

# BURTON WAY HOMEOWNERS ASSOCIATION

479 S SHERBOURNE DRIVE LOS ANGELES, CA 90048

Burtonwayhoa@aol.com

January 10, 2017

Re: CPC-2015-896-GPA-VCZ-HD-MCUP-ZV-DB-SPR CD-5 333 S. La Cienega Blvd

Honorable Members of the City Council;

This Association represents the homeowners living to west and south of this project.

1. We see this as a residential project with some ancillary commercial uses replacing an existing commercial and parking use.
2. To us residential uses have far fewer negative impacts than would occur were this property built out and used to its full permitted capacity. We are particularly concerned about the increases in traffic were the property fully utilized. The traffic generation from this project appears to be far less than would be generated by a commercial project.
3. While the height is beyond what exists right now in the area it is NOT egregiously so compared to the vast bulk of the Beverly Center and the various buildings on the Cedars-Sinai campus some of which rise to near 200' with greater bulk than this residential tower.
4. The developer has indicated the installation of a supermarket. There is not a market within a reasonable radius of this location, which is a densely populated area with many elderly and senior people. The Trader Joe's across the street is a fine specialty store but not a full service market.
5. Walkability is a big factor to our population. The proposed street improvements will enhance the livability of the neighborhood and reinforce our sense of community.

We support this project and urge you to approve the application.

Sincerely,

Harald R. Hahn, President

cc: Hon. Paul Koretz, Councilmember CD 5