

NST Nichiren Shoshu Temple

Myohoji Temple

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cc. David.ryu@lacity.org

August 25, 2016

The Hon. Jose Huisar, Chair

LA City Council Planning and Land Use Committee

200 North Spring Street, L.A. CA 90012

RE: **OPPOSITION TO 8150 SUNSET PROJECT**

16-1011
16-1011-51

(CPC-2013-2551-MCUP-DB-SPR and VTT-72370-CN-1A)

Dear Councilmember Huisar and Members of the PLUM Committee:

Nichiren Shoshu Myohoji Temple, a Buddhist Temple, is located at 1401 N. Crescent Heights. We are a **Sensitive Use** (page 31 of the Letter of Determination for CPC approval) located just 90 feet from the project site. We oppose the project based on its scale, its impacts on the peace and tranquility of our Temple, and the sale and consumption of alcohol.

We believe that this project must be denied its Master Conditional Use Permit because it will disturb our peaceful enjoyment of our property and our worship. As we understand it, an alcohol license (conditional use permit and ABC License) must be denied if there is evidence that normal operation of the licensed premises will be contrary to public welfare and morals. This letter constitutes such evidence.

As a major property owner in this community, we are dismayed that the Letter of Determination misrepresents how close the project is to our property. The letter claims we are 600-1000 feet from the site (p. 29). **That is incorrect.** We are within 90 feet!!!

Clearly, the City Planning Commission did not give consideration to the distance of the project to our Temple, as required by the law: 90 feet is a lot closer than 1000 feet!

We are appalled at the prospect of granting alcohol licenses for this site, right on our block, just a short walk from our Temple. This project is not compatible with our community. The developer and the Planning Commission have shown disrespect for our Temple and our neighborhood.

According to the Letter of Determination, this area has an overconcentration of licenses and is a high crime area. This is grounds to deny the application.

The project is not a compatible use with a religious institution such as our Temple, which is acknowledged as a sensitive use on p. 31 of the Letter of Determination.

The Letter of Determination focused on uses *across the street*, but not on our block, where the project would be located. Crescent Heights on the western side of the street is either residential or institutional, with religious institutions. **The project is not compatible with its neighbors, despite the statement made on page 27 that it is.** We in the community know it is totally out of scale and inappropriate, in violation of the letter and spirit of our Community Plan.

Likewise, we believe that the project will adversely affect the welfare of our community. We are a sensitive use and oppose this project and specifically, the sale of alcohol on our block. Please grant the appeals before you, and deny this project. Have them start over and design a project that works with our community, not against it.

Respectfully,

President of

NST Nichiren Shoshu Temple


Taishin Takano

CC: The Hon. David Ryu, Councilmember CD 4