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To Sharon Gin, PLUM Committee Legislative Assistant

June 2, 2015

Los Angeles City Council PLUM Committee
COUNCILMEMBER JOSE HUIZAR, CHAIR
COUNCILMEMBER GILBERT A. CEDILLO
COUNCILMEMBER MITCHELL ENGLANDER

Please include in the
Administrative Record

RE: Appeal of Vesting Tentative Tract No. 72500-SL-1A, ENV-2013-2877-MND-REC1
853-857 North Hyperion Avenue ("Project")

Dear Honorable PLUM Committee Members,

I am writing on behalf of the Hyperion Avenue Neighbors Association ("Neighbors"), residents and property owners impacted by the proposed small lot subdivision and related entitlements at 853-857 Hyperion Ave ("Project"). I would like to reiterate that the entire environmental approval (CEQA determination) and all related entitlements by the Deputy Advisory Agency ("Decision") of the Mitigated Negative Declaration (MND) ENV-2013-2877-MND-REC1 and the Vesting Tentative Tract No. 72500-SL-1A is being appealed.

This project does not abide by the small lot guidelines, is inexplicably exempt from some and does not meet other parts of the LA Municipal Code, is in complete disagreement with certain policy objectives of the LA General Plan and Silver Lake Community Plan and does not even meet one of the standards set forth in the Small Lot Ordinance itself.

The Mitigated Negative Declaration is woefully inadequate and boilerplate. It does not accurately evaluate the actual environmental impacts and completely ignores the preexisting conditions that makes this neighborhood particularly sensitive to this development. The neighbors, the only parties with the experiential and situational awareness, have been trying to make the city aware of these conditions for the last 15 years to no avail. A "Fair Argument" exists that the Project will significantly impact the neighborhood in several ways, especially when not considering the preexisting hazardous road and traffic conditions.

The city planning department is completely disregarding the fact that Hyperion Ave is misclassified as a local street which an EIR has revealed, and is using a traffic study threshold for daily trips that does not distinguish between a studio apartment and a 4 bedroom single family house.

In addition, none of these dwellings are ADA compliant. Multi-unit dwellings do have ADA requirements but small lot subdivisions which are replacing them do not. This represents another inexplicable difference in requirements for small lots. Allowing this sort of development to proceed unabated will result in disabled persons having fewer and fewer housing options available to them. This constitutes outright discrimination against the disabled.

Very truly yours,

David Modern
Hyperion Avenue Neighbor Association