

## Google Groups

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### Fwd: 2130 Violet Street

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**Sharon Dickinson**

Apr 26, 2017 9:23 AM

Posted in group: **Clerk-PLUM-Committee**

From: **Tiffany Chao** <tiffanylchao@gmail.com>  
Date: Wed, Apr 26, 2017 at 8:47 AM  
Subject: Fwd: 2130 Violet Street  
To: jojo.pewsawang@lacity.org, sharon.dickinson@lacity.org  
Cc: councilmember.huizar@lacity.org, Clare.Eberle@lacity.org, Ari.Simon@lacity.org

Hi Jojo and Sharon,

I am forwarding this letter I submitted to Councilman Huizar's office yesterday (with updated council file#) so that that my letter is a part of the council file.

Please let me know if you have any questions.

Looking forward to hearing back.

Kind Regards,

Tiffany

----- Forwarded message -----

From: **Tiffany Chao** <tiffanylchao@gmail.com>  
Date: Tue, Apr 25, 2017 at 11:45 AM  
Subject: 2130 Violet Street  
To: councilmember.huizar@lacity.org, Paul.Habib@lacity.org, Shawn.Kuk@lacity.org, Jonathan.Zuniga@lacity.org, Kevin.Ocubillo@lacity.org, Clare.Eberle@lacity.org, Ari.Simon@lacity.org, Megan.Teramoto@lacity.org, Lilie.Gross@lacity.org, Martin.Schlageter@lacity.org

Dear Councilmember Huizar and colleagues,

I am writing as a resident of the Arts District and in regards to a proposed project on a toxic site at 2130 Violet Street. I strongly oppose any environmental clearance be given to the project without a full EIR analysis and regulatory oversight of the cleanup. Please find my letter attached, which will also be sent via U.S. Mail. Should you have any questions, please feel free to contact me via email or phone: 310-895-8299.

Thank you for your attention to this critically important health hazard that my neighbors and I are facing.

Kind Regards,

Tiffany Chao

Via E-Mail and US Mail

April 24, 2017

Councilmember Jose Huizar  
200 N. Spring Street, Room 465  
Los Angeles, CA. 90012

Re: 2136-2148 E. Violet Street: CPC-2016-1706-VZC-HD-SPR and ENV-2016-177-MND;  
Council File #17-0025

Dear Councilmember Huizar and Colleagues,

Thank you for providing me an opportunity to provide you with feedback on the proposed project located at 2130 Violet Street (Project) in the Arts District. I am a resident of the Arts District, specifically on E 7<sup>th</sup> Place, just one block north of Violet Street. I have been living in the neighborhood since 2012 and have since seen a welcome stream of development populating empty warehouses and parcels throughout the district. I am very supportive of all of the development activity (not a NIMBY!) in the Arts District as it has brought much-needed amenities to our neighborhood and has enabled me to get rid of my car – almost everything I need is within walking distance or a short Metro bike-share ride away.

While I support the overall development activity in my neighborhood including the 2130 Violet Street project's proposal to build office space and ground floor retail, it is incomprehensible as to why this particular Project is permitted to have a mitigated negative declaration and is not subject to a full EIR analysis. At the very least, the traffic generated from the Project and its associated GHG emissions will have significant impacts and therefore should be subject to a full EIR.

The Project's IS/MND Initial Study Checklist, under Section VII. Greenhouse Gas Emissions, both criteria has been marked as "less than significant impact". The IS/MND seems to use the location of the site, which is within a Transit Priority Area per CEQA, as a basis for the argument that there will be no significant impacts. Furthermore, the project identifies the project location as a High-Quality Transit Area (HQTA), which is defined as "a generally walkable transit village, or corridor within one half-mile of a well-served transit stop or transit corridor." The project identifies the Metro Bus Line 720 as the HQTA stop. While the 720 Line is well used, it is highly unlikely that visitors and employees at the project will be using this line – they will be driving. The closest "well-served" transit stop is the Metro Gold Line Arts District/Little Tokyo station approximately 1.6 miles north at 1<sup>st</sup> and Alameda Streets. The Project's Traffic Study is inadequate as it projects fewer trips compared to the base trip for similar stand-alone land uses not located near transit. The City of Los Angeles, with the leadership of Councilman Huizar, has made great strides in TOD policies, encouraging urban, mixed use and walkable neighborhoods. I urge the City to keep its word on reducing single-occupancy vehicle use and encouraging alternative modes by requiring that the Project come up with a more robust TDM plan (i.e., higher AVR for employees, ride-sharing partnerships, and Metro bike employee membership).

Finally, the site formerly hosted a metals recycling facility. The Project's IS/MND specifies that there are elevated levels of perchloroethylene (PERC), petroleum hydrocarbon (TPH), lead, copper, chromium, and PCBs within the soils. The mitigation measure HAZ-1 and HAZ-2, is considerably inadequate, provides no regulatory oversight and does not allow for the public to

review any proposed remediation plan or the criteria and methodologies that will be used to compare the baseline scenario (existing) to cleanup.

I urge Councilman Huizar and the City to protect our health by requiring Lowe Enterprises conduct a full EIR analysis and to participate in a regulatory oversight of the cleanup via the Department of Toxic Substance Control (DTSC).

Thank you for your attention to this letter.

Kindly,

Tiffany Chao

CC: Jojo Pewsawang  
Sharon Dickinson  
Clare Eberle  
Ari Simon