Avenue by Planet Home would not have a significant effect upon the environment or quality of life for the Cartwright Avenue neighbors. As a long term resident and homeowner of this neighborhood, I disagree with that finding. Just as the recent construction and redesigning of traffic flow along Magnolia Avenue continues to adversely affect my life, so too would the construction of this project affect my life in a similar way. My neighbors and I appreciate the revisions that the APC granted, however we feel the CEQA issues have not been adequately addressed. Please note the following observations:

1. Aesthetics (visual character, light);

To those of us who actually live on Cartwright Avenue, the adverse impact of this proposed construction is patently obvious. As designed, the buildings are much too close to the street and they are much too high for the immediate area. I encourage members of the board to take a field trip to inspect the area in question. Just stand on the street in front of where these structures are to be built and imagine just how high 3 stories can be. Because of their closeness to the street, these structures will most assuredly cast shadows over the street and onto the residences directly across on the East side of Cartwright Avenue. This sort of construction is more conducive to areas less suburban in nature than Cartwright Avenue. Our street is in an area of single level single family homes.

2. Air Quality (construction, operational);

Construction Dust on site; chemical pollutants; heavy equipment trucks driving up and down the street: all have adverse effects on the neighborhood.

3. Biological Resources (tree removal);

The removal of the existing mature trees presently located on the lot will greatly diminish the esthetics of the neighborhood, not to mention the potential destruction of wildlife living in/around the trees.

4. Geology and Soils (construction seismic);

This is a sandy soil area, geographically part of the L.A. River wash. Construction of massive buildings will cause disruption and damage to adjacent properties, - just in the pounding of support pilings alone. This should be further investigated and studied with regard to soil sinkage (as was the problem when the Metro was built). These potential problems still exist.

5. **Greenhouse Gas Emissions;** - This is beyond my realm of expertise or full understanding.

6. **Hazards and Hazardous Materials;**

We are already ingesting chemicals from the nearby auto repair shops; and the cellular relay antennas on the rooftop of the Benchmark building located at 5161 Cartwright Avenue are emitting RF radiation which is of concern to some people. Construction materials will undoubtedly interact with our day-to-day life.

7. **Noise (construction, operational);**

The area is already excessively noisy from aircraft takeoffs and landings from nearby Burbank Airport, blower noise from gardeners working in the area, traffic from Magnolia Avenue, etc.. Even the simple home projects that many of the neighbors participate in as a pastime create noise that is sometimes difficult to live through (saws, hammers, delivery trucks, etc.). The 5-6 days/per week work schedule of construction will adversely affect the neighborhood with excessive noise, pollution by trucks, not to mention the unwelcome attention such a project will undoubtedly draw from parties outside of the neighborhood.

8. **Public Services (fire protection, schools);**

How does one expect fire trucks to maneuver inside the property once the buildings are completed?

9. **Recreation (parks)** – not sure how this will impact the area.

10. **Utilities (water, solid waste)**

I believe the addition of 8 dwellings will adversely affect the present sewer system running underneath Cartwright Avenue without properly upgrading of the system.

Rather than give carte blanche approval to a development of a somewhat speculative nature, we need for the City of Los Angeles to act as a protector of the community by doing more testing and to conduct a Full Environmental Impact Report (EIR) to address the issues listed above.

Thank you very much for allowing me to express my concerns. I look forward to hearing your decisions.

Sincerely,

DAVID SHERRY

David Sherry, Resident
5156 Cartwright Avenue
North Hollywood, CA 91601
(818) 749-5539



Sharon Gin <sharon.gin@lacity.org>

Council File Number: 15-0102

jesse monsour <jessemonsour@gmail.com>

Tue, Feb 3, 2015 at 10:00 PM

To: sharon.gin@lacity.org

Cc: areen.ibranossian@lacity.org, rglushon@lunaglushon.com, musicfamily@mac.com

Honorable Councilmembers,

I am writing this in regards to: Cartwright [VTT-72782-SL / ENV-2014-880-MND]; Appeal to the City Council.

As a resident of a popular Los Angeles neighborhood I have seen far too many small-lot subdivisions being built. there is one being built right behind my house as we speak. A full EIR is incredibly important for any of these developments. If for no other reason than to ensure that construction will be done quietly and at the proper hours. And that privacy for the neighbors is respected. Air quality control during construction should be strictly enforced at all times. It is also important to note the general aesthetics of the neighborhood this is being built in. This is almost always overlooked by the developer, and unfortunately the city as well. Almost invariably, small-lots are built and designed without any regard to the neighborhood's existing aesthetics and they severely damage the look and feel of the street they are on.

Sincerely,

Jesse Monsour & Annie Dostalek
924 Sanborn Ave.
Los Angeles, CA 90029



Sharon Gin <sharon.gin@lacity.org>

Council File Number 15-0102 Planning Land Use Management Committee, Los Angeles City Council

1 message

Ken Bryant <kenandbarbe@att.net>

Tue, Feb 3, 2015 at 2:00 PM

To: sharon.gin@lacity.org

Cc: areen.ibranossian@lacity.org, rglushon@lunaglushon.com, musicfamily@mac.com

Honorable Council Members,

We are with The Planning and Land Committee of the Midtown North Hollywood Neighborhood Council and have supported the residences of the Cartwright {VIT-72782-SL/ENV-2014-880-MND}; Appeal to the City Council through much of this discussion. While we appreciate the revisions that the APC granted we feel the CEQA issues have not been adequately addressed therefore this issue is only partially resolved, and may set a precedent for further development that is not desirable or beneficial to this neighborhood or other similar neighborhoods.

The two issues that we notice is first, the aesthetics(visual Character and light) these buildings are so much larger than the surrounding homes both in height and mass that the project occupies is overwhelming to the neighborhood, especially the homes being R1 on the opposite side of the street. The second issue is the tree removal. While we appreciate the possible addition of a tree to replace the existing mature trees that exist; We would like to see the replacement be mature trees to keep some measure of aesthetics replacing those that may need to be removed in order to retain the aesthetics of the area.

We would appreciate your consideration regarding these issues,

Barbara Nance

Co-Chair Planning and Land Use Committee,

Midtown North Hollywood Neighborhood Council

818-486-1808

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Sharon Gin <sharon.gin@lacity.org>

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

Douglas Tornquist <dtornquist@mac.com>

Wed, Feb 4, 2015 at 3:56 PM

To: sharon.gin@lacity.org

Cc: areen.ibranossian@lacity.org, Rob Glushon <rglushon@lunaglushon.com>, Marissa Benedict <musicfamily@mac.com>

Subject : Council File Number: 15-0102

Planning Land Use Management Committee
Los Angeles City Council

Honorable Councilmembers,

As a resident of the City of Los Angeles, I am concerned with the proposed small lot subdivison proposed for Cartwright Avenue. While we appreciate the revisions that the APC granted, we fell the CEQA issues have not been adequately addressed.

The Aesthetics were and continue to be a primary concern. This project is not in any way complimentary to or respectful of the existing homes on Cartwright Avenue. In addition, significant and permanent effects will occur from construction, not limited to air quality, greenhouse gas emissions, hazardous materials, and noise.

A full Environment Impact Report is required to adequately address these issues and many more.

Thank you

Douglas V. Tornquist
2923 Waverly Drive
Los Angeles, CA 90039