

## RESPONSE FROM APPELANT TO SEPTEMBER 5 PLUM COMMITTEE MEETING – PIECEMEALING PROJECTS

On September 5, the Planning and Land Use Management Committee heard the appeal for 23-0667.

During this meeting Mr. Brady, the representative for the applicant, made several comments as to the applicability of the piecemealing rule to the project, which would prevent 1041-1047, which sits partially in the AO Flood zone, from qualifying for exemptions. At 1:06:48 he states the following:

"...Another claim planning has reviewed and rejected".

This claim by the representative for the applicant is untrue, City Planning has issued NO response, nor has reviewed or rejected the applicability of State Law PRC 21159.27 (piecemealing), to 1041-1047 S Crenshaw. According to Urbanize LA, Jamison Services is developing two apartment complexes and submitted applications to construct close to 160 units consecutively across five lots.

<https://la.urbanize.city/post/jamison-plans-60-apartments-empty-lot-1047-s-crenshaw-boulevard>

<https://la.urbanize.city/post/jamison-services-plans-97-apartments-1035-s-crenshaw-boulevard>

According to the City's website DIR-2022-9089-TOC-VHCA (1041-1047 S Crenshaw)  
<https://planning.lacity.org/pdiscaseinfo/search/encoded/MjYzNDM10>

and DIR-2023-4486-TOC-SPR-VHCA (1025-1037 S. Crenshaw)  
<https://planning.lacity.org/pdiscaseinfo/search/encoded/MjY4NTAw0>

**name both the same applicant (Garrett Lee) and same representative (Alchemy Land Use and Planning) for both projects.**

The city has not verified the applicability of piecemealing to this project, contrary to what Mr. Brady told the PLUM committee on September 5. The State forbids piecemealing projects from qualifying for exemptions. Without City Planning determination as to the applicability of Piecemealing, it cannot proceed with recommending a CEQA 32 exemption.