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December 19, 2017

John Dacey (via email john.dacey@lacity.org)  
City Planning Associate  
Department of City Planning  
City of Los Angeles  
200 North Spring Street

**Subject: 836-838 Poinsettia Pl  
Case No. VTT-76054-SL**

Dear Mr. Dacey,

We appreciate the opportunity to comment on this application as the certified neighborhood council serving the area in which the project is located.

The Mid City West Community Council (MCW) Board of Directors approved the following motion unanimously (21 yeas, 0 nays, 0 abstentions) at the Tuesday, December 12, 2017 board meeting:

Mid-City West Community Council opposes the project as proposed due to the following reasons:

- Incompatibility with the Small Lot Subdivision Guidelines:
  - The front facade is dominated by a garage and otherwise does not present a visual “front door” to the property;
  - The presence of a garage for the front unit requires its own driveway in addition to a driveway to access the other units’ garages, create a minimum of a 20’ width of driveways across the front yard setback, resulting in close to 50% of the front yard as pavement;
  - Does not match the prevailing front yard setbacks along Poinsettia Place;

Date: 9/25/18  
Submitted in PLUM Committee  
Council File No: 18-0762  
Item No.: 9

Communication from  
Mid City West Community Council

- Incompatibility with the Q condition on this property limiting the height specifically to 30ft. without making any findings for the need for the adjustment;
- The destruction of rent-stabilized housing; and
- An unwillingness to work with the Neighborhood Council and the surrounding community on improving the project.

Thank you for your attention to this matter. Please feel free to contact us via email at [knakata@midcitywest.org](mailto:knakata@midcitywest.org) or [mberker@midcitywest.org](mailto:mberker@midcitywest.org) as needed.

Sincerely,

Keith Nakata and Mehmet Berker  
Planning and Land Use Committee, Co-Chairs  
Mid City West Community Council

Cc: Office of Council District No. 5, Hon. Paul Koretz (via Email)  
Office of Council District No. 5, Faisal Alserri “  
Office of Council District No. 5, Robert Oliver “  
Brandon Finch, Land Use Developers Corp. “