

clerk.plumcommittee@lacity.org

ATTN: Sharon Dickinson, Legislative Assistant  
City Hall  
200 N. Spring Street, Room 395  
Los Angeles, CA 90012

CITY CLERK'S OFFICE

2018 JUN 28 AM 11:58

6/28/18

RE: CF 18-0412 - Montecito II Project

Dear Council Members:

CITY CLERK  
@AS  
DEPUTY

The City has asked for the general public's input on the Montecito II Project. The comments were heavily **AGAINST** the project for a variety of reasons. Even the owner's behavior over the years gives a strong indication that there are challenges in further development of this property. Challenges that are so great that actually warrant his abandonment of the project as being economically infeasible when compared to more useful and lucrative ventures that have recently become available.

The owner, the driving force and public face of the company bearing his name, Thomas Safran, of Thomas Safran and Associates (TSA), has been in control of the property for ~~almost a quarter~~ century. He's done an admirable job of restoring and maintaining this architectural gem. He is, and should be, quite proud of it. 120 senior low income residents call the 10-story building "home".

He said that he always intended to build more on the 150 ft. x 225 ft. rather small lot. Why has it taken him ~~24~~ years? Maybe it's difficult, expensive, and time-consuming to accomplish. Of course we could give him 4 years credit, since 2014, for the time already spent trying to plan and gain support for the project, leading up to the very recent Public Notice for Comment (March, then April, 2018, for re-circulation for putting a wrong address on the Notice). That would make it a mere ~~20~~ year wait.

This time line assumes that there will not be a re-circulation because the Public Hearing Notice did not mention his or his company's name. Instead, the Applicant was listed as "Montecito Apartment Housing, LP (Limited Partnership)", which was never mentioned during the Hearing. The only entity cited was TSA, whose Vice-President, Tyler Monroe, proudly noted the company's 40 year history with senior housing and control of 6,000 units in 58 buildings, many self-developed. "The lion's share of residential property holding in the Los Angeles area" is the way he referred to TSA's stature.

The proposed 6-story, 68 unit, with 34 net new parking spaces, would represent a mere 1% of TSA's holdings. Is it a worthy project for TSA? No, it is not. It wastes time, assets, and talent that could be better used on a property that actually has room for development. Please, in the name of more affordable housing, DENY this costly boondoggle.

Signed: Kathleen Larsen

Name: KATHLEEN LARSEN

Address: PO Box 74458

Los Angeles, CA 90004-0458

Email: kalertfine@yahoo.com

CHC@lacity.org

6/28/18

Cultural Heritage Commission ATTN: Etta Armstrong, Commission Executive Assistant I

200 N. Spring Street, Room 532

Los Angeles, CA 90012

Case No.: CHC-2018-3233-HCM

ENV-2018-3234-CE

CC: PLUM COMMITTEE CF 18-0412  
RE: MONTECITO II PROJECT  
AGAINST

Dear Commissioners:

I SUPPORT your declaring the Montecito property as a Historical-Cultural Monument. This graceful Art Deco structure, rising unhindered by other buildings, makes one think of being able to breathe freely. It's not just another boxy housing project. The tall, dark green trees against the light-colored building show the intertwining of nature and man-made beauty.

At the street level, elderly Montecito residents, as well as those passing by on foot or waiting in traffic, can see trees that grow in Hollywood. The quiet garden makes a good selling point for the owner to attract and retain renters. It brings peace to residents and visual relief for the community.

The surface parking lot, at the bottom of Cherokee's downslope, provides practical distance from other buildings while serving double duty to accommodate entry to double level underground parking, with all exiting at the narrow driveway. Fortunately, the property's integrity has been maintained.

The property looks bigger than it is, thanks to the original designers' placement of real open space, not like today's definitions, in which balconies qualify. The Montecito has no balconies, just streams of genuinely artistic windows viewed from all sides—so unlike today's plain glass enclosed boxes.

In the 1985 restoration, an internal reconfiguration added about 40 units. Now at 118 units on 150'x225', the property has reached its maximum. Noted on the National Nomination Form:

→ "Boundaries are drawn to encompass the building and its historic lot."

Just as a classic movie is more than just a series of filmed speeches, a vibrant Hollywood residential community is more than just a monotonous series of maximized multi-story apartment towers. We need to preserve for future generations the diversity of design so well represented by the historic Montecito. It's important that the City of Los Angeles shine a spotlight on this Art Deco treasure.

Please SUPPORT the Montecito as the Historical-Cultural Monument that it is.

CITY CLERK'S OFFICE  
2018 JUN 28 AM 11:50  
CITY CLERK  
BY [Signature]

for Faye Strong  
2121 Wellington Rd.  
Los Angeles, CA 90016

CITY CLERK'S OFFICE

2018 JUN 28 AM 11:58

CITY CLERK  
BY: [Signature] DEPUTY

6/28/18

TO: [clerk.plumcommittee@lacity.org](mailto:clerk.plumcommittee@lacity.org)

Planning Land Use Management (PLUM) Committee

Attn.: Sharon Dickinson, Legislative Assistant

City Hall

200 N. Spring Street, Room 395

Los Angeles, CA 90012

RE: CF 18-0412 –The Montecito II Project

Dear Council Members:

Affordable housing—yes. MONTECITO II PROJECT—NO!

How are we ever going to get affordable housing if we waste time, money, and effort on such a marginal project as the Montecito II Project?

The lot's too small. There's too many unnecessary obstacles: 120 elderly living on the property while major alterations are made to a common area all must access; two of the three building exits blocked by construction; blocked driveway so that none can park or even easily be picked up for 2 years; alteration of a historic building; mapped earthquake fault running through the new construction; narrow, sloping streets converging at the proposed construction site; neighborhood disruption, both old and young—Senior Center and 70 year-old co-op Pre-School adjacent (and an unnecessary dilemma for working parents); permanent loss of substantial mature tree canopy; neighborhood character destroyed.

It's ridiculous that the neighborhood has to go through all this angst for such an ugly, worthless project. Encourage the owner to abandon the nonsense of the Montecito II and undertake a project on a suitable piece of land.

Please send the common sense message—vote NO on Montecito II.

*[Signature]* Faye Strong  
8121 Wellington Pl  
Los Angeles, CA 90016

CITY CLERK'S OFFICE

2019 JUN 28 AM 11:58

6/17/18

To Whom It May Concern:

Re: CF 18-0412

CITY CLERK  
BY \_\_\_\_\_ @ 25  
DEPUTY

The PLUM Committee should STOP this bad project. All these old people will be living on the property at the same time as big construction. It's a small property. What's going to happen to the 120 at-risk seniors?

There's not enough space and that means danger for them. During construction, just getting out of the building will be hard, with two of the three regular exit doors blocked. There won't be room for them to use the driveway. They'd be living on the construction site, not next to it.

It's at the corner of a busy street and a very narrow side street that's downhill.

The developer sees only the project, but not the problems.

Seniors will be living on a construction site.

I, like you, want affordable senior housing.

I, like you, want to help the old people.

How are they going to manage?

PLEASE, STOP this project.

Signature:

Robert Cole

Name:

Robert Cole

Address:

1201 N. Stone St. Los Angeles, CA 90063

~~E-mail~~

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CITY CLERK'S OFFICE

2018 JUN 28 AM 11:58

CITY CLERK  
BY @rs DEPUTY

6/17/18

Dear City Council and Committee,

RE: CF 18-0412

It looks like everybody sees only the project, but nobody sees the problems: 120 at risk seniors living on the property while there's 2 years of construction right on top of them. The property is too small. In the end, everybody is too crowded. Why?

The new building would be so close to the original building—especially just 15 ft. apart in the two basements—that there could be a big problem with the 10-story building collapsing. Then, what would happen to the residents?

You need to cut off this terrible project.

STOP this project now.

Signature:

Linda R. Cole

Name:

Linda R. Cole

Address:

1201 N. Stone St Los Angeles, CA 90063

~~E-mail~~

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