



April 28, 2015

Re: 805-833 S. Catalina Street (CPC 2006-8689-GPA-ZC-HD-CU-ZAA-SPR; CD10)

Los Angeles City Council PLUM Committee
Public Works Board Room 350
City Hall
200 North Spring Street
Los Angeles, CA 90012

Dear Honorable Members of the PLUM Committee:

On behalf of the membership and constituency of the Koreatown Immigrant Workers Alliance, I must continue to express our deep objection to the proposed development at 805-833 S. Catalina Street/806-836 Kenmore Street. In accordance with CEQA, the developers have not conducted an adequate review of the environmental impacts of this project, of which there will be many. In addition, granting the 26-story project the entitlements it seeks would disregard both the expressed objectives in the Wilshire Community Plan and the needs of the local residents of the surrounding community. **We demand that the PLUM Committee deny this project from moving forward without a full Environmental Impact Review.**

An adequate EIR has not been conducted - The traffic study conducted by the developers demonstrated an alarming 28% projected traffic increase on Kenmore Street, where a 12% increase is sufficient to require EIR-level analysis. No mitigation measures are specifically outlined within the proposal, and while LADOT prescribes widening 8th Street and Catalina and highway incorporation, the feasibility and implementation of these measures is never discussed.

This project is greatly out of character with the surrounding area - The zoning, land use, and setback changes required by this project are greatly out of character for S. Catalina Street and S. Kenmore Street which are quiet, residential areas with single-storey businesses and low apartment buildings. Allowing a zoning change from C2-1 and R4-2 to R5-2 for the proposed mixed-use development would violate one of the fundamental premises of the Wilshire Community Plan—that residential densities should be limited to the existing density of development within the neighborhood. At over 20 stories higher than neighboring buildings, the visual impact of such a development on S. Catalina cannot be overstated; indeed, the store and restaurant adjacent to the site are both single-story. **The Wilshire Community Plan** clearly expresses the importance of protecting lower density residential neighborhoods from encroachment by higher density residential uses.

The project will place severe traffic burdens on an already over-dense area - Koreatown is the densest neighborhood in Los Angeles, with approximately 95% renters. Half the households live on less than \$35,000, and poverty is much more concentrated in the immediate vicinity of this project. The effect of 226 residential units and 3,600 square feet of commercial/retail space on the surrounding community in an area will be significant. There will be increased vehicular congestion by both residents of the development and patrons of the commercial/retail space, a use that did not exist previously. The carrying capacity of 8th street, Catalina, and Kenmore is not comparable to that of the Wilshire corridor, and the increased traffic, air pollution, and noise will present a risk to the children who attend school at the four new neighboring public schools right across the street.

There are no community benefits - Unfortunately, the positive impacts this project would provide are all privatized for prospective tenants, with the designated open space being elevated to the 5th floor of the building and only accessible to project tenants. There is no mention of affordable housing or community benefits within the submitted proposal, which leaves us with no choice but to continue to oppose the project.

KIWA supports development that is economically, socially, and environmentally sustainable and that is appropriate for its location. The proposed project at 805-833 S. Catalina is none of the above. We urge you to demand that an EIR-level traffic impact and new analysis be conducted to properly describe the potential site impact of the project. If the developer feels the impact can be mitigated in a way that is not destructive for the community, the developer **needs to demonstrate this and the public needs to have an opportunity to review these plans.**

If a plan is proposed that will be acceptable as a whole to the community, we also strongly believe that the project must incorporate affordable housing and ensure that the benefits derived from the site development be made available to the public. We believe that all new projects should incorporate **at least 20% affordable dwelling units**. Any project of significant size must also **contribute to the open space** accessible to the entire public.

We hope to see a responsible process that ensure the final project is beneficial to our community, and support future developments that make Koreatown a better place for all.

Yours sincerely,



Alexandra Suh
Executive Director