

Application:

APPEAL APPLICATION

This application is to be used for any appeals authorized by the Los Angeles Municipal Code (LAMC) for discretionary actions administered by the Department of City Planning.

ORIGINAL**1. APPELLANT BODY/CASE INFORMATION**

Appellant Body:

☐ Area Planning Commission ☐ City Planning Commission ☒ City Council ☐ Director of Planning

Regarding Case Number: CPC 2015-2119 CUProject Address: 1730 West Vernon AvenueFinal Date to Appeal: 11/10/2015

Type of Appeal:

- ☐ Appeal by Applicant
☒ Appeal by a person, other than the applicant, claiming to be aggrieved
☐ Appeal from a determination made by the Department of Building and Safety

2. APPELLANT INFORMATIONAppellant's name (print): Cheryl Branch

Company: _____

Mailing Address: 3320 S. Central Ave.City: Los AngelesState: CAZip: 90011Telephone: 323-273-4586E-mail: cherylbranch@gmail.com

- Is the appeal being filed on your behalf or on behalf of another party, organization or company?

☒ Self☐ Other: _____

- Is the appeal being filed to support the original applicant's position?

☐ Yes☒ No**3. REPRESENTATIVE/AGENT INFORMATION**Representative/Agent name (if applicable): Not Applicable

Company: _____

Mailing Address: _____

City: _____

State: _____

Zip: _____

Telephone: _____

E-mail: _____

4. JUSTIFICATION/REASON FOR APPEAL

Is the entire decision, or only parts of it being appealed? ☒ Entire ☐ Part

Are specific conditions of approval being appealed? ☐ Yes ☒ No

If Yes, list the condition number(s) here: _____

Attach a separate sheet providing your reasons for the appeal. Your reason must state:

- The reason for the appeal
- How you are aggrieved by the decision
- Specifically the points at issue
- Why you believe the decision-maker erred or abused their discretion

5. APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true:

Appellant Signature: _____

Date: 11-10-15

6. FILING REQUIREMENTS/ADDITIONAL INFORMATION

- Eight (8) sets of the following documents are required for each appeal filed (1 original and 7 duplicates):
 - Appeal Application (form CP-7769)
 - Justification/Reason for Appeal
 - Copies of Original Determination Letter
- A Filing Fee must be paid at the time of filing the appeal per LAMC Section 19.01 B.
 - Original applicants must provide a copy of the original application receipt(s) (required to calculate their 85% appeal filing fee).
- Original Applicants must pay mailing fees to BTC and submit a copy of receipt.
- Appellants filing an appeal from a determination made by the Department of Building and Safety per LAMC 12.26 K are considered original applicants and must provide noticing per LAMC 12.26 K.7.
- A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.
- Appeals of Density Bonus cases can only be filed by adjacent owners or tenants (must have documentation).
- Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the Area or City Planning Commission must be filed within 10 days of the date of the written determination of said Commission.
- A CEQA document can only be appealed if a non-elected decision-making body (ZA, APC, CPC, etc.) makes a determination for a project that is not further appealable. (CA Public Resources Code § 21151 (c)). CEQA Section 21151 (c) appeals must be filed within the next 5 meeting days of the City Council.

This Section for City Planning Staff Use Only		
Base Fee:	Reviewed & Accepted by (DSC Planner):	Date:
Receipt No:	Deemed Complete by (Project Planner):	Date:
<input type="checkbox"/> Determination authority notified		<input type="checkbox"/> Original receipt and BTC receipt (if original applicant)

Project Address: 1730 West Vernon Avenue
APC: South Los Angeles
Council District: No. 8
Zone: [Q] C2-1VL
Applicant: GEO Reentry, Inc.
Appellant: Cheryl Branch

ORIGINAL**Background:**

The Los Angeles City Planning Commission conducted a public hearing on October 8, 2015 regarding a request for a Conditional Use Permit (CUP) to allow the operation, use and maintenance of a Correctional Institution for inmates and parolees transitioning back into society. The existing vacant two story structure will house 140 (125 existing beds) beds and several administrative offices. The complex is located on a 19,025 square foot parcel of land with 9 on -site parking spaces in the [Q] C2-1VL zone.

A brief history of the subject site is as follows:

- 1982, Roy Evans, property owner purchased the 1730 W. Vernon Ave. property and began operating the property as the Bridge Back Residential Reentry Center through funding from the State of California. It first served as a 77-bed facility and was later upgraded to a 125-bed facility.
- 2009, Bridge Back reentry program lost its funding. From 2009 to 2013 the property remained vacant.
- November 2013 a temporarily lease to MJB Transitional Housing was executed to operate a Los Angeles Winter Shelter program. Residents of the program were housed at the shelter from 3:00 pm to 6:00 am every day. The program residents were released into the community from 6:00 am to 3:00 pm.
- In November 2014, MJB ended its lease.

Public Hearing:

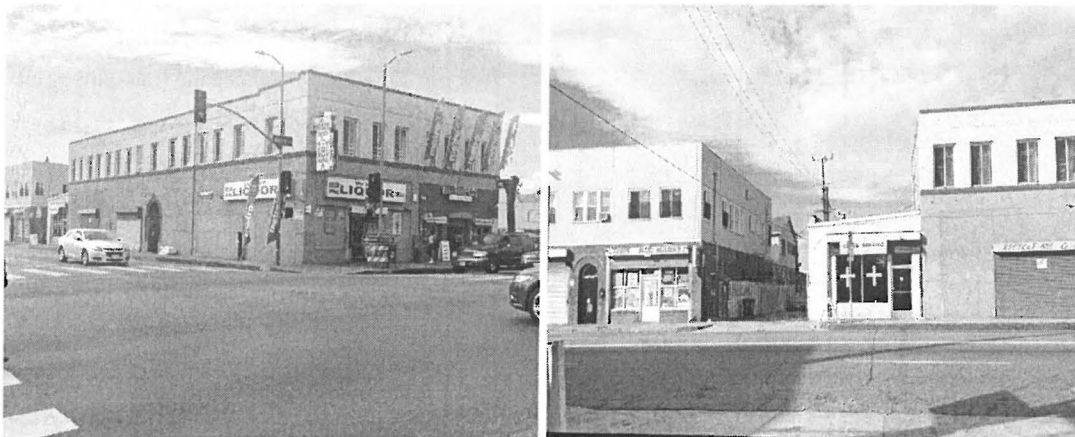
On October 8, 2015, the Los Angeles City Planning Commission heard testimony from residents, Planning Department staff and the applicant's representatives stating the benefits of the proposed correctional institution. Those opposing the project iterated to the Planning Commission the major problems that currently exist in the community. And more specifically, that the proposed location is not consistent with the intent of the existing South Central Community Plan;

Objective 2-1,”To conserve and strengthen viable commercial development.” Policies 2-1.2 “Protect commercially planned/zoned areas from encroachment by residential only development.

The South Central Community Plan advocates goals, objectives, policies and programs that implement desired goals, one such program require that a decision-maker, “make a finding that any proposed residential only development in a commercial area is compatible in scale, character and design with adjacent commercial development”. That finding was not made by the City Planning Commission. At the conclusion of public testimony, the Planning Commission unanimously approved the applicant’s request for conditional use. On October 28, 2015 the Determination Letter was issued.

The Subject Appeal:

The appellant is aggrieved by the entire decision made by the City Planning Commission and emphatically believes this commission has erred in its decision to grant the conditional use permit. The subject site is located in an economically depressed area of South Los Angeles. It is an area inundated with criminal activity in excess of the City’s average. The proposed correctional institution is located within close proximity of several liquor stores, several motels and an illegal marijuana dispensary.





One of many Liquor Stores

I believe that the residents of South Los Angeles subscribed to the notion that transitional halfway facilities are better placed in light industrial zoned areas and/or in buildings that are far removed from surrounding low density residential and viable commercial nodes. This is a sentiment shared by the proposed new South Los Angeles Community Plan in that, it outlines a vision for the long term physical developments, economic revitalization, and community enhancements of South Los Angeles and set forth actions to achieve the community's vision. Of the 13 major east-west corridors and the 19 north- south corridors, both Vernon and Western corridors have undergone transition in recent decades due to factors such as poor economic conditions and civil unrest, and as a result many businesses have moved out of the area. In their wake they have left behind a proliferation of mini-shopping malls and an overconcentration of certain nuisance uses, including liquor stores, check cashing facilities, recycling centers, and drive through fast food establishments". The opposition to this development strongly supports the South Los Angeles Community Plan's - Land Use Goal #13; Policy 13.1, "protect commercially planned and zoned Neighborhood Commercial area from excessive encroachment by low intensity noncommercial uses; and Limit Incompatible Uses; maintain the neighborhood feel of areas designated Neighborhood Commercial by limiting uses that impact the built environment, reduce walkability and contain incompatible operations that spill over into the residential neighborhoods."

In conclusion, I recommend that the Planning and Land Use Management Committee support our community's request of overturning of the City Planning Commission's decision and deny the request for a Conditional Use Permit to allow a Correctional Institution on property located at 1730 W. Vernon Avenue in the City of Los Angeles. The community of South Los Angeles

deserve to have viable, robust commercial uses along its valuable transit corridors that will serve as a catalyst for future economic development.

Respectfully submitted,

A handwritten signature in blue ink, appearing to be 'Cheryl Branch', with a large, stylized initial 'C'.

Cheryl Branch