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November 26, 2018

Members of the Planning & Land Use Management Committee

Los Angeles City Hall

200 N. Spring St.

Los Angeles, CA 90012

Re: November 27 PLUM Committee Meeting
Agenda Item No. 10; Council File 18-0873
6421 Selma Hotel
Case No: CPC-2016-2601-VZC-HD-CUB-ZAA-SPR, ENV-2016-2602-MND

Dear Councilmember Harris-Dawson and Members of the PLUM Committee,

We are writing to echo the comments made by the Silverstein Law Firm regarding the puzzling absence of a staff report related to the appeals submitted opposing the project currently under construction at 6421-6429 1/2 West Selma Avenue. As you know, multiple appeals have been filed objecting to granting the entitlements requested by the developer. In addition to the central, unavoidable question of piecemealing, appellants have also raised issues related to alcohol density, staffing shortages at LAPD's Hollywood Division, and noise issues arising from live entertainment.

The fact that no staff report has been published raises the question of whether the City

of LA actually has any responses to issues raised by appellants. Our fear is that, rather than providing reasoned responses with a basis in existing law to justify these entitlements, the City intends to ignore appellants' concerns and deny the appeals without actually considering whether the law is being violated.

The Silverstein Firm raises a valid point in asking whether the City is violating appellants' right to due process. We hope that the PLUM Committee intends to give serious consideration to the issues raised, and we believe that deliberations should be informed by City Planning's responses to appellants' concerns. To proceed with no staff report will certainly give the impression that the PLUM is acting in an arbitrary manner, and raise questions about whether this developer is receiving special consideration for reasons that have nothing to do with the planning process.

Given that the previous PLUM Chair was recently removed, apparently in part because of concerns related to ethics, it would be a shame for the PLUM to further fuel speculation by taking action on this case without a sound rationale provided by City Planning staff.

Thank you for your time.

Sincerely,
Casey Maddren, President
United Neighborhoods for Los Angeles