

August 1, 2017

CPC-2016-3257-DA  
Council District 11  
Council File 16-1456

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

PLUM Committee,

Regarding the petition by Douglas Emmett Management, LLC.  
Since the last session the petitioner has made improvements on its property at 11740 Wilshire Blvd. The laundry room equipment has been replaced and is better although the exhaust system for the dryers has not been corrected.

The general condition of the grounds is better and security at the pool has prevented unwanted persons from using the facilities. However, the AIR B&B situation is still just as bad with an estimated 100 units illegally being used as short-term weekend rentals. In addition there is considerable construction taking place within 5 to 10 blocks of the subject property that is creating hundreds if not thousands of new rental units. The population density is skyrocketing and no thought is being given to the traffic and health issues this is going to cause. Currently Wilshire Blvd is congested going East beginning at 7AM and stays that way till after 7PM and Santa Monica Blvd, where new construction is currently taking place, is even worse.

What is 376 multi-family residential dwelling units squeezed into 34 stories going to do to this traffic situation? Make it considerably worse.

In addition, residents of 11740 Wilshire will lose an estimated 100 hours of sunlight at our common pool facilities as well as in our apartments. This significantly reduces the quality of life in our units and needs to be taken into consideration. Barrington Plaza is allowed to increase rents 4-percent a year under current rent control law. This is quickly making units in this over 50 year old high-rise untenable.

We do not need a 34-story apartment tower west of the 405 on Wilshire Blvd. It is bad for the environment, the quality of life and the communities of Brentwood and Westwood.

Sincerely,

Mr & Mrs. Mathius M Gertz 11740 Wilshire Blvd, A210 LACA 90025