

# GAYLE G. GOULD

CERTIFIED PUBLIC ACCOUNTANT

2461 BUTLER AVENUE • LOS ANGELES, CA 90064

TEL 310.575.9200 FAX 310.575.9205 EMAIL [Gayle@gggcpa.org](mailto:Gayle@gggcpa.org)

. 17-0932

I live at 2461 Butler Avenue.

Firstly, the idea of vacating the alley/driveway is horrendous. It will ruin the remaining serenity of the neighborhood, negate our public right-of-way and force me to build a more theft-resistant fence and a locking gate. This is about \$1000.

There is no way a proper traffic impact has been done. I am enclosing pictures of the gridlock on the affected streets – BEFORE THE CONSTRUCTION. You will have to put a traffic light at Coolidge and Gateway, at Purdue and Exposition and at Pearl and Sawtelle, as well as restricting the parking on Exposition and Pearl so cars can pass more easily. Without that, the residents on Butler will be trapped by the increase in congestion.

It does appear that the developers have you nestled comfortably in their very deep pockets. You have acquiesced to every request, every waiver, every change that they have made, and ignored our pleas and petitions.

Date: 11/28/17

Submitted in PLUM Committee

Council File No: 17-0932

Item No.: 6

Communication from  
public

**Gayle Gould**

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**From:** Gayle <flouncerggg@gmail.com>  
**Sent:** Tuesday, November 28, 2017 10:47 AM  
**To:** Gayle Gould  
**Subject:** Exposition



Sent from my iPhone

To the plum commission. I really appreciate you gu

Cameron Neff  
17-0932

Page 1 of 1

6

To the plum commission. I really appreciate you gu

X DELETE ← REPLY ← REPLY ALL → FORWARD ...



Cameron Neff <cameronneff@yahoo.com>

Mark as unread

Tue 11/28/2017 4:23 PM

To: Everline, Norman E;

To the plum commission. I really appreciate you guys finally hearing us out regarding the building. This neighborhood means a lot to my family, i grew up visiting my grandparents every weekend from the day i was born, and now i live in the house raising my family. Which brings me to my biggest concern. Other than desperately not wanting traffic worse than it already is, opening that alley behind our houses on butler would make it almost impossible for me to operate my business, i work with the city and local CHP towing motorcycles, and congesting my streets with more cars parked and people coming in and out, will make that close to impossible. Our way of life around the neighborhood has been changed so many times already with the metro and other buildings. I beg you to reconsider the size of the project. Thank you for the time. -cameron 2478 Butler Ave la ca 90064

Cameron Kyle Neff

[www.victorylanefreight.com](http://www.victorylanefreight.com)

T - [818.231.7371](tel:818.231.7371)

B- [844.428.5869](tel:844.428.5869)

(haul-toy)

11460 GATEWAY PROJECT - 17-0932-AGENDA #9 6

PAUL DESJARDINS

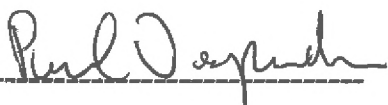
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My name is Paul Desjardins and I have lived on 2482 Colby Ave. for close to 50 years. I oppose the plan to vacate our alley way so a developer can build a bigger Apt building.

I want to keep our public right of way open as it is now. I use the alley to service my property from time to time. Under no circumstances do I Want the entire alley way be vacated, including the alley way on the propose development site.

I also don't want the gates at the end of alley come down for security reasons. It keeps the graffiti taggers , vagrants , burglars and people from dumping trash in the alley as they did in the past. Those activities all stopped when the home owners of Colby Ave. and Butler petitioned and installed those gates 25 years ago.

Another issue I have is the apartment development getting a Colby Ave. or Butler address, and 129 units getting parking permits for Colby Ave. or Butler. I don't think it's fair . Where are we going to park it another 129 or more permits are issued for my street?.



Owner Signature



Lisha McDonnall  
# 17-0938

November 28, 2017

**Appeal Case # VTT-73891-1A Gateway Development Final Hearing**

Planning & Land Use Management Committee:

I am against the Gateway project for the following reasons:

1. The alley that runs behind the project is the same alley that runs behind our homes. Alleyways should not be given away or sold to developers. Any section of the alley given for this development would mean the entire alley given to them. The developer makes use of terms like, "their alley behind the proposed project" and "our alley between the Colby and Butler homes." The truth is that it is all the same alley. If they get a part of the alley, they will get the entire alley.

2. I have been a part of the meetings on the Gateway Project since the beginning. As an attendee of their "small working groups" I was repeatedly told that as part of the project, Colby Ave would get signage (no turns between certain hours) and speed humps. At the last Neighborhood Council meeting I was personally told by the developer's representative that "there was nothing she could do for me" with regards to traffic mitigation.

3. The traffic study that was completed was done in summer, in the middle of the day. The results are not accurate, because it did not account for the school children (drop off and pick up) and the gridlock traffic hours. The Gateway, Pico and Colby intersection is hazardous and there is nothing in the plans to make it safer once the Project is complete. We need a true traffic study to determine ways to keep our school kids and church members safe.

4. Lack of transparency about the project: I was told that the Project would not have a Colby Avenue address. This is important to us because we have Preferential Parking. If they have a Colby Avenue address, than all residents of the building will be able to park on our already crowded street and obtain visitor passes to be given to guests using the commercial business of the Project.

In short, the community has made it clear the project is too big and there is a lack of infrastructure to support this development.

Thank You,

Lisha McDonnall 310-922-7954

2457 Colby Avenue

To whom it may concern,

As a homeowner of 2451 Butler Avenue, I am very concern with the proposed merger and vacation of a public alley related to the Gateway Development by 11460 Gateway LLC. The alley between Butler and Colby is used by the homeowners for our garages and access to our backyards. It is extremely important for us to keep our public right of way. Under no circumstances do we want our alleyway to be vacated, including the alleyway on the proposed development site.

As a single individual living in my home, my backyard is directly attached to the alleyway, and vacating the alley will expose a large amount of foot and vehicle traffic near my backyard with only a six-foot fence for security. This is a major safety concern for a single individual living on his own, not to mention the parking, noise, light and air pollution, and public safety issues that will arise from this immense project are daunting, considering we are a small five-street neighborhood that had already been impacted by the heavy traffic caused by the Expo lines.

Additionally, I support the appeal filed by Henrietta Conrad and Golden State Environmental Justice Alliance (representative: Craig M Collins, Collins, Blum, Collins, LLP) regarding Case No. VTT-73891-1A and all related approvals. As such, I am requesting a full Environmental Impact Report (EIR) to examine air quality and other impacts on the health and well-being of the nearby families and school children, since there are four schools within 298 meters of the proposed project.

Furthermore, with consideration of The Protected Tree Ordinance 177404 was signed by our councilperson Mike Bonin and Paul Loretz on November 22, 2017. I am requesting this ordinance to be enforced in accordance with state law, in order to protect the two sycamore trees on the proposed development site remain intact.

Lastly, if the planned development is to be built, our community wants assurances that the development residents will **not** have access to Parking Permit 45, which includes Colby Avenue and Butler Avenue.

Sincerely,

A handwritten signature in black ink that reads "David Wei". The signature is written in a cursive, flowing style.

David Wei

Final Hearing on the 11460 Gateway LLC Development  
Tuesday, November 28, 2017  
Statement by Frances B. Ramos

My name is Frances B. Ramos, and I have lived on <sup>2498</sup>Butler Avenue for almost 40 years. Since I moved here, this neighborhood has always been quiet and safe, especially for families and elderly people. I moved into my house with my elderly parents, got married and raised my children here. I always felt comfort knowing that old or young, my family could be out and about in the safety of our neighborhood. This new development will only serve to bring a greater risk of danger to this community. We have already been negatively impacted by the traffic caused by the Expo lines. If the development is built as a 5-story complex, it will only bring further unwanted traffic, parking congestion, noise, light, and air pollution, and public safety issues. The alley between Butler and Colby is used by our residents for their garages and/or access to their backyards. We want to keep our public right of way. Under no circumstances do we want our entire alleyway to be vacated, including the alleyway on the proposed development site.

**Statement to Los Angeles City Council PLUM Committee** | November 28, 2017

Item #17-0932 – CD11

**From:** Laura Ackard Saltzman, neighborhood resident  
2458 Butler Avenue  
Los Angeles, CA 90064-3002

Good afternoon committee members,

My name is Laura Saltzman and I am a licensed Landscape Architect and a nearly 30 year resident of the neighborhood adjacent to the proposed project. During this time, I've observed many changes in the surrounding community and though I understand and accept the need for both adding/upgrading housing and commercial development along the Expo corridor, I am adamantly opposed to instituting changes which compromise the safety, tranquility, beauty and security of our long-established and very viable single family residential area.

One of my primary concerns regarding this development is the potential loss of two healthy, well-established and very beautiful **Sycamore trees** on the perimeter of the proposed development – a change that, if allowed, would further degrade the urban forest, compromising wildlife habitat and minimizing the very substantial green buffer these trees currently provide between the project site and our low profile residential community. My request is that these trees be retained, in accordance with the efforts being made by the City of Los Angeles to conserve/protect/retain and enhance LA's rapidly shrinking urban forest which is increasingly more vulnerable to the effects of air pollution and climate change.

Thank you.

17-0932  
Vaishali Makim

To whomever it may concern:

I am a resident at 2470 Colby and have few concerns about the development at Gateway.

1. The alley between Colby and Culver is used by the residents for access to our back yards and garages. We want to keep the public right of way and under no circumstances do we want our entire alley to be vacated, including the alleyway on the proposed development site.
2. I fully support appeal filed by Henrietta Conrad and Golden State Environmental Justice Alliance (representative: Craig M Collins, Collins, Blum, Collins, LLP) regarding Case No. VTT-73891-1A and all related approvals:
  - a. asking for a full Environmental Impact Report (EIR) to examine air quality and other impacts on the health and well-being of the nearby families and school children, knowing there are four schools within 298 meters of the proposed project.
  - b. the project also involves an improper gift of public funds to the developer in the vacating of the alleyway.
3. The Protected Tree Ordinance 177404 was signed by our council person Mike Bonin and Paul Loretz on November 22, 2017. We want this ordinance enforced in accordance with state law so the two protected sycamore trees on the proposed development site remain intact.
4. The traffic, parking, noise, light and air pollution and public safety issues that will arise from this immense project are daunting considering we are a small five-street neighborhood that's already impacted by the traffic caused by the Expo lines.
5. If there is a development built, the neighborhood wants assurances that none of the development residents will have access to Parking Permit 45 which includes Colby Avenue and Butler Avenue.
6. We recognize that there will likely be a development at this site, but we want it to be reasonable and responsible considering the impact it will have on those who live, work and school in the area. A three-story development is all that our neighborhood can handle.

Thank you for hearing our concerns.

Respectfully,  
Vaishali Makim AIA  
vmakim@hotmail.com

Kathryn Allen  
#17-0932

**Final Public Hearing of Planning & Land Use Management Committee (PLUM)  
11460 Gateway LLC Development**

Dear PLUM Committee Members,

My name is Kathryn Allen and I reside at 2471 Butler Avenue. I am speaking before the committee today to make these points:

#1. I want to keep our public right of way and under no circumstances do I want the alley way between Butler and Colby to be vacated for the proposed development. The residents use the alley between the streets for our garages and access to our backyards. This project involves an improper gift of public funds to the developer in vacating the alleyway.

#2. I support the appeal filed by Henrietta Conrad and Golden State Environmental Justice Alliance (representative: Craig M Collins, Collins, Blum, Collins, LLP):  
a. asking for a full EIR to examine air quality and other impacts on the health and well-being of the families in the neighborhood and the school children who are at four schools within 298 meters of the proposed project.

#3. The development on this site needs to be reasonable and responsible considering the impact it will have on those who live, work and school in the area. A three-story development is all that our neighborhood can handle – not a five-story development.

#4. The traffic, parking, noise, light and air pollution and public safety issues that will arise from this immense project are daunting considering we are a small five-street neighborhood that's already impacted by the traffic caused by the Expo lines.

#5. We want assurances that none of the development residents will have access to Parking Permit 45 which includes Colby Avenue and Butler Avenue.

Thank you for your time today. We hope that you will take our comments to heart, and make this a win/win for the neighborhood and for the developers.

Best regards,



Kathryn A. Allen  
2471 Butler Avenue  
Los Angeles, CA 90064



**11460 GATEWAY PROJECT**

Council File No:  
17-0932

To:

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

11/28/2017

This proposed project is massive, and unbelievably dense with 129 small units, compared to all other projects with the same lot size or even larger, and it will have severe negative impacts in our residential R1 zone neighborhood.

We neighbors from Colby Avenue and Butler Avenue completely object and oppose the city giving away public property to a private developer for a private project and for helping them construct this dense 5-story building. We completely oppose the proposed height, significant number of units, density and bonus density of the proposal building. The developer should not be allowed to take away the alley to boost their own benefits and harm other properties on these two streets. This is a loss of right and value of our properties.

Having an alley is the legal right of all the people who live on Colby and Butler Avenue, not just this developer. The alley should remain as is, not vacant, nor dead-end, and should remain public and be accessible for both the homeowners and the neighborhood. The developers of this project should scale down the project to a size that will not require the use of the alleyway, but by no means is the city obligated to nor should the city give away the alleyway, a legal public right of way of Colby and Butler avenue home owners, to this developer.

We, neighbors from Colby Avenue and Butler Avenue, ask for your careful consideration and that you oppose the notion of giving away a public property to serve the needs of a private developer. This is a request from the 40 homeowners that signed the petition against this project on July 7, 2017 and are directly affected by the project versus the one individual that came up with this idea and is not affected by it at all. The vote of the majority should be heard and considered.

Thank you,



Farzad Mirshafiei  
2436 Colby Avenue, Los Angeles, CA 90064

I am the home owner of the first house next to the proposed project and I need the alleyway to access my backyard garage.

Ed Rhodes  
# 17-0932

November 27, 2017

To: City Planning Commission

With Regards to: The Gateway Project at 11460 West Gateway Blvd; 2426 South Colby Avenue and 2425 South Butler Avenue.

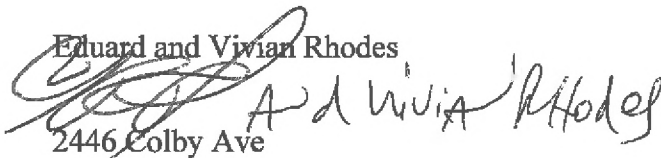
Case No. VTT-73891-1A

We reside at 2446 Colby Ave and have lived there for the past 23 years. During this time, we have seen many changes as it pertains to the congestion traffic and noise in our once quiet and tranquil neighborhood. We attribute this to the cut through traffic because drivers use the WAZE app during rush hour therefore creating an unsafe situation for neighborhood residents.

We are mainly opposed to the Gateway project because of the additional congestion it will cause. Parking is almost scarce on our street even with permit parking enforced; this project will not help relieve that problem.

Under no circumstances should the alley behind our home on Colby be reopened as well as the alley behind the Auto shops on Gateway. Both of these alleys are owned by us, the Taxpayers and we share the same sentiment as the other residents throughout the neighborhood. The Gateway project is massive and it's impact on our neighborhood would create more chaos than what we are already experiencing.

Sincerely,

Eduard and Vivian Rhodes  
  
2446 Colby Ave

Los Angeles, CA 90064

#17-0932  
Terri Valencia

November 28, 2017

TO: City Planners

From: Terri Valencia, 2492 Colby Ave. Los Angeles, 90064

Re: " The Gateway-Pico Project" Case Appeal VTT3891-1A

My name is Terri Valencia I reside at 2492 Colby Ave, I have lived at my residence for 21 years.

I am unable to attend the meeting today, due to conflicts with my work schedule.

I want it to be known at the meeting that I am against giving up the Alley to the developers. As the alley is right behind my backyard. My major concern is that the developers would use the Alley and eventually take possession of it.

Another concern I have is the building the developers want to build, is much too large for the single family homes in the neighborhood.

Sincerely,

Terri Valencia

2492 Colby ave.

Philip Vigil  
#17-0932

November 28, 2017

Re: Appeal at 11460-11488 West Gateway Boulevard

I am writing today to let you know that I am a homeowner at 2457 Colby Avenue, Los Angeles, CA 90064 and I am unable to take off from work to attend this hearing. This letter represents my objection to the project located on West Gateway Boulevard.

It is not fair that the developers be "given" any alley. The alley behind the current location also runs behind homes separating Colby and Butler Avenue. Giving the developers the alley behind the existing commercial building also gives them the alley behind our homes. The alley should not be for sale nor given away to anyone. For this reason, I want to retain the public right of way and keep the entire alley as is. As mentioned in a previous hearing, the developers stated that residents did not care about the alley because we were not present for the hearing. I am informing you that WE DO CARE and we don't want any section of the alley to be given to developers who will use it for their financial gain.

The impact on our residential neighborhood will be significant with regards to traffic congestion. As it is now, the Gateway Blvd and Pico Blvd intersection (in front of proposed project) is completely gridlocked in both the morning and afternoon hours. This creates cut through traffic onto Colby Avenue. The surrounding residential streets are congested with commuters who look to escape the gridlock. With the addition of the proposed project, it will create even more traffic in this merging of intersections. The proposed building will have a negative impact to the quality of life for the residents of this neighborhood due to increased traffic.

A. Deluna  
#17-0932

November 27, 2017

Attention: City Planning Commission

We are opposed to the Gateway Project that is located at 11460-11488 West Gateway Boulevard, West Los Angeles, CA. The project is too big for our neighborhood and sits at an already congested intersection of Gateway and Pico Blvds. If this project is built, we will have hundreds of more cars traveling down our quiet residential street, every day. We have children and are concerned about the safety of our family, neighbors and the church members that share our street.

It has also come to our attention that a full Environmental Impact Report was not completed. We have young children living across the street from the proposed project, as well as other children that reside on Colby Ave and the school children who walk up and down this street that would be passing next to the project.

We are requesting that this project be stalled until a proper Impact Report is conducted and speed bumps and crosswalks be put on our streets for our safety.

Thank You.

A. Deluna  
2451 Colby Avenue  
Los Angeles, CA 90064  
(310) 966-6890

#17-0932

Armando Lopez

My name is Armando Lopez and I was born in 1949 a couple of miles from my present home at 2447 Butler Ave. I have served my Westside community as a police detective and volunteer with several youth groups. I have seen change and remember the large Victorian home that was once located on Gateway.

I do not oppose *reasonable* expansion.

Please insure that approval for this project, 11460 Gateway LLC MUST include an environmental report. This area has abundant wildlife including migrating parrots, squirrels, feral cats and even coyotes. The trees and environment MUST not be impacted without a report!

The alley behind my house has been closed for over 25 years, with city approval. The property owners agreed to close the alley and it should remain closed. If open this alley will foster pollution, congestion, and crime. The burglary rate has soared in the Sawtelle area and an open alley will foster easy hidden access to our properties. Homeless encampments have multiplied in our area causing unsanitary conditions, assaults, robberies and even large fires under the freeways.

The city offered to parcel the alley and sell it to homeowners at a very high price 25 years ago. Now the city is considering making a GIFT of the alley to the project. This is suspicious and potentially illegal.

PLEASE don't invite unnecessary law suits. Stay this project until it is approved under existing laws and procedures.



Armando V. Lopez



Nov 21, 2017  
Concerned property owners

Velia and  
Edward  
Herra  
#17-0932

Attention City Planners

We live at 2440 Colby Ave a  
half a block from the proposed  
building site on Gate way.

We were worried about 3 stories  
but 5 is much to much for our area, it  
create much more pollution and traffic  
which is already very bad. every morning  
and evening theres gridlock, after 4 P.M. we  
do not go out.

We do not approve of 5 stories and  
taking away our alley.

Velia Herra  
and Edward Herra

Marilyn / Steve 11/21/17

Taniguchi

#17-0932

Dear LA City Planners,

I am writing to express our concerns over the planned development at the corner of Gateway & Pico in West LA.

My husband and I are longtime homeowners on Colby St. Our primary concern with the project is that increased traffic will be forced onto our street and other residential streets in our neighborhood.

We ask that more time be given to study traffic in our area, and that information about the project be made more available to residents. It was only through the efforts of our neighbors on Colby & Butler St. that we were made aware of the project, and its impact on our neighborhood.

Marilyn & Steve Taniguchi  
2481 Colby Ave.

#17-0932

Patricia  
Hamilton

November 21, 2017

To: City Planning Commission

With Regards to: The Gateway Project at 11460 West Gateway Blvd; 2426 South Colby Avenue and 2425 South Butler Avenue. Case No. VTT-73891-1A

I am against the Gateway Project because the developers have not been transparent with what their intentions are with the alley that is in the rear of my home on Colby Avenue. They have made multiple revisions to not only the size of the project but also with the alley. We have been told conflicting information about the alley and the true purpose and usage of the alley is still not clear. The residents here on Colby and Butler that share that alley **do not** want it re-opened. We are against the Gateway Project being given the alley behind our homes. We are also against them being given the alley that sits directly behind the automotive shops. Alleys should not be given or sold to developers or owners who can financially benefit from them.

Colby and Butler Avenues are residential neighborhoods that are made up of single family homes. The proposed Gateway Project sits at the intersection of a community of single family homes, a church and a school. Currently, residents experience gridlock during commuting hours and cannot get in and out of the neighborhood. The cut through traffic congests our narrow residential back streets that we would use to go to the market or out to eat. This is a result of traffic that is accessing the 10 and 405 freeways of which our community is boxed in by. Pico Blvd and Gateway Blvd merge together at the intersection of the Gateway Project, which is at the center of the existing gridlock. Adding more cars to this already congested intersection is poor planning. This intersection is already unsafe for cars, pedestrians, school children and people who call this place home.

The true logistics of this project are not what they appear to be on the plans. Only the residents who live here know the detrimental impact that The Gateway Project will bring to our community. In order to reach the Project, people will avoid Gateway and Pico because it's completely gridlocked. As an alternative, they will take Sawtelle Blvd to Pearl St and then come up Colby Avenue. This will increase our traffic exponentially and will result in residential Colby Avenue being changed into a main traffic artery, a boulevard.

I am a senior citizen as are many on Colby Avenue. We are not able to drive downtown and to Van Nuys for these meetings. Just because we don't show up doesn't mean we approve of the Gateway Project. We have had numerous local meetings and at ALL the meetings, the community has been against the Gateway Project. The Neighborhood Council is against the Gateway Project. The residents are against the Gateway Project. The only ones that are for the Gateway Project are the developers and those who do not live here. This project is too big and will have a significant negative impact on the residents.

Sincerely,

*Patricia Hamilton*  
2452 Colby Ave.  
L.A., Ca. 90064  
(310) 231-0323

Sam  
Schwartz  
#17-0932

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**From:** Sam Schwartz <sammschwartz@gmail.com>  
**Sent:** Monday, November 27, 2017 11:08 PM  
**To:** Patti Hamilton  
**Subject:** Re: Final Public Hearing Information for Gateway Project on November 28th at 2:00pm

Forward this on over to whom is taking care of it

To Distinguished Hearing Delegates,

My name is Sam Schwartz, I currently reside in on the 2400 block of Colby where the alley way in question is being mentioned to be vacated for this five story mega apartment structure. I have many issues and concerns with this construction but the most evident being my valuable belongings and security of my possessions will come into immediate question if the proposed development site goes under way. I already have taken security precautions as well as moved to this location for the environment in which it lies in. By vacating this alley you are in direct violation of the serenity of the area, livelihood of the people and residents who live in the area, as well as increase the crime risk with further construction projects especially of this massive uncalled for nature.

Thank you for your time,

Sam Schwartz

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