

City Clerk, Room 395
City Hall
200 North Spring Street
Los Angeles, CA 90012

Dear PLUM Committee members,

I am a student teacher at the UCLA Community School on the RFK Campus of the Koreatown neighborhood of Los Angeles, and I am writing to encourage you to take action regarding an important issue that profoundly impacts your constituents. Mike Hakim's proposed 27-story luxury rental complex, "Catalina Project," is grossly out of scale with the neighborhood; Commissioner Maria Cabildo described the proposed building as "wildly inappropriate" for its location.

As a concerned citizen, I am writing to demand that the city planning process be more inclusive of the community surrounding the proposed development. Our voices and our concerns have continually been ignored. The Environmental Impact Report ("EIR") used to justify this approval was both flawed and outdated and must be revisited. As if Koreatown is not already densely populated enough, the EIR was conducted before the RFK Campus was built. These schools bring an extra 5,000 students, family members, and teachers to the area on a daily basis; I cannot even imagine the impact this development will have on an already unbelievably miserable commute.

In an obvious attempt to exclude the people of this community, who are largely Korean, Salvadoran, and Mexican, city planning letters sent to residents regarding this development were sent solely in English. As someone who is actively involved with students and families in this area, I understand completely the language needs of this community; I would never send home a notice about my students' grades only in English, so the fact that the City has done so on such a pressing issue is truly appalling. This failing must be corrected.

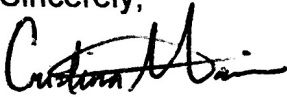
Notably, this development was unanimously rejected by Mayor Eric Garcetti's City Planning Commission. The Planning Commission's analysis was clear as to why the development is bad community planning for everyone. Among other reasons, adding this 27-story property in an already congested intersection will increase traffic exponentially where working class people already have no place to park, since the proposed development is adjacent to the largest school in the nation, the Robert F. Kennedy Complex. It will lead to rent increases to families already struggling to make ends meet. I know that many of my students will be unable to attend school on the RFK Campus when their families are undoubtedly kicked out of their homes as housing costs soar in the area. Furthermore, the detrimental effects this development will have on environmental pollution is to be considered, specifically the daunting air pollution that will highly increase in this community. The health risks that may arise in community members will be dismissed if this development takes place.

We are opposed to this development as planned, as it will have multiple negative impacts on our neighborhood. If Mike Hakim would like to move forward on building in this neighborhood, the building proposal must be revised to acknowledge the zoning requirements, existing landscape, and community needs of Koreatown. Local residents must be heard in a conversation about what community benefits will be included for projects of this scale, such as affordable housing, green space, job-training centers, and affordable parking spaces for community members. We want community development in true partnership with the community

without displacing current residents. We want authentic community benefits that engage and support the residents in the surrounding area.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cristina Garcia', written in a cursive style.

Cristina Garcia
Student teacher at NOW Academy in Koreatown

March 25, 2016

City Clerk, Room 395
City Hall
200 North Spring Street
Los Angeles, CA 90012

Attn: Sharon Dickinson, Legislative Assistant

Re: 805-833 South Catalina Street Development

Dear Ms. Dickinson,

I am writing to express my grave concerns about the proposed project at 805-833 South Catalina Street. This project exemplifies exactly the type of “spot zoning” that subverts productive planning solutions to urban problems. There are appropriate planning processes through which we can increase density, and a mayoral override of a City Planning Commission decision is not one of them.

The proposed project at 805-833 Catalina Street is an inappropriate development for the area given the neighborhood’s current residential character. Also, the lack of substantial public benefits concurrent with the proposed increase in density amount to a City give away of property to wealthy investors (density increases are like “land in the sky” because of the increase in building space they provide) with no return to the taxpayers and community members who will shoulder the burden of funding the infrastructure necessary for the developers to proceed.

Los Angeles now faces a serious lack of affordable housing that has driven overcrowding and homelessness to crisis levels. Zip codes in Los Angeles are the most overcrowded in the entire nation, and Los Angeles leads the country in chronic homelessness. Building more market rate housing will not solve these problems. Development such as this actually drives increases in rents in the surrounding area and is far more likely to lead to increased displacement and rising rents than to lower housing costs.

I support a community-driven development that includes clear community benefits. The community group that I am a member of, Protect Koreatown, has conducted community meetings and extensive outreach to businesses along 8th street and hundreds of community members, including teachers, students and parents attending RFK schools. We have identified clear community needs in place of a 27-story luxury tower, including more affordable housing, more parks,

recreation and green space, and skills and job training for youth. We strongly encourage ongoing community dialogue to ensure that the needs of the existing community are being met.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Lisa Fu", written over a horizontal dashed line.

Lisa Fu
Concerned Resident



CHINATOWN COMMUNITY FOR EQUITABLE DEVELOPMENT
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Phát Triển Công Bằng cho Cộng Đồng Chinatown

February 17, 2016

City Clerk, Room 395
City Hall
200 North Spring Street
Los Angeles, CA 90012

Attn: Sharon Dickinson, Legislative Assistant

Re: 805-833 South Catalina Street General Plan Amendment and Zone Change

Dear Ms. Dickinson,

I am writing to express the grave concerns Chinatown Community for Equitable Development (CCED) has about the proposed project at 805-833 South Catalina Street. This project exemplifies exactly the type of “spot zoning” that subverts productive planning solutions to urban problems. There are appropriate planning processes through which we can increase density, and a mayoral override of a City Planning Commission decision is not one of them.

CCED was founded in March 2012 and is an organization of community activists, residents, business owners, workers, and youth in Chinatown. CCED works with residents to build a Los Angeles with good jobs, a green environment, open recreational spaces, affordable housing and quality education for all. We are currently focused on tenants’ rights and development issues in Los Angeles.

The proposed project at 805-833 Catalina Street is an inappropriate development for the area given the neighborhood’s current residential character. Also, the lack of substantial public benefits concurrent with the proposed increase in density amount to a City give away of property to wealthy investors (density increases are like “land in the sky” because of the increase in building space they provide) with no return to the taxpayers and community members who will shoulder the burden of funding the infrastructure necessary for the developers to proceed.

Los Angeles now faces a serious lack of affordable housing that has driven

Chinatown Community for Equitable Development (CCED) builds grassroots power with low-income and immigrant communities through organizing, education and mutual help. We are a multiethnic, intergenerational organization based in Los Angeles Chinatown.

overcrowding and homelessness to crisis levels. Zip codes in Los Angeles are the most overcrowded in the entire nation, and Los Angeles leads the country in chronic homelessness. Building more market rate housing will not solve these problems. Development such as this actually drives increases in rents in the surrounding area and is far more likely to lead to increased displacement and rising rents than to lower housing costs.

CCED supports community-driven development, from which perspective this project is a failure in substantial and multiple ways given the lack of community input and the flagrant disregard on the part of investors for the needs or sentiments of current residents.

Thank you for your attention to this matter.

Sincerely,

Chinatown Community for Equitable Development

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Cc: Michael Bai, Office of Council President Herb Wesson
Sara Hernandez, Office of Councilmember Jose Huizar
Shawn Kuk, Office of Councilmember Jose Huizar
Clare Eberle, Office of Councilmember Jose Huizar