

Communication from Public

Name: travis binen

Date Submitted: 11/05/2019 08:23 AM

Council File No: 18-0510

Comments for Public Posting: The Project is not located in a Qualified Location Under AB 1197, therefore AB 1197 does not apply to this project. AB 1197 requires that the site be located in "either a mixed-use or nonresidential zone permitting multifamily uses or infill site...." (Public Resources Code section 21080.27(a)(2).) On an engineering letter dated 10/31 the City Engineer states that "As noted in the memorandum provided by the City's Planning Department dated October 30, 2019, the project is considered an infill site because the site's perimeter is surrounded by qualified urban uses. The site consists of three lots that create a mostly rectangular-shaped area of approximately 136,156 square feet with frontages on all sides on Sunset Avenue, Main Street, Thornton Place, and Pacific Avenue. The site is surrounded by residential zoned lots with Page 12 of 16 residential uses along Sunset Avenue, Thornton Place, and Pacific Avenue. The other side of Main Street is zoned industrial, but it is primarily composed of residential and commercial office uses. The other use on the other side of Main Street is a public parking lot that appears to be primarily used for a nearby Gold's Gym. Therefore, the site meets the requirement that at least 75% of the perimeter be surrounded by qualified urban uses." The City Engineer is wrong, the perimeter is actually 75% zoned residential. The subject site is located within a highly residential neighborhood. You can use the map attached. Also the link to the City Engineers report is here http://clkrep.lacity.org/onlinedocs/2018/18-0510_rpt_BOE_10-31-2019.pdf The city's own Noise study conducted by Parsons states: The Project is zoned M1-1, with a limited industrial land use designation. Surrounding parcels to the north, south and west are zoned RD1.5-1 and R3 with Low Medium II Residential and Medium Residential land use designations, respectively; respectively. The area to the west is zoned M-1 with a Limited Manufacturing land use designation. Furthermore, even M-1 Zone is almost entirely private residence, not store fronts/businesses.

Communication from Public

Name: soledad ursua

Date Submitted: 11/05/2019 08:29 AM

Council File No: 18-0510

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