

PETITION TO SUPPORT CONDOMINIUM PROJECT AT 853-859 S. LUCERNE BLVD.

Date: 12/08/2015
Submitted in PLUM Committee

Petition summary and background

Council File No. 15-0302
 Item No. 2
 Deputy: Comin from App. Rep.

The City is facing an unprecedented housing shortage, and unfair tactics have been used by project opponents to block well-designed housing developments from being built in Los Angeles. Such is the case with 853-859 S. Lucerne Blvd., a proposed 32-unit residential project, including the new construction of a 14-unit condominium building on a vacant lot and the conversion of an existing 18-unit apartment building into condominiums.

The new building is designed in a "Streamline Moderne" style to fit within the historic context of adjacent development and the Windsor Village neighborhood. It has received a "Certificate of Compatibility" from the City to confirm that its design is appropriate. A condominium map has been approved by the City showing that the project complies with the City's zoning requirements—including height, setbacks and parking. The developer, Morumbila LLC, is managed by Joong "Joseph" Uhm—a longtime resident of Windsor Village, who is deeply concerned with development in the neighborhood. The project team has met numerous times with the City to ensure that the project is sensitive to the community's concerns.

Unfortunately, opponents circulated petitions opposing the project, which include false information—here are the FACTS:

- The project has been designed in a sensitive manner to reduce potential impacts in the neighborhood, and the City has conducted an environmental review to affirm that no significant environmental impact will result;
- The project will enhance property values in the neighborhood by redeveloping an empty, underutilized lot;
- The new building is three stories tall at the front and four stories tall in the rear, which is compatible with nearby building heights, including the four-story building across the street;
- City engineers have confirmed that the project will not result in any methane gas leaks or create a flood hazard;
- Building setbacks are consistent with adjacent properties, and
- Street widening in front of the project has been approved by the City to alleviate traffic concerns and parking is provided in two subterranean levels for residents and guests to reduce on-street parking demand.

This well-designed project is now coming to the City Council for a final vote, and we seek your support in approving it.

Action petitioned for

We, the undersigned, hereby support the proposed condominium project at 853-859 S. Lucerne Blvd., and urge the Los Angeles City Council to vote in favor of this project.

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