

**ZA-2017-2170-ELD-CDP-SPR-1A COUNCIL DISTRICT 11**

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Donna Galvin

Jun 4, 2018 12:28 PM

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

CITY CLERK

Room 395 City Hall

200 North Spring Street

Los Angeles, 90012

Re: ZA- 2017-2107-ELD\_CDP-SPR-1A

We will not be able to attend the public hearing on Tuesday June 5, 2018 to consider the appeal of CE from CEQA for the proposed development at 1525 Palisades Drive in Pacific Palisades, 90272.

We are strongly opposed to this project for many reasons including the highly damaging environmental damage this project will cause to our state park and Santa Monica Mountain location. This enormous building - 4 story, approximately 68,000 square feet - and its commercial use will have a significant adverse impact on our residential area and the peaceful environment that residents of the Highland enjoy. The Highlands is a residential community situated approximately 3 miles up a canyon from Sunset Blvd. with one road in and out and in a high fire area. This is not appropriate for a building housing seniors with issues that require significant care and many suffering from dementia. There is no public transportation to and from the Highlands and the surround streets and sidewalk are all hilly. There are no emergency services in the Highlands and no shops, libraries, drug stores etc. for the seniors to access. This building, with its inappropriate size and use is a terrible idea.

Donna Galvin

Norman Neofotist

1558 Michael Lane

Pacific Palisades, CA 90272

**Re: 1525 N. Palisades Dr., Pacific Palisades, CA - ZA 2017-2170-ELD-CDP-SPR-1A;**

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**Richard Blumenberg**

Jun 4, 2018 10:22 PM

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

June 4, 2018

City Clerk

Planning and Land Use Management Committee

Room 395, City Hall

200 N Spring Street

Los Angeles, California 90012

Attn: Sharon Dickinson (via email [clerk.plumcommittee@lacity.org](mailto:clerk.plumcommittee@lacity.org) )

**Re: 1525 N. Palisades Dr., Pacific Palisades, CA - ZA 2017-2170-ELD-CDP-SPR-1A;**

**--- SUPPORT PROJECT**

Honorable PLUM Committee Members:

I am writing on my behalf as a private citizen. For background information only, I am the President of the Pacific Palisades Civic League, an architect, and Chair-Elect of the Pacific Palisades Chamber of Commerce.

I urge you to reject the appeal of this project and to affirm the Planning Commission's rejection of the appeal of the zoning administrator's determination for this project.

The proposed Eldercare facility is allowed by right and its size and massing complies with local code. The Highlands is a highly developed area with many structures exceeding the size of the proposed project. Previously permitted structures were allowed to be built adjacent to undeveloped land, and zoning was established which set the precedent of what could be built within the Highlands.

The opponents cannot have it both ways. They cannot say that this project should not be allowed to be built when portions of the Highlands were developed at similar locations as to what is being proposed.

Sincerely,

Richard Blumenberg, AIA, LEED AP

RLB Architecture

15200 W Sunset Blvd., Ste. 201

Pacific Palisades, CA 90272

(310) 459-0244

Best Regards,

Richard Blumenberg, AIA, LEED AP

RLB Architecture

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