

February 6, 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,

I am a resident of Cartwright Avenue across the street, and East from the proposed project. When I look out my kitchen window I will have a direct view of what is being built. While I am very thankful for the favorable decision by the APC to help cut the massing of this Small Lot Sub Division, I think 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) base 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 findings in the "Initial Study and Checklist" from the city of Los Angeles, I have made a list below 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 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. **Biological Resources** (tree removal); there are 4 (not 3 as stated from Planet Home) 50 year-old palm trees on this property. Planet Home agreed after consulting with us to preserve these trees. After month of planning it has now become "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 play a roll in changing the aesthetics of the neighborhood.
4. **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.

5. **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.
6. **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.
7. **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.
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 Magnolia Blvd) will be a threat during the school year. Many families use this street to walk their children to Toluca Lake Elementary School. Also, with the homes so close together and driveway so small, we were told the fire truck would stay on the street in case of a fire. The safety issues regarding such a dense building in itself should trigger a Full EIR. Again, 3 of 5 items checked as potentially significant.
9. **Recreation** (parks) - 1 of 2 checked here. 50% chance of being potentially significant.
10. **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 all the information listed above, and the lack of significant proof of how the initial study check-list was made, I believe the City of Los Angeles needs to protect it's community by demanding a full Environmental Impact Report.

Thank you for your time,



Marissa Benedict
5140 Cartwright Avenue
Cartwright Avenue Neighbors

February 6, 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,

My name is Mike Benedict and I live at 5140 Cartwright Avenue, across the street from the proposed development. While I am very thankful for the favorable decision by the APC to help cut the massing of this Small Lot Sub Division, I think 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 findings in the "Initial Study and Checklist" from the city of Los Angeles, I have chosen just 3 of the 10 CEQA items to address:

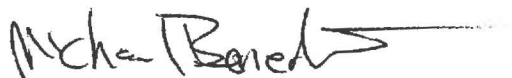
1. **Aesthetics** (visual, Character, light); 2 of the 4 boxes checked indicate that this project could have a significant effect on the neighborhood, in the area of the neighborhoods character (also found 23 times in the Small Lot Subdivision Guidelines), and also in the area of light and glare. In the Small Lot Subdivision Guidelines, it states of 20 times for the developer and designer to "keep the project within the character of the neighborhood. That includes visual, character, and size. While we've been told over and over again, that the guidelines are not enforceable, whoever wrote them knew that in this specific area of character and size that it

could become an issue. If it weren't an issue we would not be at this hearing today. The City of Los Angeles and the developer, in this case Planet Home Living, have a moral and ethical responsibility to keep the aesthetics (character and size) of this project in the character of the neighborhood of Cartwright Avenue. Fifty percent of the items listed in the section could have a significant affect on our neighborhood. Why does the city lean towards not having a full EIR, instead of making sure that the community will be safe and that 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. Please demand that a full EIR be required.
3. **Utilities** (water, sold 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 all the information listed above, and the lack of significant proof of how the initial study check-list was made, I believe the City of Los Angeles needs to protect it's community by demanding a full Environmental Impact Report.

Thank you,

A handwritten signature in black ink, appearing to read "Michael Benedict", followed by a long horizontal flourish.

Michael Benedict
5140 Cartwright Avenue
Cartwright Avenue Neighbors

February 6, 2015

Council File Number: 15-0102

RE: Cartwright [VT-727B2-SL / ENV-2014-880-MND];

Appeal to the City Council

Planning Land Use Management Committee
Los Angeles City Council

Honorable Councilmembers,

I moved to Cartwright Avenue in the 1970's. I live at 5152 Cartwright Avenue and I am very concerned for our neighborhood if this development does not have a complete Environmental Impact Report done. It seems to me that the city of Los Angeles and especially Paul Krekorian, should be more concerned about their constituents and community rather than rushing a project through without thorough testing of it's surroundings. Below are my concerns and findings of the inadequacies of the CEQA issues:

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); I am 82 years old, and have been living here for over 40 years. Two items are checked that could be significant "air quality standard" issues 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. We already have air quality issues with the Burbank air path being overhead. Please do not add to this.
3. **Biological Resources** (tree removal); there are 4 (not 3 as stated from Planet Home) 50 year-old palm trees on this property. Planet Home agreed after consulting with us to preserve these trees. After month of planning it has now become "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 play a roll in changing the aesthetics of the neighborhood.
4. **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.

All of these, and more are concerns of mine. The added construction trucks, independent contractors, traffic, elimination of natural light shading, will all have adverse affects on our neighborhood. A full EIR should be required for this project.

Thank you,



Victoria Pacifico

5152 Cartwright Avenue

Cartwright Avenue Neighbors

February 6, 2015

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Honorable Councilmembers,

I am a resident of Cartwright Avenue across the street, and East from the proposed project. My entire property will be overshadowed by the massive development. While I am very thankful for the favorable decision by the APC to help cut the massing of this Small Lot Sub Division, I think 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) base 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 findings in the "Initial Study and Checklist" from the city of Los Angeles, I have made a list below of why a full EIR should be required on this project.

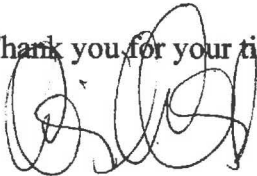
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of the Metro (1 mile away) they had many problems with the soil and sinkholes. Again a full EIR should be required.

5. **Green House Gas Emissions;** 1 of 2 boxes checked that it could be potentially significant. Please, a 50% chance that it could be significant, REQUIRE the full EIR.
6. **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.
7. **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.
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 Magnolia Blvd) will be a threat during the school year. Many families use this street to walk their children to Toluca Lake Elementary School. Also, with the homes so close together and driveway so small, we were told the fire truck would stay on the street in case of a fire. The safety issues regarding such a dense building in itself should trigger a Full EIR. Again, 3 of 5 items checked as potentially significant.
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Thank you for your time,



Adriana Madrigal
5123 Cartwright Ave
North Hollywood, CA 91601

February 6, 2015

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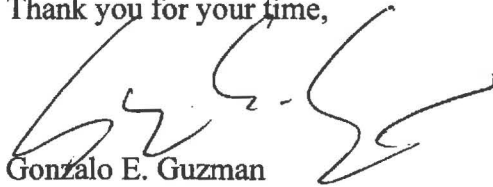
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Thank you for your time,



Gonzalo E. Guzman
5123 Cartwright Ave
North Hollywood, CA 91601