



Sharon Dickinson <sharon.dickinson@lacity.org>

PLUM Committee item 6 & 7, 15-0455, 15-0455-S1

1 message

Beverly Grossman Palmer <bpalmer@strumwooch.com>

Tue, Apr 5, 2016 at 11:43 AM

To: "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>

Dear Ms. Dickinson,

Please include this email in Council File 15-0455 and 15-0455-S1.

In reviewing the agenda and associated supporting documentation for the approval of the project and General Plan amendment in items number 6 and 7 of today's PLUM committee agenda, I have noted that the project description is shifting and inconsistent. It is not clear which properties are included in the zone change and which are included in the General Plan amendment.

The first page of the mitigated negative declaration identifies the project addresses as 805-823 Catalina and 806-820 Kenmore. Yet in the text of the MND, the address is stated as 805-833 Catalina, and 806-836 Kenmore. Which properties are being analyzed?

The map accompanying the zoning ordinance and the General Plan amendment resolution does not include addresses, so the public is not able to easily determine which specific parcels are being amended.

The agenda for PLUM includes 805-823 Catalina and 806-820 Kenmore for the zone change portion (item 6), and 805-823 Catalina and 806-836 Kenmore for the General Plan amendment. Again, which parcels are being amended?

In May 2015, when the Council indicated its support for the General Plan amendment and zone and height district change, it did so for 805-833 Catalina and 806-836 Kenmore, and then in June 2015, Council moved to amend the addresses to 805-823 Catalina Street, and 806-820 Kenmore.

The addresses must be clarified. According to the Conditions of Approval made available to the public only days ago, Condition 15 b indicates that the applicants owns a 24 unit building at 826 Kenmore. Under one set of the addresses listed, the developer would receive a General Plan amendment and zone change for that property, but according to the other set, he would not. Which is it?

CEQA requires that the public and decisionmakers be fully informed what the project that is up for approval is. Without consistency in the addresses and the identity of the parcels included, the most basic information in unclear and informed decisionmaking is impossible.

Beverly Grossman Palmer

Strumwasser & Woocher LLP

10940 Wilshire Boulevard, Suite 2000

Los Angeles, CA 90024

T: 310-576-1233

F: 310-319-0156

bpalmer@strumwooch.com