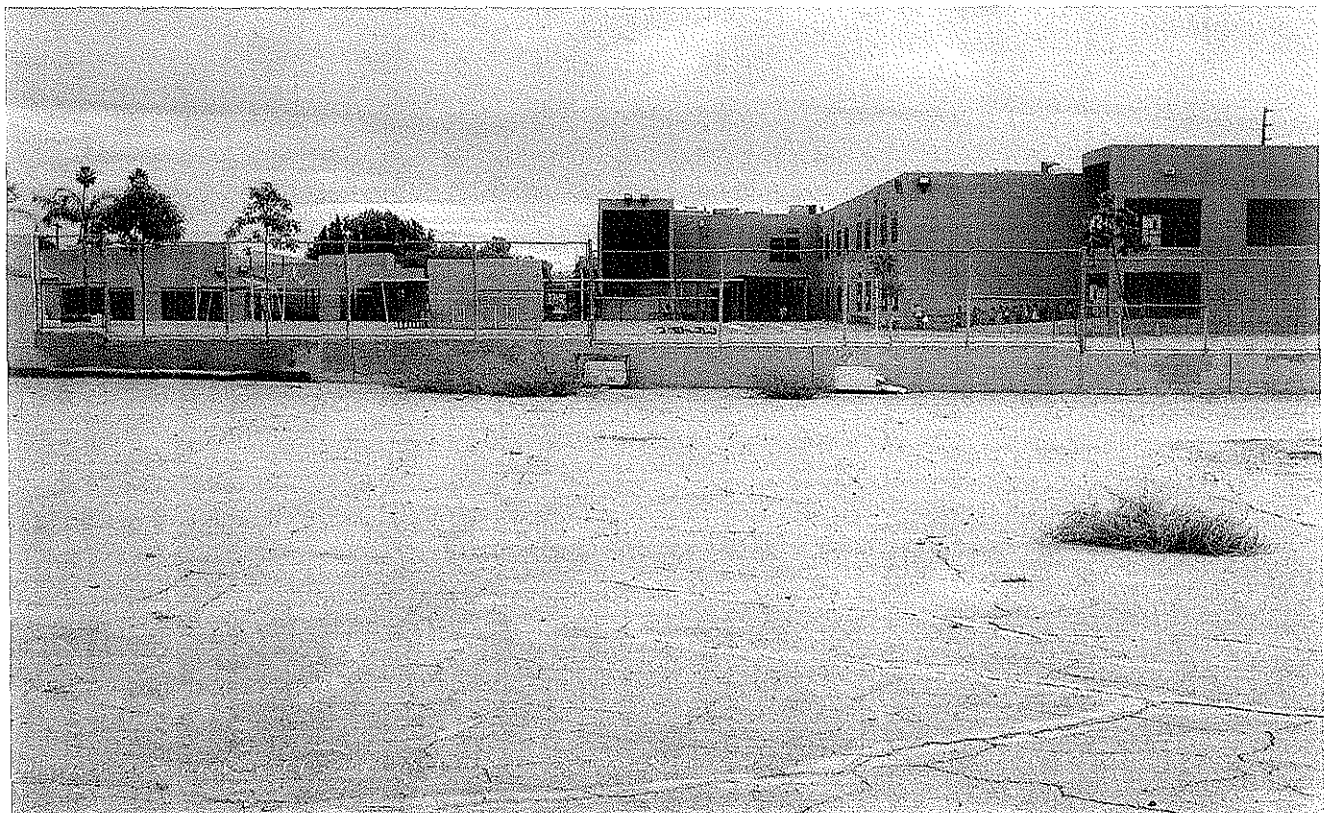


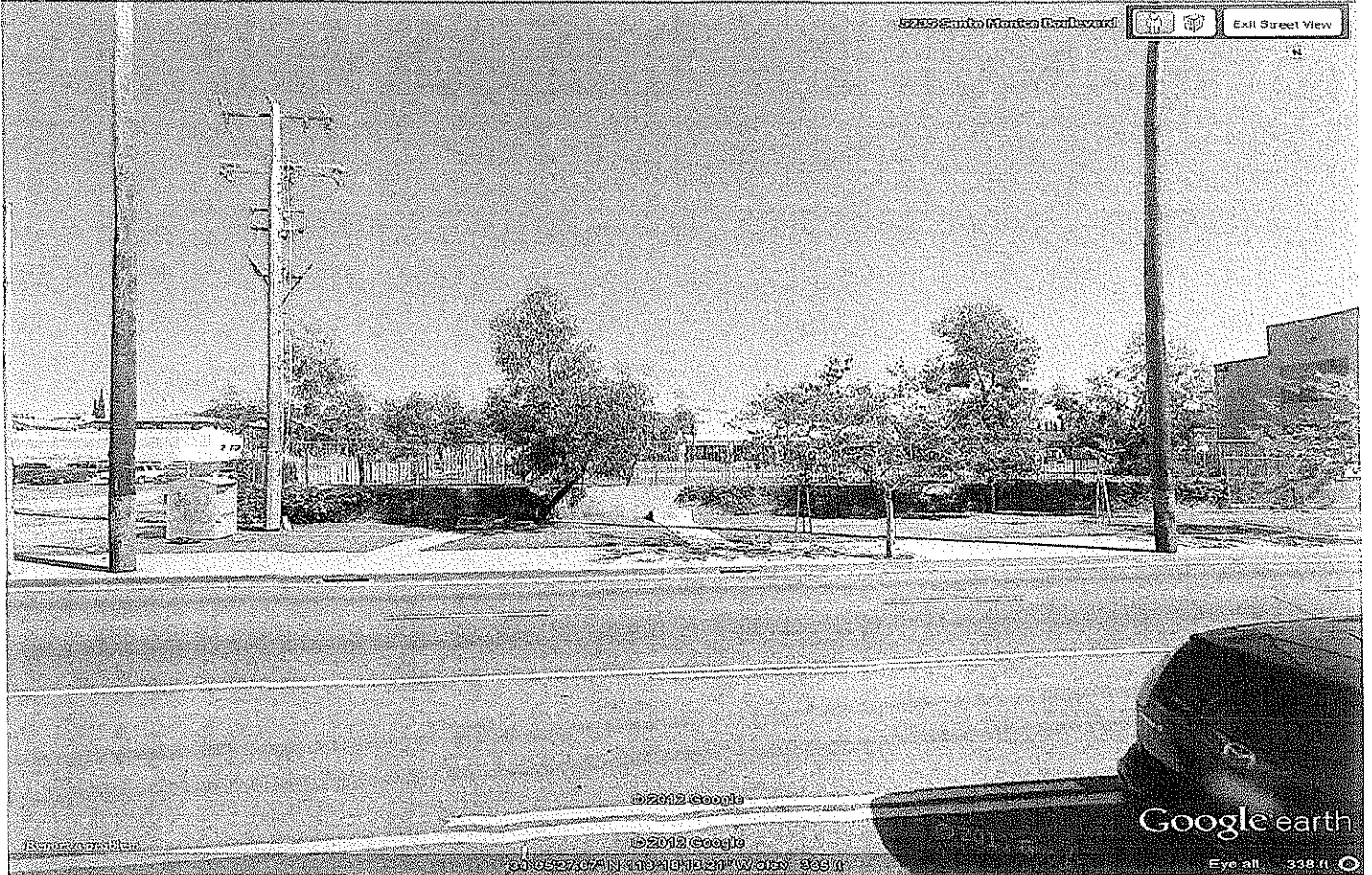
Appeal to Los Angeles City Council of ENV-2007-0365-MND



Kingsley Elementary School on Virginia Ave., adjacent to proposed project site.



Project site's vacant lot, with campus and playfield of Kingsley Elementary School immediately adjacent.



Kingsley Elementary School buildings & playfield, viewed on Santa Monica Blvd. Project site is at left

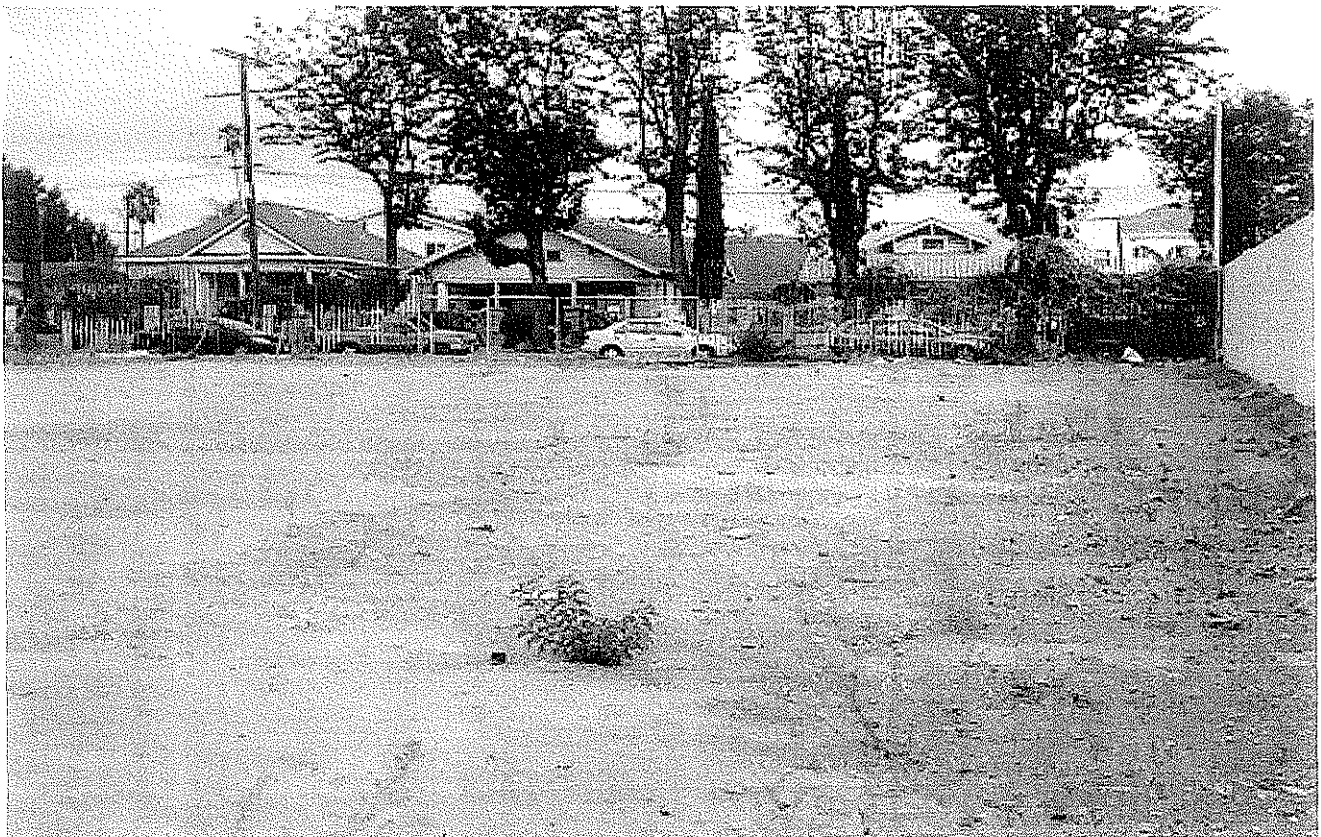


Low-level commercial structures located immediately west of site for proposed 60-foot-tall project.

Appeal to Los Angeles City Council of ENV-2007-0365-MND



5245 Virginia Ave. – directly across from proposed 5-story project.



View from proposed project site looking north to neighboring craftsman bungalows.

To the Los Angeles City Planning Commission:
We oppose the 5-story development proposed for
5245 Santa Monica Boulevard next to
Kingsley Elementary School.

A 5-story commercial/office/residential development is proposed next to Kingsley Elementary School that would be 600% larger than what the underlying zoning allows (ENV-2007-365/DIR-2009-2065-DB).

As long-time residents of this neighborhood who would be impacted by the many significant health and safety hazards created by this out-of-scale development, we ask that an Environmental Impact Report be required.

Name:

Address:

Sarkis Chukhuryan 5249 VIRGINIA AV.

MOVSES CHUKHURYAN 5253A VIRGINIA AV.

SIRANUSH GASPARIAN 5251 VIRGINIA AVE LA, CA 90029

Arev Grigoryan 5239 1/4 Virginia Ave LA, CA 90029

HRANT GEVORGYAN 5239 3/4 VIRGINIA AVE LA, CA 90029

Vache Balian 5239 1/2 Virginia Ave. LA, CA 90029

HARUTUN TAGALYAN 5239 VIRGINIA AVE. LA, CA 90029

Seta Panosian 5254 Virginia Ave LA, CA 90029

**To the Los Angeles City Planning Commission:
We oppose the 5-story development proposed for
5245 Santa Monica Boulevard next to
Kingsley Elementary School.**

A 5-story commercial/office/residential development is proposed next to Kingsley Elementary School that would be 600% larger than what the underlying zoning allows (ENV-2007-365/DIR-2009-2065-DB).

As long-time residents of this neighborhood who would be impacted by the many significant health and safety hazards created by this out-of-scale development, we ask that an Environmental Impact Report be required.

Name: **Address:**

Fernando Lopez 5235 W VIRGINIA AVE L.A., 90029

Narciso Narciso 5235 Virginia Ave LA 90029

Quilian E. Castro 5229 W. Virginia Ave.

vanessa fonseca 5248 Virginia Ave #6 90029

Gonzalo Jimenez 5248 Virginia av #4 LA 90029

Marta E. Gomez 5248 Virginia Ave #3 LA 90029

Verije Panostan 5252 Virginia Ave LA 90029

Mariam Dagesyan 5248 Virginia #5 LA 90029

To the Los Angeles City Planning Commission:
We oppose the 5-story development proposed for
5245 Santa Monica Boulevard next to
Kingsley Elementary School.

A 5-story commercial/office/residential development is proposed next to Kingsley Elementary School that would be 600% larger than what the underlying zoning allows (ENV-2007-365/DIR-2009-2065-DB).

As long-time residents of this neighborhood who would be impacted by the many significant health and safety hazards created by this out-of-scale development, we ask that an Environmental Impact Report be required.

Name:

Address:

Ana MARTINEZ 5248 Virginia Ave Apt 711 LA CA 90029

Vic Romanosian 5256 Virginia Ave Los Angeles, CA 90029

Fernando Soberano 5219³/₄ Virginia Ave Los Angeles
C.A 90029

Armen MAKASIAN 5111 Santa Monica Blvd Los Angeles 90029

Johnie Reese 117 N Hobart St LA CA 90029

Paul O. Hult 1166 1/2 N. Hobart Blvd.

Long Haines P.O. Box 93596, LA 90093

To the Los Angeles City Planning Commission:
We oppose the 5-story development proposed for
5245 Santa Monica Boulevard next to
Kingsley Elementary School.

A 5-story commercial/office/residential development is proposed next to Kingsley Elementary School that would be 600% larger than what the underlying zoning allows (ENV-2007-365/DIR-2009-2065-DB).

As long-time residents of this neighborhood who would be impacted by the many significant health and safety hazards created by this out-of-scale development, we ask that an Environmental Impact Report be required.

Name:

Address:

Leon Jost 5347 Lexington Ave. Hollywood CA 90029

David Patel 5444 Fountain Ave. Hollywood, CA 90029

Amar Patel 5444 Fountain Ave Hollywood, CA 90029

Mrs. David Chamberlain 1057 N. Normandie Ave L.A., CA, 90029

DOMINADOR SERNA 1253 N. NORMANDE AVE L.A. CA 90029

Julia Groszold 4848 Lexington Ave. Los Angeles 90029

Eric Moore 853 N. Edgemont, LA 90029

J.D. BROWN 853 N. Edgemont st. LA CA 90029

**Para la Comisión de Planificación de la Ciudad de Los Angeles:
Nos oponemos a la creación de 5 pisos propuestos para
5245 Santa Monica Boulevard al lado de la escuela
Primaria Kingsley**

Se esta proponiendo un desarrollo de un edificio de 5-pisos comerciales / oficinas / residencial junto a la Escuela Primaria Kingsley que sería 600% mayor que lo que las leyes de zonas permite (ENV-2007-365/DIR-2009-2065-DB).

Como padres y maestros de niños de edad primaria que se verían afectados por la salud de muchos significativos riesgos de seguridad creados por este desarrollo fuera de escala,
le pedimos que se requiere un Informe de Impacto Ambiental.

Nombre:

Dirección:

Theresa Ochoa 4440 BURAS AVE 90029

Maria G. Calderon 5219 DeLongpre ave. L.A. ca. 90027

Adelina Yescas 967 1/4 N. Serrano LA CA 90027

Lusine NKRURYAN 1216 N KINGSTON APT 3

Antonio RIVERA 1362 N. SERRANO AVE #5 L.A. CA 90027

Daniel Ramirez 5219 1/2 Virginia Ave LA, CA 90029

Ana Mejia. 1021 3/4 N Serrano Ave L.A. CA. 90029

Arjelicia Perez 5131 DeLongpre Av #19

L.A. CA - 90027

5301 Lexington LOS ANGELES 90029 Norma H. Alj

Para la Comisión de Planificación de la Ciudad de Los Angeles:
Nos oponemos a la creación de 5 pisos propuestos para
5245 Santa Monica Boulevard al lado de la escuela
Primaria Kingsley

Se esta proponiendo un desarrollo de un edificio de 5-pisos comerciales / oficinas / residencial junto a la Escuela Primaria Kingsley que sería 600% mayor que lo que las leyes de zonas permite (ENV-2007-365/DIR-2009-2065-DB).

Como padres y maestros de niños de edad primaria que se verían afectados por la salud de muchos significativos riesgos de seguridad creados por este desarrollo fuera de escala,
le pedimos que se requiere un Informe de Impacto Ambiental.

Nombre:

Dirección:

Rachael Harryman 2832 Marsh St. Los Angeles 90039

Elvia García 928 N. Oxford Ave. APT # 111

Adriana Candelario 5607 Virginia ave apt. 205

Olivia Loxin 5447 1/2 Harold Wy # 8

Maria Andrade 6477 3/4 Lexington Ave

Rosa Moreno 5301 W. Lexington Ave. # Los Angeles, CA 900

Elvia Alvarado

5316 1/2 Romaine St Los Angeles CA

Guadalupe Reyes

5135 De Longpre Av. La CA - 90027

**Para la Comisión de Planificación de la Ciudad de Los Angeles:
Nos oponemos a la creación de 5 pisos propuestos para
5245 Santa Monica Boulevard al lado de la escuela
Primaria Kingsley**

Se esta proponiendo un desarrollo de un edificio de 5-pisos comerciales / oficinas / residencial junto a la Escuela Primaria Kingsley que sería 600% mayor que lo que las leyes de zonas permite (ENV-2007-365/DIR-2009-2065-DB).

Como padres y maestros de niños de edad primaria que se verían afectados por la salud de muchos significativos riesgos de seguridad creados por este desarrollo fuera de escala,
le pedimos que se requiere un Informe de Impacto Ambiental.

Nombre:

Dirección:

Maria Gomez 5303 LA MIRADA AV

ROYUNA DURAN 5343 VIRGINIA AVE # 207

Leticia Berrios 5316 Romaine St. 1

Leticia Sanchez 712 N. Hobart Blvd L.A. CA 90029

Adelina Olvera 1213 N. Ardmore Ave Apt 1 - 90029.

Maria Munar 1418 1/2 N Hobart Blvd. CA. L.A. C.P. 90027.

Martha Garcia 919 1/4 N Serrano Av. - 90029

Jorge Azevala 919 1/4 N Serrano Av. 90029

Vanessa Rebelledo 712 N. Hobart bl 90029

Juan Martinez 712 N. Hobart bl 90029

To the Los Angeles City Planning Commission:
**We oppose the 5-story development proposed for
5245 Santa Monica Boulevard next to
Kingsley Elementary School.**

A 5-story commercial/office/residential development is proposed next to Kingsley Elementary School that would be 600% larger than what the underlying zoning allows (ENV-2007-365/DIR-2009-2065-DB).

As parents and teachers of school-age children who would be impacted by the many significant health and safety hazards created by this out-of-scale development, we ask that an Environmental Impact Report be required.

Name:

Address:

Isabel Melendez 1019 N. Serrano Ave CA 90029

Lillian Sofia James 946 N. Meriposa Ave Apt #304 90029

Fior Maldonado 933 N. Serrano Dr. A 90029

Nery L. Rodriguez 952 Lexington Ave L.A. CA 90029

ERicka Quintonez 955 N-Oxford Ave #5 L.A. CA 90029

Mary Titlu 190 1/2 N. Hobart Blvd. L.A. CA. 90077

Griselda Ramirez 5259 La Mirada Ave Los Angeles CA 90029

Julia Lopez 5542 Sierra Vista Ave Los Angeles CA 90029

To the Los Angeles City Planning Commission:
**We oppose the 5-story development proposed for
5245 Santa Monica Boulevard next to
Kingsley Elementary School.**

A 5-story commercial/office/residential development is proposed next to Kingsley Elementary School that would be 600% larger than what the underlying zoning allows (ENV-2007-365/DIR-2009-2065-DB).

As parents and teachers of school-age children who would be impacted by the many significant health and safety hazards created by this out-of-scale development, we ask that an Environmental Impact Report be required.

Name:

Address:

Reyna 1319 N. Harvard Blvd APT #9 90027

GladyS Salazar 823 1/2 N Harvard 131U 90029

Jaura Portillo 923 N Oxford ave 90029

Alicia Miranda 1219 N. Ardmore Ave Apt 8 LA CA-90029

Julia Monteroso 1213 N. Ardmore ave apt. #2 L.A. CA-90029

Karen Melendez 1212 N. Hobart Blvd. LA CA 90029.

1602 N. Ardmore Ave LA CA 90029

Nickolas Luna 1419 N. Kingsley Dr. #205
Los Angeles CA. 90027

To the Los Angeles City Planning Commission:
We oppose the 5-story development proposed for
5245 Santa Monica Boulevard next to
Kingsley Elementary School.

A 5-story commercial/office/residential development is proposed next to Kingsley Elementary School that would be 600% larger than what the underlying zoning allows (ENV-2007-365/DIR-2009-2065-DB).

As parents and teachers of school-age children who would be impacted by the many significant health and safety hazards created by this out-of-scale development, we ask that an Environmental Impact Report be required.

Name: **Address:**

Sonia Flores 5322 Virginia ave. P L.A. CA 9002

Lucenia Acuña 5318 1/2 Romanes St. CA 9002

Eva Zepeda 920 N. Oxford ave L.A. - C.A. 90029

Edwin Consuegra 921 3/4 N. Servano Av. LA CA 90029

Ruth Mejia 5624 Virginia Av. LA. CA. 20029

Angel Santiago 5624 Virginia Av. LA-CA 90029

Boyadjyan Vartkes 1218 Kingsley Dr #5 LA, CA 90029

Peira Otellana 5426 Virginia ave 9002

To the Los Angeles City Planning Commission:
**We oppose the 5-story development proposed for
5245 Santa Monica Boulevard next to
Kingsley Elementary School.**

A 5-story commercial/office/residential development is proposed next to Kingsley Elementary School that would be 600% larger than what the underlying zoning allows (ENV-2007-365/DIR-2009-2065-DB).

As parents and teachers of school-age children who would be impacted by the many significant health and safety hazards created by this out-of-scale development, we ask that an Environmental Impact Report be required.

Name: Address:

Lalut Parisalei 928 N Oxford Ave. LA CA 90029

Cristine Martinez 963 N Hobart L.A CA 90029

Yesenia Orellana 5432 Virginia Ave L.A, CA 90029

ROSARIO BENDEROS 866 N. OXFORD AV. L.A CA 90029

Rosa Ma Ornelas 5225 Lexington Av. L.A. 90029

Tong Wong 638 N. Ardmore Ave LA ca 90004

Maria Flores 922 N. Oxford Ave #6 LA. CA. 90029

Maybel Arboleda 5021 Junon Grove Ave apt #14 Los Angeles CA
9002

To the Los Angeles City Planning Commission:
**We oppose the 5-story development proposed for
5245 Santa Monica Boulevard next to
Kingsley Elementary School.**

A 5-story commercial/office/residential development is proposed next to Kingsley Elementary School that would be 600% larger than what the underlying zoning allows (ENV-2007-365/DIR-2009-2065-DB).

As parents and teachers of school-age children who would be impacted by the many significant health and safety hazards created by this out-of-scale development, we ask that an Environmental Impact Report be required.

Name:

Address:

Muma Landoval Markos Stepanian 1045 N Ardmore
5343 Virginia Ave #17 Ave. # 10 LA, CA
LA CA 90029

Rish Estrada 5021 1/2 Romaine St LA, CA 90029

Jose A CONTRADO 5607 VIRGINIA Ave #107

Armen Pelesivan 1128 1/4 N KENNEDY BLVD

Mauricio Ortiz 1345 N. Kingsley Dr. LA, CA 90027

Elida chun 845 N. Harvard Blvd #3 L.A. CA. 90029

Para la Comisión de Planificación de la Ciudad de Los Angeles:
Nos oponemos a la creación de 5 pisos propuestos para
5245 Santa Monica Boulevard al lado de la escuela
Primaria Kingsley

Se esta proponiendo un desarrollo de un edificio de 5-pisos comerciales / oficinas / residencial junto a la Escuela Primaria Kingsley que sería 600% mayor que lo que las leyes de zonas permite (ENV-2007-365/DIR-2009-2065-DB).

Como padres y maestros de niños de edad primaria que se verían afectados por la salud de muchos significativos riesgos de seguridad creados por este desarrollo fuera de escala,
le pedimos que se requiere un Informe de Impacto Ambiental.

Nombre:

Dirección:

<u>Blanca Nunez</u>	<u>5241 W LEXINGTON AV #2006</u> <u>HOLLYWOOD CA 90029</u>
<u>Milvia Covado</u>	<u>5124 3/4 De Longpre av. L.A. CA 900</u>
<u>Ericelda Celis</u>	<u>950 N. Oxford AV #2 L.C. 9002</u>
<u>JOSEFA SILES</u>	<u>950 N RILEY . 9002</u>
<u>JARED MARTINEZ.</u>	<u>5527 ROMAINE ST APT#7 CP.900.</u>
<u>Ana Alvarado</u>	<u>4811 melrose ave. #205. C.P.</u> <u>900</u>
<u>Angelica Juarez</u>	<u>952 N. Oxford Av. #6 L.A. ca. 90029.</u>
<u>Rosa Vega</u>	<u>5100 Romaine St. LA 900.</u>
<u>Carlos vega</u>	<u>5100 Romaine St LA 90029.</u>
<u>Maribel flamenco</u>	<u>1634 3/4 W. Kingsley Dr. 90029</u>

Para la Comisión de Planificación de la Ciudad de Los Angeles:
Nos oponemos a la creación de 5 pisos propuestos para
5245 Santa Monica Boulevard al lado de la escuela
Primaria Kingsley

Se esta proponiendo un desarrollo de un edificio de 5-pisos comerciales / oficinas / residencial junto a la Escuela Primaria Kingsley que sería 600% mayor que lo que las leyes de zonas permite (ENV-2007-365/DIR-2009-2065-DB).

Como padres y maestros de niños de edad primaria que se verían afectados por la salud de muchos significativos riesgos de seguridad creados por este desarrollo fuera de escala,
le pedimos que se requiere un Informe de Impacto Ambiental.

Nombre:

Dirección:

Esmeralda Edith 1427 N. Kingsley Dr # 201 (323) 679 5580

Valentin Vargas 1427 N. Kingsley Dr # 201 (323) 666 7869

Blanca Romero 1132 1/2 N. Kingsley Dr SACA, 90029.

Virginia Lopez 943 1/2 N. OXFORD AVE. LA. CA 90029

Blanca Arqueta 5431 Sierra Vista Pt 3 LA 90028

Dina Hernandez 1167 N Serrano AV LA CA 90029

Heather - Alexis Lopez - 1512. # 12... Ca. 90029

Dinora Campos 5451 1/2 Virginia AVE Los Angeles CA 90029 (323) 345-365

Blanca Velasquez 548 N OXFORD AVE LA CA 90029 (323) 217-2495

Bryan Morfano 910 N. Serrano ave apt # 1 LA CA 90029

Para la Comisión de Planificación de la Ciudad de Los Angeles:
Nos oponemos a la creación de 5 pisos propuestos para
5245 Santa Monica Boulevard al lado de la escuela
Primaria Kingsley

Se esta proponiendo un desarrollo de un edificio de 5-pisos comerciales / oficinas / residencial junto a la Escuela Primaria Kingsley que sería 600% mayor que lo que las leyes de zonas permite (ENV-2007-365/DIR-2009-2065-DB).

Como padres y maestros de niños de edad primaria que se verían afectados por la salud de muchos significativos riesgos de seguridad creados por este desarrollo fuera de escala,
le pedimos que se requiere un Informe de Impacto Ambiental.

Nombre:

Dirección:

Antonio LOVERINO

951 N. Oxford ave Apt # 5

Nancy Bravo

1005 N. Oxford Av.

Dolores Martinez

1005 N. Oxford Av.

Maria Gutierrez

1403 N. Hobart Blvd.

Sergio Ramirez

1403 N. Hobart Blvd.

Jennifer Paz

939 N. Mariposa Blvd Apt 310

Margarita Alvarado

1035 N Ardmore AVE #3 L.A. CA ⁹⁰⁰²⁹

Azucena Cabral

1344 N. Serrano AVE #205 LA CA 90027

Reyna Melchor

1354 Lexington Av # 6 - L.A.C.A 90029

Christian Vasquez

4440 Burns ave # L.A.C.A 90029

**Para la Comisión de Planificación de la Ciudad de Los Angeles:
Nos oponemos a la creación de 5 pisos propuestos para
5245 Santa Monica Boulevard al lado de la escuela
Primaria Kingsley**

Se esta proponiendo un desarrollo de un edificio de 5-pisos comerciales / oficinas / residencial junto a la Escuela Primaria Kingsley que sería 600% mayor que lo que las leyes de zonas permite (ENV-2007-365/DIR-2009-2065-DB).

Como padres y maestros de niños de edad primaria que se verían afectados por la salud de muchos significativos riesgos de seguridad creados por este desarrollo fuera de escala,
le pedimos que se requiere un Informe de Impacto Ambiental.

Nombre:

Dirección:

BLANCA RIVERA	1912 WASHINGTON ST #4
Maria Hernandez	1344 N Serrano av apt 215 LA CA 9002
Rafaela Carrillo	1323 N Hobart blv #6 Los Angeles CA 90027
Clara Rivas	967 1/4 N. Serrano ave LA CA 90028
Veronica Duran	5322 Lexington ave #12 LA, CA. 900
Griselda Martinez	1400 N Normandie Ave Apt 32A CA
Lucio Rive M.	1213 N. ANDREWS BLV #8 L.A. CA 90027
Guadalupe Gomez	1427 N Kingsley LA CA 90027
[Signature]	928 N. Oxford Ave. LA CA 900
Digna Campos	950 N OXFORD AVE apt 10 LA CA 900

To the Los Angeles City Planning Commission:
We oppose the 5-story development proposed for
5245 Santa Monica Boulevard next to
Kingsley Elementary School.

A 5-story commercial/office/residential development is proposed next to Kingsley Elementary School that would be 600% larger than what the underlying zoning allows (ENV-2007-365/DIR-2009-2065-DB).

As parents and teachers of school-age children who would be impacted by the many significant health and safety hazards created by this out-of-scale development, we ask that an Environmental Impact Report be required.

Name:

Address:

Matthew Featon 945 N. KINGSLEY DR

Dorothy Phelps 945 N. Kingsley Dr, LA

Roxane Garcia 5429 TEMIS LN

MUNE BOYADSIAN 5836 VIRGINIA AV. #8 LA CA 90038

ESWIN TENAS 1245 N. Harvard #6 L.A. CA. 90028

Izabela Khukoyan 1810 N. Kingsley dr. #8A 9006

Andranik Koshkaryan 1401 Kingsley dr. # 1180

Mario Garceta 16231 Rutherford St Whittier 90603

To the Los Angeles City Planning Commission:
We oppose the 5-story development proposed for
5245 Santa Monica Boulevard next to
Kingsley Elementary School.

A 5-story commercial/office/residential development is proposed next to Kingsley Elementary School that would be 600% larger than what the underlying zoning allows (ENV-2007-365/DIR-2009-2065-DB).

As parents and teachers of school-age children who would be impacted by the many significant health and safety hazards created by this out-of-scale development, we ask that an Environmental Impact Report be required.

Name:

Address:

Aloem Gregorio 940 3/4 N Serrano Av.

Loida Santiago 5210 W. Romaine St Apt # 2 LA, CA 90029

Maria Rocha 5406 Lexington Ave #203 LA CA 90029

Maria Guido 922 N. Oxford Ave #1 Los Angeles, CA 90029

Leticia Bernus 5316 Romaine St LA CA 90029

Angelica Chavez 5316 Romaine St LA CA 90029

Tamar Tacjoian 1045 N. Ardmore Ave. #11 LA, CA 90029

Anna Gurski 4743 Gumber St #3 LA, CA 90032

**Para la Comisión de Planificación de la Ciudad de Los Angeles:
Nos oponemos a la creación de 5 pisos propuestos para
5245 Santa Monica Boulevard al lado de la escuela
Primaria Kingsley**

Se esta proponiendo un desarrollo de un edificio de 5-pisos comerciales / oficinas / residencial junto a la Escuela Primaria Kingsley que sería 600% mayor que lo que las leyes de zonas permite (ENV-2007-365/DIR-2009-2065-DB).

Como padres y maestros de niños de edad primaria que se verían afectados por la salud de muchos significativos riesgos de seguridad creados por este desarrollo fuera de escala, le pedimos que se requiere un Informe de Impacto Ambiental.

Nombre:

Dirección:

Marlene Paronera 5326 de Miranda A. #7

Los Angeles CA 90029,

Pablo Osorio 19831 Alameda Dr. Carson CA 90746

1215 W Alhambra Rd, Alhambra CA 91801

Rebekah Thomas 1502 W. Place L.A. Ca. 900

Letty Coaguer 3293 Malcolm RA 90034

Angelina Centeno 1830 N. Kingsley Dr. LA, CA 9002

BMC Contreras 1367 N. Hobart Blvd L.A. CA 900

Miguel Academic Montas 826 N. Wilcox APT 101 LA. CA 9003

Alvarit Virginia Ave. LA, CA 9002

To the Los Angeles City Planning Commission:
We oppose the 5-story development proposed for
5245 Santa Monica Boulevard next to
Kingsley Elementary School.

A 5-story commercial/office/residential development is proposed next to Kingsley Elementary School that would be 600% larger than what the underlying zoning allows (ENV-2007-365/DIR-2009-2065-DB).

As parents and teachers of school-age children who would be impacted by the many significant health and safety hazards created by this out-of-scale development, we ask that an Environmental Impact Report be required.

Name:

Address:

Elizabeth López 1019-N-Serrano Ave LA CA 90029

Alejandra Patiño 6013 1/2 Kingsley LA CA 90022

Argelia Cardona 952 N OXFORD ave # 90029

Raulin P Argueta 1133 E 65 St 90001

Maciel Torres 1046 1/2 N. Kingsley Drive LA CA 90029

Mario Hernandez 1312 1/4 N. Serrano Ave LA CA 90027

JACINTO GARROVILLAS 940 1/2 N. OXFORD AVE. LA. CA. 90022

JOSE CRUZ 1116 N OR KINGSLEY

To the Los Angeles City Planning Commission:
We oppose the 5-story development proposed for
5245 Santa Monica Boulevard next to
Kingsley Elementary School.

A 5-story commercial/office/residential development is proposed next to Kingsley Elementary School that would be 600% larger than what the underlying zoning allows (ENV-2007-365/DIR-2009-2065-DB).

As parents and teachers of school-age children who would be impacted by the many significant health and safety hazards created by this out-of-scale development, we ask that an Environmental Impact Report be required.

Name:

Address:

Vartetr Bator 1045 N. Ardmore Ave. #10 LA, CA 90027

Ricardo Gallegos 1515 BLAKE AVE LA CA 90031

Jim D. [Signature] 1309 3/4 N Hobart BLV Los Angeles 90027

Ninoska Luna 1053 1/2 N Serrano Ave. LA. CA. 90029

Armine Pogosian 5200 Virginia Ave. Los Angeles, CA 90027

BERTA-XEC 713 N. Arnold Ave 90029 Los Angeles

Yolanda Aguilar 5110 1/2 Romaine St. Los Angeles CA. 90029

VIRGINIA D. GOMEZ 1372 N. Serrano Ave #2 - Los Angeles CA
90027

Para la Comisión de Planificación de la Ciudad de Los Angeles:

**Nos oponemos a la creación de 5 pisos propuestos para
5245 Santa Monica Boulevard al lado de la escuela
Primaria Kingsley**

Se esta proponiendo un desarrollo de un edificio de 5-pisos comerciales /
oficinas / residencial junto a la Escuela Primaria Kingsley que sería 600%
mayor que lo que las leyes de zonas permite
(ENV-2007-365/DIR-2009-2065-DB).

Como padres y maestros de niños de edad primaria que se verían
afectados por la salud de muchos significativos riesgos de seguridad
creados por este desarrollo fuera de escala,
le pedimos que se requiere un Informe de Impacto Ambiental.

Nombre:

Dirección:

Yolanda flores 5443 Flemish Ln. Los Angeles CA 90029

Maria Cruz 1021 N Normandie Los Angeles. CA. 900

Gregorio Gandara 1320 - W. sunset. B. L.A. 20026

A. Judith León 5607 Virginia Ave L.A. 90038

Sandy Hernandez 962 N. Wilton pl LA, CA 90038

Claudia Caravantes 922 N. Oxford Ave. LA. CA. 90029

Gilma de León 4009 Melrose Ave #408

Raquel Vargas 1153 N. wester A # 5

Maria Arriola 4720 clinton, st. # 8 LA CA 900

Laura A Fernandez 1022 N. New Hampshire LA, CA 900

Para la Comisión de Planificación de la Ciudad de Los Angeles.

**Nos oponemos a la creación de 5 pisos propuestos para
5245 Santa Monica Boulevard al lado de la escuela
Primaria Kingsley**

Se esta proponiendo un desarrollo de un edificio de 5-pisos comerciales /
oficinas / residencial junto a la Escuela Primaria Kingsley que sería 600%
mayor que lo que las leyes de zonas permite
(ENV-2007-365/DIR-2009-2065-DB).

Como padres y maestros de niños de edad primaria que se verían
afectados por la salud de muchos significativos riesgos de seguridad
creados por este desarrollo fuera de escala,
le pedimos que se requiere un Informe de Impacto Ambiental.

Nombre:

Dirección:

Panosyan, Vardan 240 N. Western Ave. LA, CA 900

Garegin Ter-Matevosyan 916 N. Normandie Ave. # LA, CA 900

Mohamad Mustafa 5322 Lexington Ave #5 LA, CA 90020

Flor Narvalz 5322 Lexington Ave. #5 LA, CA 90008

Jack Saber 447 N. Commonwealth Ave LA, CA 90001

Lilit Mazaryan 3183 Wilshire Blvd. 196 C-3 LA, CA 900

Mariam Arabyan 1333 N. Kingsley Dr. #1 LA, CA 900

Armen Egorian 1333 N. Kingsley Dr. #1 LA, CA 900

Raymundo Manar 1418 1/4 N. Hobart Blvd. LA, CA 900

Soulik Sarkisian 1429 N. Serrano Ave. #6 LA, CA 900

Edgar Contreras 133 S. Mariposa ave #11 LA, CA 90009

Jessica Hernandez 5542 Lexington Ave LA, CA 90038

Para la Comisión de Planificación de la Ciudad de Los Angeles
Nos oponemos a la creación de 5 pisos propuestos para
5245 Santa Monica Boulevard al lado de la escuela
Primaria Kingsley

Se esta proponiendo un desarrollo de un edificio de 5-pisos comerciales / oficinas / residencial junto a la Escuela Primaria Kingsley que sería 600% mayor que lo que las leyes de zonas permite (ENV-2007-365/DIR-2009-2065-DB).

Como padres y maestros de niños de edad primaria que se verían afectados por la salud de muchos significativos riesgos de seguridad creados por este desarrollo fuera de escala,
le pedimos que se requiere un Informe de Impacto Ambiental.

Nombre:

Dirección:

Krikor Babikian 1492 N. Serrano Ave. #6 LA
CA 90012

Star Iaca 439 S. Grande Vista Ave LA, CA
90063

David Garcia 439 S. Grande Vista Ave. LA, CA
90063

Allyson Barabe 11616 Hartsook St. W. Hollywood, CA
91605

Jesse Noriega 836 E. 23rd St. LA, CA
90011

M. C. Balcega Ardmore Ave L. 4
90024

Carmen Nunez 1323 N. Harvard Blvd. #4 LA, CA
90038

Harutyan Boyadjian 1336 N Kingsley Dr. #8 LA, CA
90038

Joy Sanchez 557 N. Kingsley dr. LA Ca 90004

NEIL LOSSLEY 3009 1/4 S. CLOVERDALE AVE, LA, CA
90008

DANILO CAMPOS 950 N. OX Ford Ave #110 90029

fitzi Corias 4431 S. Budlong Ave LA, CA 90057

Para la Comisión de Planificación de la Ciudad de Los Angeles:

**Nos oponemos a la creación de 5 pisos propuestos para
5245 Santa Monica Boulevard al lado de la escuela
Primaria Kingsley**

Se esta proponiendo un desarrollo de un edificio de 5-pisos comerciales / oficinas / residencial junto a la Escuela Primaria Kingsley que sería 600% mayor que lo que las leyes de zonas permite (ENV-2007-365/DIR-2009-2065-DB).

Como padres y maestros de niños de edad primaria que se verían afectados por la salud de muchos significativos riesgos de seguridad creados por este desarrollo fuera de escala, le pedimos que se requiere un Informe de Impacto Ambiental.

Nombre:

Dirección:

Angie Miller 1190 Kingsley LA, CA 90029

Sima Shishmangyan 1217 N. Kingsley Dr. #5 LA, CA

Arsen Boyajian 1217 N. Kingsley Dr. #5 LA, CA

Ani Karapetyan 5313 Virginia Ave. LA, CA 900

Hasmik Martirosyan 1050 N. Kingsley Dr. #11 LA, CA 900

Irina Davtyan 1214 N. Kingsley Dr. #11 LA, CA 900

Benjamin Vaughan Kingsley Elementary

Anna Maschel 726 E Orange Ave #3 91501

Hermine Taymazyan 240 N. Western Ave. LA, CA 900

Anzhela Melkumyan 916 N. Normandie Ave #9

LA, CA 900

Renette McKinney 5426 Virginia Ave. #502 Hollywood

90029

**Para la Comisión de Planificación de la Ciudad de Los Angeles
Nos oponemos a la creación de 5 pisos propuestos para
5245 Santa Monica Boulevard al lado de la escuela
Primaria Kingsley**

Se esta proponiendo un desarrollo de un edificio de 5-pisos comerciales / oficinas / residencial junto a la Escuela Primaria Kingsley que sería 600% mayor que lo que las leyes de zonas permite (ENV-2007-365/DIR-2009-2065-DB).

Como padres y maestros de niños de edad primaria que se verían afectados por la salud de muchos significativos riesgos de seguridad creados por este desarrollo fuera de escala,
le pedimos que se requiere un Informe de Impacto Ambiental.

Nombre:

Dirección:

Armand Tzejolan 1045 N. Ardmore Ave. LA, CA 90029

Yesenia Orellana 5432 virginia Ave L.A, CA 90029

Julio CASTRO 5533 BOARTON AVE LA 90038

Amelia Gonzalez 1625 St. Andrews PL #20 LA CA 90029

Marla Torcios 954 1/4 N Serrano ave 90029

Angel Dominguez 943 1/2 N Oxford Hve 90029

Dora Melendez 245 N. Kingsley DR 90009

SANDIEGO -

Ricardo Lopez - 5248 Virginia Ave. LA, CA 90029

Andy Lopez 923 1/2 N. Serrano Ave. LA, CA 90029

Para la Comisión de Planificación de la Ciudad de Los Angeles
Nos oponemos a la creación de 5 pisos propuestos para
5245 Santa Monica Boulevard al lado de la escuela
Primaria Kingsley

Se esta proponiendo un desarrollo de un edificio de 5-pisos comerciales / oficinas / residencial junto a la Escuela Primaria Kingsley que sería 600% mayor que lo que las leyes de zonas permite (ENV-2007-365/DIR-2009-2065-DB).

Como padres y maestros de niños de edad primaria que se verían afectados por la salud de muchos significativos riesgos de seguridad creados por este desarrollo fuera de escala,
le pedimos que se requiere un Informe de Impacto Ambiental.

Nombre:

Dirección:

CASPARIAN KAREN 1336 N. KINGSLEY DR # 1046A. 90027

Gloria Alvarado 6908 Alessandro St. LA CA 90039

Nino Chichikashvili 5197 Fountain ave. apt 12 LA CA 90029

JOSE CRUZ 1112 N. Kingsley AVE. 90029

Angelica Chavez 5316 Romaine St. LA. CA 90029

Marbarita Leal 939 N Mariposa AVE (323) 6631020

Adelina Sanchez 5301 Lexington Ave (323) 762-6166

Veronica Rodarte 5325 Sierra Vista #4 (323) 4615675

FRANCISCO PORRALES 648 N. OXFORD AVE. AP#6

Claudia TUBA 5491 Lexington AV (323) 335-5749

**Para la Comisión de Planificación de la Ciudad de Los Angeles:
Nos oponemos a la creación de 5 pisos propuestos para
5245 Santa Monica Boulevard al lado de la escuela
Primaria Kingsley**

Se esta proponiendo un desarrollo de un edificio de 5-pisos comerciales / oficinas / residencial junto a la Escuela Primaria Kingsley que sería 600% mayor que lo que las leyes de zonas permite (ENV-2007-365/DIR-2009-2065-DB).

Como padres y maestros de niños de edad primaria que se verían afectados por la salud de muchos significativos riesgos de seguridad creados por este desarrollo fuera de escala,
le pedimos que se requiere un Informe de Impacto Ambiental.

Nombre:

Dirección:

Lusine Movsisyan 1128 1/4 N Kenmore ave.

Emilia Vega 4745 Oakwood # 4

Lusine Baykheyan 5407 Lexington ave

VUKA IGUNJATOVIC 1049 N. OXFORD AVE.

Guillermo Arias 1341 1/2 N. Hobart Blv

Anjelika Argumanova 1345 N. Kingsley Dr #205

MART DEMIRCIYAM 1266 N HOBART BLVD

Irma Miranda 5306 W Lexington Ave L.A CA 900

Lilian Molina 548 fountain ave #3 L.A

Hilda 928 N Oxford ave #212 L.C. Ca

Para la Comisión de Planificación de la Ciudad de Los Angeles:
Nos oponemos a la creación de 5 pisos propuestos para
5245 Santa Monica Boulevard al lado de la escuela
Primaria Kingsley

Se esta proponiendo un desarrollo de un edificio de 5-pisos comerciales / oficinas / residencial junto a la Escuela Primaria Kingsley que sería 600% mayor que lo que las leyes de zonas permite (ENV-2007-365/DIR-2009-2065-DB).

Como padres y maestros de niños de edad primaria que se verían afectados por la salud de muchos significativos riesgos de seguridad creados por este desarrollo fuera de escala,
le pedimos que se requiere un Informe de Impacto Ambiental.

Nombre:

Dirección:

Leslie Lopez 4720 Grey Dr. 90032

Efraim Elias 1129 N Keimore 711/2

Berenice Soso 5629 Fountain ave. 90028

Pera Vega 5200 W. Virginia Ave 90029

Sarah Ngo 1713 Keeler St. Apt. B 91504

Rachel Creed 2438 N. Gardner St. #3 LA, CA 90004

Elena Fong 1227 Elden AVE #1 LA CA 90006.

Jesenia Chavez 10604 San Juan Ave. S.G. CA 902

Armine Bogosian 11944 Saticoy St. Los Angeles, CA 916

Aurora Mindez 910 W SERRANO AVE #7 LOS ANGELES 90029

Para la Comisión de Planificación de la Ciudad de Los Angeles:
Nos oponemos a la creación de 5 pisos propuestos para
5245 Santa Monica Boulevard al lado de la escuela
Primaria Kingsley

Se esta proponiendo un desarrollo de un edificio de 5-pisos comerciales / oficinas / residencial junto a la Escuela Primaria Kingsley que sería 600% mayor que lo que las leyes de zonas permite (ENV-2007-365/DIR-2009-2065-DB).

Como padres y maestros de niños de edad primaria que se verían afectados por la salud de muchos significativos riesgos de seguridad creados por este desarrollo fuera de escala,
le pedimos que se requiere un Informe de Impacto Ambiental.

Nombre:

Dirección:

Agueda Gomez

5021 Lemon Grove ave # 103

Janet Sabar

447 N. Commonwealth Ave. LA. CA

Patricia Little

2009 N. Serrano Ave #8, 90029

Jeanne Young

1153 N-Western A. #5 LA. CA 90029

Ana Carrillo

1216 N. Kingsley Dr. #2 LA CA 90029

Paulina R.

3241 Dingle Ave. LA CA 90029

LUCIA BLUDYAN

1223 N. KINGSLEY DR #7
LA, CA 90029

Veronica Lopez

838 N. Normandie Ave #11 LA CA 9

Eva Gonzalez

5271 1/2 De Longore Ave LA CA 9002

Carson Sanchez

1061 N Serrano Ave LA, CA 90029

Para la Comisión de Planificación de la Ciudad de Los Angeles:
Nos oponemos a la creación de 5 pisos propuestos para
5245 Santa Monica Boulevard al lado de la escuela
Primaria Kingsley

Se esta proponiendo un desarrollo de un edificio de 5-pisos comerciales / oficinas / residencial junto a la Escuela Primaria Kingsley que sería 600% mayor que lo que las leyes de zonas permite (ENV-2007-365/DIR-2009-2065-DB).

Como padres y maestros de niños de edad primaria que se verían afectados por la salud de muchos significativos riesgos de seguridad creados por este desarrollo fuera de escala,
le pedimos que se requiere un Informe de Impacto Ambiental.

Nombre:

Dirección:

Kristine

1120 N. Kingsley Dr #10 / LA, CA 90029

Francisco

1151 N Kingsley Dr Apt 7.

Violeta

5219 1/2 Delongpre Ave. LA. CA. 90027

Ruth Rivas

905 N. Ardmore Ave #4 Los Angeles CA 90029.

PAUL TERESA Zayas
90029

1064 1/2 Ardmore Ave Los Angeles CA 90029

Wilson Flores

1367 N. Hobart Blvd LA 90027

Milvia Ambrosio

5071 1/2 Rome St LA CA 90029

Leslie Salcedo

120 Leroy St. LA CA 90001

Omar Gomez

171 1/2 1st St LA CA 90012

Diane Espino

1829 1st St LA CA 90032

Para la Comisión de Planificación de la Ciudad de Los Angeles:
Nos oponemos a la creación de 5 pisos propuestos para
5245 Santa Monica Boulevard al lado de la escuela
Primaria Kingsley

Se esta proponiendo un desarrollo de un edificio de 5-pisos comerciales / oficinas / residencial junto a la Escuela Primaria Kingsley que sería 600% mayor que lo que las leyes de zonas permite (ENV-2007-365/DIR-2009-2065-DB).

Como padres y maestros de niños de edad primaria que se verían afectados por la salud de muchos significativos riesgos de seguridad creados por este desarrollo fuera de escala,
le pedimos que se requiere un Informe de Impacto Ambiental.

Nombre:	Dirección:
<u>Marcia Contreras</u>	<u>967 N. Serrano Ave LA CA 90029</u>
<u>Heidi Rodriguez</u>	<u>1474 Dorset Los Angeles CA 90007</u>
<u>Johana Melis</u>	<u>2231 Santa Way LA CA 90065</u>
<u>Tim Griffin</u>	<u>1227 Flanders Rd La Cañada 91011</u>
<u>Kara Teach</u>	<u>65 Arlington Dr. #1 Pasadena, CA 91101</u>
<u>Dana Velasquez</u>	<u>4918 Range View Ave LA 90042</u>
<u>Arceli Moran</u>	<u>15507 Dalwood Ave Norwalk, CA 90650</u>
<u>Maria Zambrano</u>	<u>1259 Montecito Dr LA CA 90031</u>
<u>Roxana Hunt</u>	<u>4977 Teard Way LA 90665</u>
<u>Astghik Sadorian</u>	<u>421 E. Acacia Ave. #E Glendale 91205</u>

Para la Comisión de Planificación de la Ciudad de Los Angeles
Nos oponemos a la creación de 5 pisos propuestos para
5245 Santa Monica Boulevard al lado de la escuela
Primaria Kingsley

Se esta proponiendo un desarrollo de un edificio de 5-pisos comerciales / oficinas / residencial junto a la Escuela Primaria Kingsley que sería 600% mayor que lo que las leyes de zonas permite (ENV-2007-365/DIR-2009-2065-DB).

Como padres y maestros de niños de edad primaria que se verían afectados por la salud de muchos significativos riesgos de seguridad creados por este desarrollo fuera de escala,
le pedimos que se requiere un Informe de Impacto Ambiental.

Nombre:

Dirección:

Adolfo Escobedo

109 Buckboard Cir West Covina

Fernando Galvez

2341 Coral Street LA CA 90031

Nancy Velasco

3874 E. 31st St. LA CA 90003

Julie Olmos

3729 Mandair St LA, CA 90018

Anne Donnellan

1027^{#3} N Ogden Dr. LA CA 90046

Maryam Amir

3110 Sawtelle Blvd, LA CA 90066

Rosevelt K

415 North Rosemead #11
LA 90004

Denis Spine

3035 5th Ave LA CA 90018

Rina Simon

608 N. Fuller Ave. LA 90036

Dorine Rivalcaba

1131 N California St. Burbank CA 91503

Para la Comisión de Planificación de la Ciudad de Los Angeles
Nos oponemos a la creación de 5 pisos propuestos para
5245 Santa Monica Boulevard al lado de la escuela
Primaria Kingsley

Se esta proponiendo un desarrollo de un edificio de 5-pisos comerciales / oficinas / residencial junto a la Escuela Primaria Kingsley que sería 600% mayor que lo que las leyes de zonas permite (ENV-2007-365/DIR-2009-2065-DB).

Como padres y maestros de niños de edad primaria que se verían afectados por la salud de muchos significativos riesgos de seguridad creados por este desarrollo fuera de escala,
le pedimos que se requiere un Informe de Impacto Ambiental.

Nombre:

Dirección:

Gloria Castro

1548 N. Serrano Ave. L.A. Ca 90027

Raquel Villalta

Kingsley EL

Maritza Molina Escobar

705 W 40th St #4 San Pedro CA 90731

Olivia Lopez

3073 Emerald St LA CA 90063

Ann Winterville

2122 Waltham, Montrose, LA 91020

Elizabeth Bilovsky

11275 Morrison St #103 91601

Karla Panameno

820 1/2 N. Kingsley DR. LA CA 90029

MARY AVELAR

15508 Dinthus Avd Fontana, Ca 923

MARIA ROJAS

3719 Lee St. LA. CA. 90023

VILMA PEREZ

3420 1/2 S. BRONSON AVE. 90017



August 10, 2012

Los Angeles Department of City Planning:
Attn: Darlene Navarrete
200 North Spring Street
Los Angeles, CA 90012

Los Angeles City Council
200 North Spring Street
Los Angeles, CA 90012

Subject: ENV-2007-0365-MND/DIR-2009-2065-DB for
5241 - 5247 Santa Monica Blvd. and 5238 - 5246 Virginia Avenue

Michael Logrande, Director of Planning and Blake Lamb, City Planner

Honorable Council President, Herb Wesson, and Honorable Members:

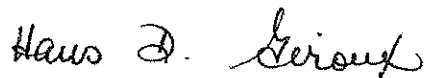
On behalf of concerned neighbors near the proposed project, we have been asked to review the adequacy of the air quality impact analysis in the Draft IS/MND prepared in 2008. The localized health risk from the operation of diesel-powered heavy equipment within a very small distance from homes and classrooms is dismissed in one brief paragraph on the bottom of page 5-14 of the document. The rationale for the lack of any meaningful analysis is that excess cancer risk is typically calculated for a 70-year lifetime exposure duration while the construction activity will be completed in 25 months. We would note that since the preparation of the supporting air quality technical report in 2008, the California Office of Environmental Health Hazard Assessment (OEHHA) has issued new guidance on the evaluation of risk assessment to age-sensitive populations. The *Technical Support Document for Cancer Potency Factor: Methodologies for derivation, listing of available values, and adjustments to allow for early life stage exposures, May 2009* establishes new procedures that invalidate the basis used in the Draft IS/MND to dismiss the need for any health impact assessment. The new OEHHA guidelines require the use of an age-sensitivity factor (ASF) that assigns a ten-fold adverse health response for infants and a three-fold ASF for school children. The two year construction emissions exposure elicits a health response in infants that is equivalent to 20 years of adult exposure. The lack of any meaningful analysis that ignores current impact assessment protocols is a fatal flaw in the air quality impact assessment. The lack of significant impact substantiation that relies on a report completed in 2008 that was unaware of the subsequent changes in analysis protocols is indefensible.

SCAQMD policy in analyzing local air quality impacts from construction activities in close proximity to sensitive receptors for criteria air pollution emissions (non-toxic air contaminants (TACSs)) is through a local significance threshold (LST) analysis. Such an analysis is not included in the impact substantiation. The SCAQMD Report entitled *Final Local Significance Threshold Methodology, June 2003, Revised July, 2008* should have been utilized to demonstrate that sensitive receptors would not be exposed to substantial pollutant concentrations as required by the CEQA guidelines. Such a demonstration was not provided. As with the lack of a TAC impact analysis, the omission of an LST analysis at the exceedingly small source-receptor separation is a clear indication that there is a complete lack of public disclosure of the air quality impacts.

The failure to perform the types of analyses recommended/required by responsible agencies in the fields of air quality protection and exposure risk assessment renders the conclusions that impacts have been mitigated to a less-than-significant level completely unsupported. Our recommendation is that this analysis be performed and included in an EIR that would allow for independent evaluation of very critical impact pathways.

Please feel free to contact us with any questions or comments.

Sincerely,

A handwritten signature in cursive script that reads "Hans D. Giroux".

Hans D. Giroux
Senior Analyst
Giroux & Associates



June 20, 2012

Los Angeles Department of City Planning:
Attn: Darlene Navarrete
200 North Spring Street
Los Angeles, CA 90012

Los Angeles City Council
200 North Spring Street
Los Angeles, CA 90012

Subject: ENV-2007-0365-MND/DIR-2009-2065-DB for
5241 - 5247 Santa Monica Blvd. and 5238 - 5246 Virginia Avenue

Michael Logrande, Director of Planning and Blake Lamb, City Planner

Honorable Council President, Herb Wesson, and Honorable Members:

On behalf of concerned neighbors near the proposed project, we have been asked to review the construction noise mitigation measures contained in the addendum reconsideration of ENV-2007-0365-MND-REC3 dated May 18, 2012. We had previously submitted comments to DIR-2009-2065-DB. Mitigation Measure XII-20 requires either a temporary noise wall with a noise level reduction of 15 to 25 dBA across its depth or the installation of dual-paned windows in all units of 5248 Virginia Avenue with southern or eastern elevations. We previously noted that the construction noise barrier wall cannot achieve the required reduction and is therefore an implausible measure. Caltrans, in its Technical Noise Supplement (2009), on page 6-7, states that the theoretical limit of barrier noise reduction effectiveness for a noise wall is 20 dBA. The noise level reduction of a barrier depends upon the path length difference (D) between the direct sound wave and the diffracted wave. The larger the difference, the greater the barrier attenuation. The scientific formula for this calculation for a sound wave peaking at 550 – 600 cycles per second is as follows when D is expressed in feet:

$$\text{Attenuation} = 20 \times \text{Log} \left((6.28 \times D)^{1/2} / \tanh(6.28 \times D)^{1/2} \right)$$

For a 10-foot high equipment exhaust stack at 10 feet from the property line, the noise attenuation at the nearest residence for first and second story receivers as a function of temporary barrier height is as follows:

Receiver	15' Barrier	20' Barrier	30' Barrier
Ground Floor	14.7 dB	18.6 dB	20.0 dB
Second Story	5.9 dB	14.7 dB	20.0 dB

Even a 20-foot high barrier does not achieve a 15 dB attenuation which is the minimum required in the suggested mitigation measure. None of the barriers can achieve the maximum standard of 25 dB because that exceeds the theoretical limit of barrier diffraction attenuation. The temporary barrier cannot achieve construction noise attenuation that would support a finding of a less-than-significant impact. It cannot support a CEQA finding that would allow the use of an MND as the appropriate CEQA clearance for the proposed project.

The alternative to install dual-paned windows on units facing the construction site with an ability to reduce noise levels "a minimum of 15 dBA across their depth" would not adequately reduce noise levels to below those that are highly intrusive when equipment operates close to the existing residences. Equipment may operate as close as 20 feet from the nearest residential facades. The maximum reference exterior noise level would be 97 dBA at this set-back. The MND does not identify acceptable interior noise levels, but experience shows that levels of 65 dBA are intrusive into normal conversation. Noise level reductions of 32 dBA or more would be needed to achieve interior levels that are even marginally acceptable, and would clearly interfere with reading, watching television, taking a nap, etc. The requirement of a "15 dBA reduction across their depth" would still allow for peak construction activity noise levels in excess of 80 dB. Such a level of noise intrusion is clearly significant. Impacts that cannot be mitigated to less-than-significant must be addressed in an EIR for CEQA clearance.

Our previous comments to DIR-2009-2065-DB relative to both the possible structural damage threshold and to vibration nuisance from heavy equipment operations in close proximity to existing residential structures were obviously ignored in the MND reconsideration. We have attached our previous comments and respectfully request that they be addressed in the EIR for this project that is clearly indicated as necessary in order to meet CEQA requirements for full public disclosure.

Please feel free to contact us with any questions or comments.

Sincerely,



Hans D. Giroux
Senior Analyst
Giroux & Associates



Giroux & Associates
Environmental Consultants

June 8, 2011

Los Angeles City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

Subject: DIR-2009-2065-DB for
5241 to 5247 Santa Monica Blvd. and 5238 to 5246 Virginia Avenue

Honorable Commission President, William Roschen, and Honorable Members:

On behalf of concerned neighbors near the proposed project, we have been asked to review the construction noise and vibration analyses for technical accuracy and adequacy. As evidenced in the continuing evolution of Condition 34 k., the initial MND conclusions are thoroughly suspect. The noise and vibration analyses contain numerous errors, misinterpretations and omit appropriate thresholds of significance. In the final analysis, construction activity impacts from operations as close as 10 feet to sensitive receiver populations will generate noise and vibration impacts that cannot be fully mitigated to a less-than-significant level. Preparation of a focused EIR is clearly indicated for this project.

The construction noise impact analysis is based upon an equipment average reference noise level of 89 dBA included in EPA recommendations for evaluating construction noise. Use of that value has two caveats. Peak noise levels may be higher than 89 dBA and people are more disturbed by noise spikes than by steady-state conditions. Secondly, and most critically, this level occurs at 50 feet from the equipment noise source. The MND acknowledges that equipment operations may occur as close as 10 feet from the property line. Under typical geometrical spreading loss, the predicted noise level at 10 feet is 14 dBA higher than at 50 feet. That would raise the reference noise level to 103 dBA when operating close to the site boundary. The data in Table 5-7 of the MND referencing an 89 dBA maximum noise level claims to contain a distance adjustment. If the distance adjustment had been correctly applied, residential uses listed as "Adjacent" would in fact experience a 50+ dBA increase rather than the indicated 38.3 dBA. Any conclusions based upon the 89 dBA reference noise level are invalid when equipment operates near the site boundary.

The latest iteration of Condition 34 k. in the barrier alternative requires a noise level reduction of 15 to 25 dBA across its depth. That's quite an impossible requirement in that Caltrans, in its Technical Noise Supplement (2009), on page 6-7, states that the theoretical limit of barrier noise reduction effectiveness for a noise wall is 20 dBA. That same process of throwing numbers around willy-nilly is reflected in the claim that a 10-foot temporary barrier at the Kingsley Elementary School property line would produce "at least 20 dBA" of noise reduction. As stated by Caltrans, the maximum noise reduction effectiveness of an exceedingly tall barrier (much higher than 10 feet) is 20 dBA. The claim that a 10-foot high barrier will achieve "at least 20 dBA" is nonsensical.


The alternative to install dual-paned windows on units facing the construction site with an ability to reduce noise levels "a minimum of 15 dBA across their depth" would not adequately reduce noise levels to below those that are highly intrusive when equipment operates close to the existing residences. Equipment may operate as close as 20 feet from the nearest residential facades. The maximum reference exterior noise level would be 97 dBA at this set-back. The MND does not identify acceptable interior noise levels, but experience shows that levels of 65 dBA are intrusive into normal conversation. Noise level reductions of 32 dBA or more would be needed to achieve interior levels that are even marginally acceptable, and would still interfere with reading, watching television, taking a nap, etc.

The MND asserts that vibration impacts will be less than significant based upon the methodology in FTA-VA-90-1003-06 (May, 2006). A structural damage threshold of 0.5 inches/second (ips) was selected and a maximum predicted vibration level of 0.35 ips was predicted. Table 12-3 of that document, entitled "Construction Vibration Damage Criteria," states that 0.5 ips is applicable to "Reinforced concrete, steel or timber" structures, but that 0.3 ips applied to "Engineered concrete and masonry" buildings, and that 0.2 ips is the damage threshold for "Non-engineered timber or masonry buildings." While 0.35 ips is the correctly predicted value for a 10-foot set-back, it rises to 1.00 ips if the equipment ever encroaches as close as 5 feet from the property line. Unless a mitigation measure is included that completely restricts equipment operation closer than 10 feet, the MND findings cannot be supported.

The vibration analysis further fails to consider nuisance effects. Table 8-1 of the FTA Manual identifies a daytime nuisance vibration level of 80 – 83 VdB (vibration decibels based upon the root-mean-square vibration velocity) as intrusive for infrequent events. At 10 feet from the equipment, the vibration velocity is 99 VdB. The failure to include vibration nuisance impacts and only focus on structural damage is a clear flaw in the analysis. Given that there are no practical mitigation measures for vibration nuisance at this distance, the vibration nuisance impact is clearly significant. Impacts that cannot be mitigated to less-than-significant must be addressed in an EIR for CEQA clearance.

Please feel free to contact us with any questions or comments.

Sincerely,


Hans D. Giroux
Senior Analyst
Giroux & Associates

HANS D. GIROUX

SUMMARY OF QUALIFICATIONS AND EXPERIENCE

EDUCATION:

- Bachelor of Arts in Physics, University of California (Berkeley), 1965.
- Bachelor of Science in Meteorology, University of Utah, 1966.
- Graduate studies in Meteorology, University of Wisconsin, 1967-68.
- Masters of Science in Meteorology, UCLA, 1972.
- Candidacy for Doctorate in Meteorology, UCLA, 1974.

PROFESSIONAL EXPERIENCE:

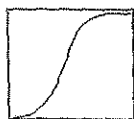
- Weather Forecaster, U.S. Air Force, Truax AFB, Madison, WI, 1966-67.
- Staff Weather Officer/Chief Forecaster, McChord AFB, WA, 1968-69.
- Teaching Assistant, Basic Meteorology/Advanced Dynamics, UCLA, 1969-71.
- Research Assistant, California Marine Layer Structure, UCLA, 1971.
- Research Assistant, Remote Air Pollution Sensing by Satellites, UCLA, 1972.
- Research Assistant, Climate Change - Aircraft Pollution, UCLA, 1973.
- Instructor, Basic Meteorology, Cal State Northridge, 1972-74.
- Air Pollution Meteorologist, S-Cubed, LaJolla, CA 1973-75.
- Senior Meteorologist, Meteorology Research, Inc., Altadena, CA 1975-77.
- Instructor, Weather for Flight Aircrews, Orange Coast College, 1976.
- Instructor, Basic Meteorology, Golden West Community College, 1976-81.
- Instructor, Basic Meteorology, Orange Coast College, 1977-81.
- Consultant, Atmospheric Impact Processes, Irvine, CA, 1977-present.

PRINCIPAL PROFESSIONAL RESPONSIBILITIES:

- Military:** Performed operational weather forecasting for jet aircrews; trained new personnel; responsible for ground safety, security, records administration, quality control, forecasting methodology research, and liaison with other base units; air defense battle staff weather officer; and deputy detachment commander.
- University:** Conducted laboratory sessions; instructed students in the use of meteorological instrumentation; demonstrated weather analysis techniques; supervised student weather observation programs; gave lectures and tests.
- Private:** Prepared air quality impact assessments for coal- and oil-fired, nuclear, solar geothermal and wind energy power generation systems; prepared impact assessments for transportation systems, industrial emissions sources, wastewater treatment plants, landfills, toxic disposal sites, oil processing facilities, mining operations, commercial, residential, institutional and recreational land uses, airports and harbors; conducted atmospheric gas tracer experiments; developed numerical airflow analyses; and conducted numerous meteorological and air quality data acquisition programs with a very strong emphasis in arid environments, geothermal development, odors and nuisance and in regional pollution impacts from Southern California urbanization.
- Air Quality
- Noise Developed impact assessments for roadways sources, construction equipment, sand and gravel plants, wineries, industrial equipment, gas recovery plants, railroads, recreational activities and oil refineries; monitored ambient noise levels from above sources, calibrated highway traffic noise model (FHWA-RD-77-108), and calculated sensitive receptor noise exposures; wrote community noise ordinances, purchased monitoring equipment and trained city staff; performed noise mitigation studies including barrier design, location, equipment noise control, and residential building retrofits.

PROFESSIONAL REFERENCES

- Mr. Rich Ayala, Senior Planner, City of Ontario, 909-395-2421
Mr. Jerry Backoff, Planning Director, City of San Marcos, 760-744-1050
Mr. Albert Armijo, Planning Director, City of Aliso Viejo, 949-425-2527
Ms Alia Hokuki, Senior Planner, AECOM, Inc., 949-660-8044
Dr. Joyce Hsiao, President, Orion Environmental Associates, 415-951-9503
Ms. Valerie Geier, President, Geier & Geier Consulting, 510-644-2535
Mr. Tom Dodson, President, Tom Dodson & Associates, 909-882-3612
Mr. David Tanner, President, EARSJ, 949-646-8958
Ms. Betty Dehoney, Principal Planner, HDR, Inc., 858-712-8400



BioTox Services

June 22, 2012

Los Angeles City Council
Planning and Land Use Committee
200 N Spring Street, 3rd Floor
Los Angeles, CA 90012

and Department of City Planning
Environmental Review Division
200 N Spring Street, 7th Floor
Los Angeles, CA 90012

RE: Case No.: ENV-2007-365-MND-R3
Project Location: 5243-5253 Santa Monica Blvd., Los Angeles, CA

Dear Honorable Council Members and LA City Planning Department:

On behalf of concerned neighbors near the proposed project site, I have reviewed the Phase II Subsurface Soil Investigation report (the Report) for commercial property located at 5243-5253 Santa Monica Boulevard in Los Angeles, California (the Site) and dated March 31, 2005. The Phase II work and report were performed by EP Associates Environmental Consulting and Management (Glendale, CA). The purpose of my review was to determine whether, as a result of this report, subsurface soil conditions have been adequately defined at the Site. I have concluded that, due to the apparent limited scope of the investigation, certain subsurface soil conditions remain to be resolved as discussed below.

- **Potential UST:** The Report concluded that a waste oil underground storage tank (UST) may exist beneath the Site near the western portion of the parking area and adjacent to one of the businesses formerly located on-Site named "George's Muffler & Frame." The Report recommended that a subsurface investigation be conducted in this area to determine whether such a UST exists. Typically, a ground-penetrating radar (GPR) survey would be performed across the parking area surface. This is a non-invasive method that is commonly used to identify underground structures. In addition, fill caps or steel cover plates that enable UST pump-out should be visible at ground surface. No mention of such caps/plates was made in the Report. If a UST containing waste oil does exist on-Site, it presents an environmental hazard because of the potential for hazardous waste release from the tank, either through UST leakage or redevelopment activities. In California, waste oil is considered a hazardous waste (termed a "non-RCRA waste"). Thus, a GPR survey and possible UST removal and testing of underling soils with LA City Fire Department oversight needs to be performed.

Phone & Fax: (818) 508-7746
Email: biotox@pacbell.net

12744 La Maida Street
North Hollywood, CA 91607

www.biotoxservices.com

RECEIVED
CITY OF LOS ANGELES

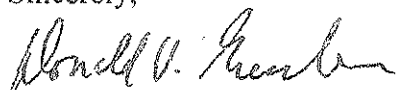
JUN 25 2012

ENVIRONMENTAL
UNIT

- **Elevated Lead in Soil:** In the northeastern corner of the Site, lead was detected at 405 mg/kg in boring B-3 at 1 ft depth (ie, B3-1'). The current lead soil screening level (SSL) for residential land use is 80 mg/kg and for commercial land use it is 320 mg/kg (OEHHA, 2010). Because lead in sample B3-1' exceeds the 80 mg/kg SSL, the lateral and vertical extent of elevated lead concentrations should be determined and impacted soils should be excavated.
- **Total Petroleum Hydrocarbon Impacts to Soil:** Also in sample B3-1', total petroleum hydrocarbons (TPH) were detected at 720 mg/kg. The composition of TPH in sample B3-1' was speciated according to carbon chain lengths, where carbon chain fractions ranging from 13 to 22 carbons in length (ie, C13-C22) comprised 209 mg/kg TPH and carbon chain fractions ranging from C23-C40 comprised 511 mg/kg TPH. Applicable cleanup guidelines for TPH in soil are provided in the Los Angeles Regional Water Quality Control Board's Interim Site Assessment and Cleanup Guidebook, dated May 1996. Soil TPH cleanup levels are listed in Table 4-1 (Maximum Soil Screening Levels for TPH and BTEX Above Drinking Water Aquifers) as a function of distance from underlying groundwater. The Report stated that the depth to groundwater was 19.1 ft in groundwater Well #2671A, located approximately 1 mile southwest of the Site. Assuming groundwater is located less than 20 feet from the soil surface at the Site, the soil cleanup target for the C13-C22 TPH fraction is 100 mg/kg. Thus, cleanup of TPH-impacted Site soils near boring B-3 needs to be addressed.

Concerning my qualifications, I have 22 years experience in the environmental consulting industry and am a Diplomate of the American Board of Toxicology (DABT; resume enclosed). If you have any questions about this review, you may contact me at the phone number or email address shown below.

Sincerely,



Donald V. Greenlee, PhD, DABT

BioTox Services

12744 La Maida St

Valley Village, CA 91607

Ph: (818)508-7746

Email: biotox@pacbell.net

REFERENCES

Los Angeles Regional Water Quality Control Board's Interim Site Assessment and Cleanup Guidebook, May 1996.

Office of Environmental Health Hazard Assessment (OEHHA), "Soil-Screening Numbers (mg/kg soil) for Nonvolatile Chemicals Based on Total Exposure to Contaminated Soil: Inhalation, Ingestion and Dermal Absorption." September 23, 2010. Available at: <http://oehha.ca.gov/risk/chhsltable.html#table1>.

DONALD V. GREENLEE, PhD, DABT
BioTox Services

12744 La Maida
North Hollywood, CA 91607

Phone/Fax: (818)508-7746
E-mail: biotox@pacbell.net

EXPERIENCE SUMMARY:

- **Risk Assessments:** During the past 16 years, authored approximately 50-100 human health risk assessments (HHRAs) for industrial and commercial clients. Evaluated indoor vapor and outdoor vapor/particulate inhalation and outdoor direct soil contact chronic exposure pathways for residential, industrial and construction worker receptors. Chemicals of concern included volatile organic compounds (VOCs), metals, polynuclear aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs), dioxins/furans, pesticides and TPH carbon fractions. Routinely presented results to clients and regulatory agencies. Outcome of risk assessments generally facilitated timely and safe development of properties.
- **Air Pollution Control:** Authored air permit applications for industrial facilities. Modeled air dispersions of potential chemical releases for construction of air toxics HHRAs for compliance with SCAQMD Rule 1401 and for emergency planning in Risk Management Prevention Plans (RMPPs). Measured air emissions of VOCs and particulates for various construction projects. Co-authored report for the San Joaquin Valley Unified Air Pollution Control District that evaluated air emission inventories and latest control technologies for 13 major air emissions sources.
- **Compliance Audits:** Principal author of EHS compliance audits for industrial facilities. Updated programs and provided support in hazardous materials (HM) management [e.g., hazardous waste (HW) storage/disposal, personnel training, SB 14 waste minimization, waste water treatment permits, stormwater plans, lab chemical hygiene plans, emergency response, SPCC plans], health and safety [e.g., illness/injury, blood-borne pathogens, respiratory protection, hazard communication, confined spaces, forklifts] and air regulatory compliance [eg, RECLAIM, CEMS, Rule 1158 & 1470]. Achieved economical/least liability disposal of HW streams for industrial clients, including auditing TSDFs and tolling subcontractors, manifest tracking and report writing. Principal author of HM Management Plans for several naval installations in San Diego. Managed/performed Phase II sampling projects for industrial facilities; managed Phase III remediation projects.

EMPLOYMENT HISTORY

2008-2009 Risk Assessor, URS Corporation, Los Angeles, California
2001; 2005 Part-time faculty, Cal State Univ-Northridge (taught Hazardous Materials Management)
1994-current Independent Environmental Toxicologist Consultant
1991-1993 Senior Project Scientist, ERM-West (environmental consulting firm)
1989-1991 Assist. Professor, Neurology Department, School of Medicine, University of Southern CA
1982-1989 Assist. Professor, Biomedical Sciences Dept, College of Osteopathic Medicine, Ohio Univ.

EDUCATION AND CERTIFICATIONS

DABT Diplomate of the American Board of Toxicology
CPP Certified Permitting Professional at South Coast Air Quality Management District
Hazwoper 40 Hr. Hazardous Waste Operations and 8 Hr. Refresher Training (current)
Certificate Hazardous Materials Management, University of California-Los Angeles
PhD Biochemistry, University of California-Riverside
BSc Chemistry, University of New Mexico

AFFILIATIONS

Society of Toxicology (SOT) American Chemical Society (ACS)

REFERENCES, PROJECTS COMPLETED and PUBLICATIONS: Provided upon request