

clerk.plumcommittee@lacity.org

ATTN: Sharon Dickinson, Legislative Assistant

City Hall

200 N. Spring St., Rm. 395

Los Angeles, CA 90012

July 6th  
10-10:15

RE: CF 18-0412 - Montecito II Project

Dear Council Members of the PLUM Committee:

The actual and potential damage from the Montecito II Project needs to be examined. The basic problem is that the 150 ft. x 225 ft. lot is too small for what's intended for it. The odd layout and difficult topography increase the problems. Even its setting in the neighborhood makes further "development" of the property hazardous to the community. Ignore, for this discussion, that 120 elderly residents will be living on the construction site in the 10-story, 87-year-old historic building during the 2-year project.

It's an unfortunate illusion that there's "extra" land just waiting to be developed on the site. To squeeze in 68 units, with net 34 new parking spaces, the 6-story box with balconies will destroy an urban forest of 27 trees, some 5 stories high, clearly visible to the community. In place of the "quiet garden", current residents and future occupants will look in one another's windows a mere 25 ft. away. The community will see more stucco with a few token bushes. How bland for Hollywood!

The available land is so small that there'll be only 15 ft. between buildings at the finished double deep underground parking levels, running along nearly the entire west side of the building. How close will the excavation have to be to the 10-story building? 10 ft.? 7 ft.? What if there are supporting stabilizers that were placed by those construction workers almost 90 years ago that weren't precisely detailed in the plans? Could those unknowns be compromised by such close excavation?

If you've seen the property, you know about narrow Cherokee and busy Franklin. You'd be familiar with that big downward slope from the Franklin corner down to the only vehicle entry on Cherokee. It's already a dangerous area, which will be magnified during 2-years of construction.

What will be the results, IF this project is built? The new units will be smaller than those in the 10-story. All the actual / potential damage for units that are 420 sq. ft., 440 sq. ft., and 520 sq. ft.? Not worth it.

Please vote AGAINST this poorly thought out project.

Signed:

*Kevin Kelly*

Name:

Kevin Kelly

Address:

6650 Franklin Ave

APT 305

Hollywood CA 90028

Email:

MisterKevinKelly@gmail.com

BY \_\_\_\_\_ REPORT  
CITY CLERK  
2018 JUL -5 PM 12:23  
CITY CLERK'S OFFICE

# MY FRIENDS ARE FRIENDS OF THE MONTECITO

PLEASE PRINT INFORMATION REQUESTED. Thank you

Name Kevin Kelly Apt. Number 305

Phone 323-463-2623 e-mail MisterKevinKelly@gmail.com

PLEASE CHECK YOUR ISSUES / CONCERN REGARDING THE PROPOSED ADDITION TO THE MONTECITO

## Important General Issues That Concern Me:

- Affordable senior housing
- Healthy environment / safety for seniors
- Traffic conditions
- Avoiding over crowded senior housing
- Lack of privacy
- Parking
- Earthquake safety of new construction on identified fault lines

(NOTE: The Highland & Franklin project on same fault line required additional setback.  
The proposed project is on two active fault lines per The State Geologist)

## Specific Issues: "Montecito II" A 2-year construction project adding 68 units and 34 net parking spaces

- No issues; great new project
- Length of construction
- Blocked building entries
- Blocked driveway
- Personal / Property Security
- Too little space on property for residents to live during construction
- Dirt, noise, traffic during construction for:  Residents  Senior Center  Pre-School

Tiny new units: Bachelor (B1)  420 sq.ft. Single (A2)  440 sq.ft. 1 Bedroom (A1)  520 sq.ft.

- Odd building exits
- Tying the two buildings together with 25 ft. connecting structure
- Lack of customary outdoor space
- Lack of privacy
- Other property (as it is) why is it being assaulted? Is the money that good?

Drawings and plans of the proposed project are available from The City of Los Angeles on CD for \$5.

SIGNED: Kevin Kelly (So we can send you OCCASIONAL information)  
*That good that beauty is sacrificed?*

At the Hearing May 16, 2018 the City Planner stated that most of the letters received were against the proposal.

*This is not progressive.  
It is very much like, in nature, what is now happening in our country. Tear up the garden, the space. Tear down the views. Stuff us all in like sardines.*

## IMPORTANT PRIVACY NOTICE

This information will **NOT** be divulged to anyone. Its sole use is to keep you informed of issues related to the proposed addition to the Montecito.