

marlene WHITE lenard

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CITY CLERK'S OFFICE

2017 SEP 25 PM 3: 26

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

CITY CLERK
September 21, 2017

BY _____ DEPUTY

① MZ

Re: CPC-2013-4028-GPA-ZC-SPR-ZAA CD5
Council file No. 15-1369

I am writing to you again regarding the captioned matter, which is scheduled for a Tuesday, September 26, hearing on Fisch Properties LP Appeal against the Council's unanimous DENIAL of all of their requests to demolish virtually the entire block on Hamel Drive and replace five existing two story structures with one structure elevating to 5 stories above ground and 2 below.

Please note the following concerns regarding this latest hearing:

1. With each continuance that you allowed for this Appeal, when I came to the Council Chambers prior, our protesting was told that the continuance was to allow Fisch to develop a new design.
 - a. Clearly, that excuse was just a ruse because this Appeal as described in your 9/4 letter represents exactly the same project which we protested and you disapproved.
2. It is my belief the scheduling of this September 26 session is suspiciously inconvenient for the group of current local residents, many of whom who at have spoken out protesting this project.
 - a. This date is right in the midst of the holiest of Jewish Holidays.
 - b. Several of the residents have spoken of being Holocaust survivors or have spoken with Israeli accents.
 - c. I believe that this scheduling was deliberate in order to make it more difficult for those that care the most to attend.
3. While I absolutely do not believe it to be true, rumors are rampant that Fisch interests have been "buying off" our councilperson in their attempt to "break down" the resolve of the residents with these constant continuances.

Since, for the first time, I am unable to attend Tuesday's session, and rather than rewrite all of my same protestations. I am imploring you to reconsider my previously sent and now enclosed letters regarding this project.

I am 100 percent against this Fisch Appeal for all of the reasons the Council, in its wisdom, concluded "Denial" last year. Please do not jeopardize this neighborhood, our responsibility to the Cedars Sinai Community, and the integrity of the regulations and zoning and ordinances that have been put into place on behalf of Los Angeles at large.

Thank you.



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December 31, 2016

Holly L. Wolcott, City Clerk
Council and Public Services Division
200 N. Spring Street, Room 395
Los Angeles, CA 90012

Re: **Council File #15-1369, Council Meeting December 14, 2016; Agenda Item #49
PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT RE General
Plan Amendment and Zone Change, Zoning Administrators Adjustment and Site Plan Review
appeal for the property located at 411-439 South Hamel Road**

Dear Ms. Wolcott:

This letter is intended to protest the blatant lie that was entered into the Official Committee Report published and distributed on December 15, 2016 regarding the captioned Hearing, or more accurately, the complete lack of any Hearing.

Please make particular note of the "Summary" section of the Report which refers to the regular meeting held on December 13, 2015, wherein the PLUM Committee supposedly considered the subject appeal and "***AFTER AN OPPORTUNITY FOR PUBLIC COMMENT, THE COMMITTEE RECOMMENDED TO EXTEND THE TIME LIMIT.***" For your information, I (and several others from our neighborhood, adjacent to the Appealed project) had given up our work days, our clients' needs and our income to attend BOTH meetings, the 13th and the 14th. Despite the fact that we completed Speaker Cards, we were NEVER given "an opportunity for public comment." The Committee and Council, without any input from us, recommended to extend the time limit for the Applicant without permitting us, your Public, the right to voice our descent against this project.

Frankly, I and the other members of our Public, are outraged that not only was this Delay and Extension swiftly and without discussion agreed to on both days, but that you dared to enter into Public Record that we, the Public, were welcome and had any opportunity at all to be heard. I reiterate it is a lie and a complete and deliberate choice of our elected Representatives to ignore the presence and the will of the people. I herein respectfully suggest that this truth and this protest be made part of your duplicitous Public Record!!!

Thank you.

Very truly yours,

MARLENE WHITE LENARD

CC: Councilmembers:

Jose Huizar, Marqueece Harris-Dawson, Gilbert A. Cedillo, Mitchell Englander, Curren Price,
Bob Blumenfield, Mike Bomin, Joe Buscaino, Paul Koretz, Paul Krekorian, Nury Martinez,
Mitch O'Farrell, David Rye, Herb Wesson

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May 11, 2016

VIA HAND DELIVERY

Planning and Land Use Management Committee
200 N. Spring Street
Los Angeles, CA 90012

RE: Opposition to Developer's Appeal in CPC-2013-4028-GPA-ZC-SPR-ZAA; and ENV 2013-4029-MND; 411-439 Hamel Road, Wilshire Community Plan Area.

Dear Planning and Land Use Management Committee,

I am writing this letter to support the findings of the Los Angeles Planning Commission and in opposition to Fisch Properties, LP's (the "Developer") appeal in CPC-2013-4028-GPA-ZC-SPR-ZAA; and ENV 2013-4029-MND; 411-439 Hamel Road, Wilshire Community Plan Area (the "Proposed Project"). My husband and I live adjacent to the Proposed Project at 438 S. Arnaz Dr., #104.

The Proposed Project consists of 88 apartments in a building up to five stories in height, with two subterranean levels for parking. In order to build the Proposed Project, Fisch Properties L.P. ("Developer") is requesting a change to the general plan and zoning from medium residential to medium high residential. Our existing neighborhood cannot support such an increase in people and traffic, nor is such a plan and zoning change appropriate for the neighborhood.

First, we live in an area that already has a high level of traffic. There is so much congestion on nearby Robertson Boulevard that cars daily use our neighborhood as a thoroughfare, including the many cars and emergency vehicles that pass through daily in order to get to Cedars-Sinai Medical Center. (See Levine Declaration, ¶ 1). Adding another 88 apartments will only serve to worsen the traffic in the neighborhood, which will in turn increase greenhouse gas emissions. Developer has suggested that the traffic will not be increased because of its claim about the "walkability" of the neighborhood. To the contrary, there are no nearby walkable supermarkets or stores and services to support the needs of new tenants of the Proposed Project. Robertson Boulevard, to the south of the Proposed Project, is within Beverly Hills and is primarily medical office buildings. Robertson Boulevard, to the north of the Proposed Project, offers only high end boutiques and restaurants. The closest shopping area with stores and services for tenants of the Proposed Project are the Beverly Center and Beverly Connection, which are surrounded by streets with dense traffic—San Vicente and La Cienega Boulevard between Beverly Boulevard and Third Street. (See Levine Declaration, ¶ 4). Moreover, the Beverly Center and Beverly Connection are regional shopping centers that do not cater to the needs of nearby residents. The closest supermarkets are Ralph's and Bristol Farms, both located at the intersection of Doheny Boulevard and Beverly Boulevard. There is only a boutique Trader Joe's at San Vicente Boulevard and Burton Way and it is located many streets from the Proposed Project.

Developer also suggested at the hearing on July 2, 2015 that it would encourage tenants to walk along the alley between Hamel Road and Arnaz Drive, despite its admission at the hearing that the alley is not walkable, which it noted on one of its slides, and the fact that Developer plans the entrance for the parking garage with 160 spaces to be located along the alley. The Developer is correct that the alley is not appropriate for walking; it is meant for driving, which is what tenants will need to do. (See Levine Declaration, ¶ 4).

Additionally, there is no mass transit in the area of the Proposed Project. There are only a few bus stops, none of which are rapids. No mass transit is planned for our area. Moreover, the area of the Proposed Project does not have bike lanes. In fact, it is not a safe neighborhood for bicyclists because of the existing traffic conditions (See Levine Declaration, ¶ 2-3). Tenants of the Proposed Project would need to rely on their cars for everyday necessities, including work, grocery shopping, and dry cleaning. Thus, not only would a plan amendment/zone change cause substantial harm to our neighborhood, the neighborhood itself is not set up to support such a high density project.

Also quite serious is the effect of the precedent that would be established if the plan amendment/zone change is approved. There are no special conditions to support Developer's request and, in fact, Developer has offered none. Developer purchased the land with full knowledge of the zoning in the area. If the plan amendment/zone change is permitted, future developers in our neighborhood will use this Proposed Project as precedent to request and obtain more plan amendments/zone changes. Over time, this will result in piecemeal high density development throughout the neighborhood without the benefit of the Los Angeles City Planning Commission (the "Commission") properly considering an organized development plan for the neighborhood that encourages livability and sustainability. If changing the plan/zoning for the entire neighborhood made sense from environmental and land use standpoints, it would be more appropriate for the Commission to consider rezoning the entire neighborhood, instead of just the one block of the Proposed Project. However, a study of the neighborhood that considers environmental and land use planning would show that this is not an appropriate location for rezoning.

Finally, it is important to note that Developer never consulted with the community, as was requested of Developer by Councilman Koretz and promised by Developer. The first information my husband and I received about the Proposed Project was through the notice of hearing, delivered two weeks prior to the July 2, 2015 hearing before the Department of City Planning. Instead, Developer picked one person with whom to communicate over the last several years, in order to say that it satisfied its promise to Councilman Koretz. This same "community" spokesperson represents a group on Burton Way, which already is zoned for five stories and high density. Because the Proposed Project will cause no significant or negative impact on this group on Burton Way, as it will for me, my husband, and so many other neighbors who oppose the Proposed Project, it is a fallacy for Developer to say that it fulfilled its obligation to consult the community.

Only after Developer's Proposed Project was rejected by the Los Angeles Planning Commission did its representative reach out to me and a few of the homeowners in my building to set a meeting. I did take time out of my busy work schedule to meet with the representative, along with two other homeowners in my building, but the representative had nothing new to show us. She simply wanted us to bless the Proposed Project, which we explained we could not do in light of the many defects and shortcomings of the Proposed Project. We explained that we are reasonable people and if they

had something new to show us that addressed all of the above concerns, we at least would look at the proposal. We never heard again from Developer's representative.

Developer has provided insufficient evidence to support its proposal for the plan amendment/zoning change. Developer has failed to show, because it cannot, that there is walkability, transit access, and that there are alternatives to automobiles, such as bicycling, that would support the Proposed Project. Rather, the Proposed Project would result in substantial harm to the neighborhood, in the form of increased traffic and increased greenhouse gas emissions. In addition, the proposed plan amendment/zoning change would create a precedent with serious repercussions for the zoning and development of the entire neighborhood. Moreover, Developer failed to consult in a timely manner with the community as it promised to Councilman Koretz. Without much evidence to support its position, Developer is effectively asking the City of Los Angeles, the Los Angeles Planning Commission and your committee to take it on its word that certain conditions do or do not exist and grant Developer the plan amendment/zoning change. However, Developer also has shown by sidestepping its promise to Councilman Koretz that its word does not have much value.

There is no reason Developer cannot build a structure within the existing zoning for the area of the Proposed Project, which is consistent with the conditions and character of our neighborhood. I respectfully request that the Planning and Land Use Management Committee affirm the Los Angeles Planning Commission's decision and deny Developer's appeal.

Sincerely,

Stephanie Levine
438 S. Arnaz Dr., #104

marlene WHITE lenard

marlenew1333@aol.com

May 25, 2016

Planning and Land Use Management Committee
200 North Spring Street
Los Angeles, CA 90012

Re: CPC-2013-4028-GPA-ZC-SPR-ZAA
CD5

I am writing this letter in opposition to the appeal of Fisch Properties, LP to overturn last summer's unanimous decision of the Planning Commission's 2015 decision to deny Zoning Changes, General Plan Amendments, Variances and Discretionary permits with regard to the captioned Development project covering 411-439 Hamel Road, Wilshire Community Plan Area. Hopefully, the following will help reiterate the opposition of our City, our neighborhood, and our Councilman, Paul Koretz as it pertains to the blatantly outrageous intention of the Developer.

1. I am a resident of Arnaz Villas, 438 South Arnaz Drive, Los Angeles 90048, which property is immediately adjacent to the proposed 88-unit, 5-story (plus 2 additional levels of underground parking) structure.
 - a. Until two weeks prior to last summer's public hearings wherein Fisch requested and was subsequently vehemently and unanimously denied Zoning Changes, a General Plan Amendment, Variances and Discretionary Permits, Arnaz Villas had never been notified of such a project.
 - b. In my effort to protect the integrity of this neighborhood, I appeared and spoke at the various meetings and wrote a letter dated July 7, 2015, a copy of which is enclosed herewith, protesting this impossibly defiant plan to contradict the very essence of the rules and regulations that govern what is best for this area and therefore, the City.
 - c. Most astutely, the intention of Fisch Properties was met with unanimously well-informed and, therefore, negative comments and, finally, DENIALS of the request
2. Approximately two months ago, I and other Arnaz Villa residents were invited to meet with Veronica Becerra, representative of Fisch Properties, LLP to discuss what it would take for us to get on board.
 - a. We each made it perfectly clear that it would take Fisch Properties adhering to the rules and regulations of The City of Los Angeles exactly as they had been designed, designated and passed in the betterment of our specific area and the City as a whole.
 - b. Essentially, our comments were met with disdain and the promise that Fisch has made the commitment to "well, this is going to get built." We also felt the

438 S. Arnaz Drive
Unit 102

Los Angeles, CA
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- implied (and absurd) threat that if their plan is not built, what will be built “will be far worse!”
- c. Furthermore, we were told that Mr. Fisch wanted to create this huge property because “he needs to leave it to his grandchildren who do not really work that hard!”
3. While I have the utmost respect for the denial of support of the Fisch project from each level of the “powers that be,” may I please reiterate a few of the neighborhood’s most significant points of contention,
- a. The construction of such a structure ignores the almost certain dangers, catastrophic damage, and hazards to nearby properties,
 - b. Fisch is intent on building 88 lower- quality (defined as more affordable, but described as lacking in décor niceties, like granite) one-bedroom units.
 - c. There are to be 80 tandem parking spots, for the 88 units...and only 6 guest spaces
 - i. This clearly creates a parking nightmare for the already saturated streets
 - ii. It was Fisch’s contention to you and to us that these units will rent starting at \$1,400 per month. However, their supposed allies from several blocks west, on Burton Way, were told that rentals will start at \$2,400.
 - d. Fisch intends to take up the entire block with this structure and because of parking garage entry from the north ally-way, the possibility of the “easier walking to Robertson Boulevard, through the revitalized ally” is completely contradictory. And more far more dangerous, especially with a home for the ageing on the northern boundary,
 - e. Fisch stated the project would take approximately 1 year to complete which is grossly underestimated, even to the less-informed simplest layperson.
 - f. This neighborhood belongs to Cedars Sinai Hospital, THE major trauma hospital of our city. It therefore belongs to all of LOS ANGELES. Emergency Vehicles constantly use these streets—day and night, especially to get clear passage from the extreme traffic on Robertson, LaCienega and San Vicente Boulevards.
4. Please, you/we got it right the first time. Continue to respect the original intentions of the City Plan for this residential area. The rules currently in place were well conceived and have been profoundly practical. Most importantly, what you have regulated for this area makes it and us safer and more respected. This is the heart of an increasingly popular, vital and prideful neighborhood.
5. Please stay the course. The right course. Deny this Appeal

Thank you.

Very truly yours,

MARLENE WHITE LENARD

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April 26, 2016

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

Re: CPC-2013-4028-GPA-ZC-SPR-ZAA
CD5

In accordance with your Notice to Appellant(s) and Interested Parties, dated April 22, 2016, we are advised that if we are unable to attend the May 3 public hearing, submissions of comments regarding the captioned matter are invited. Unfortunately, one week is not enough time for me to change my pressing schedule for that date. Therefore, please be advised as follows:

*I did come to
all the meetings and
spoke!*

1. I am a resident of Arnaz Villas, 438 South Arnaz Drive, Los Angeles 90048, which property is immediately adjacent to the proposed 88-unit, 5-story (plus 2 additional levels of underground parking).
 - a. Until two weeks prior to last summer's public hearings wherein Fisch requested and was subsequently vehemently and unanimously denied Zoning Changes, a General Plan Amendment, Variances and Discretionary Permits, Anaz Villas had never been notified of such a project.
 - b. In my effort to protect the integrity of this neighborhood, I appeared and spoke at the various meetings and wrote a letter dated July 7, 2015, a copy of which is enclosed herewith, protesting this impossibly defiant plan to contradict the very essence of the rules and regulations that govern what is best for this area and therefore, the City.
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 - a. We each made it perfectly clear that it would take Fisch Properties adhering to the rules and regulations of The City of Los Angeles exactly as they had been designed, designated and passed in the betterment of our specific area and the City as a whole.
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 - e. Fisch stated the project would take approximately 1 year to complete which is grossly underestimated, even to the simplest layperson.
 - f. This neighborhood belongs to Cedars Sinai Hospital, THE major trauma hospital of our city. It therefore belongs to all of LOS ANGELES. Emergency Vehicles constantly use these streets—day and night, especially to get clear passage from the extreme traffic on Robertson, LaCienega and San Vicente Boulevards.
4. Please, you/we got it right the first time. Continue to respect the original intentions of the City Plan for this residential area. The rules currently in place were well conceived and have been profoundly practical. Most importantly, what you have regulated for this area makes it and us safer and more respected. This is the heart of an increasingly popular, vital and prideful neighborhood.
5. Please stay the course. The right course. Deny this Appeal

Thank you.

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Thank you.

Very truly yours,

MARLENE WHITE LENARD



Ms. Martine Leonard
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RECEIVED

SEP 25 2017

BY: *SR*

Time Sensitive

Please Open Immediately

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