

October 18, 2016

Dear Honorable Members of the Planning and Land Use Management (PLUM) Committee/Los Angeles City Council:

I am writing you in reference to Council File No. 16-1155 and the appeal of the haulage route and the proposed development of 11600 Dunstan Way in Brentwood.

Please allow me to introduce myself - I have been a homeowner's association board member of 514 South Barrington Avenue for the majority of the past 15 years, am currently a board member and I have resided at 514 since 1999.

Brentwood has historically been an area marked by charm and geographic idiosyncrasy. Development in Brentwood proceeding at breakneck speed is erasing all character and open space from our community. **Barrington Avenue feels as if it is on track to become the Westwood Corridor - and quite simply we don't want it. Once it's gone, it's not going to come back.**

Consider our private road which is a bit over 20 feet wide - Dunstan Way. It's home to our building, to a charming, flower encrusted wood shingle style house, a six unit apartment building, a white mid-century apartment building (11600 Dunstan Way) and another small apartment building - the three buildings to be demolished total 35 apartments. Combined, these structures have capacity for 44 cars. In winter and spring, we enjoy a migratory flock of wild green parakeets (being tracked by the County) and spring through summer, we enjoy various hummingbirds and many more types of bird and animal populations.

Now, let's look at the proposed future, located at 11600 Dunstan Way. The City is contemplating a haul route that would serve an 87,000 square foot four story structure with 2 levels of underground parking -- capacity for 198 cars and 54 residents. A structure that would make an "L" around our building and come within 12 feet. Effectively knocking out any breathing room, trees or green space enjoyed by Dunstan Way. So there is the construction phase - on a narrow private lane - and then there is the "living together" phase with the 87,000 square foot luxury apt complex able to accommodate 198 cars.

How is this possible? How will the dump trucks and cement mixers get in and out. You can have 20 guys directing traffic - but the street is a bit over 20 feet wide. And we have to live with this for several years? And ultimately, our reward is the completed complex with capacity for 198 cars? Where did Dunstan Way go - oh, it was enveloped by an 87,000 square foot apartment complex that the neighborhood does not want. Who approved it? City Hall.

At the same time, there at least 11 construction projects planned within a half mile of our building - also proposed with 2017 start dates. From the Archer School to the Brentwood School to various Barrington and Chenault apartment buildings to the proposed project on Dunstan Way. We already need a helicopter to navigate Barrington Avenue after 3 p.m. or before 10 a.m. Can this really be happening - how can all of this construction take place simultaneously - complete with nearly a half year of dump trucks hauling dirt (soon to be followed by cement mixers, cranes and so on.)

Forgetting the fact that the information was not made accessible to the public because of a non-existent construction address (11600 West Barrington Avenue) for 3 years, this all came as quite a shock to us.

You can have 100 guys in uniform directing traffic but that traffic has to fit on local roads - the private Dunstan Way, and then Barrington and Sunset. The traffic does not fit - not now and certainly not with 11 simultaneous construction projects and completed projects.

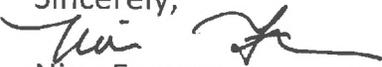
It's impossible to agree that the haulage route can work. And, it's impossible to agree that Dunstan Way can accommodate the addition of more than triple the amount of cars vs. car capacity at the to-be-demolished buildings.

It defies logic to imagine that simultaneous construction of 11 projects within a half mile during the same calendar year can be a minor inconvenience for Barrington (and Sunset)... and that a mitigation exists short of altering the projects themselves.

The development with the proposed address of 11600 Dunstan Way basically robs the rest of us of green space, atmosphere, privacy, quality of life and access to wildlife. It will force us to be enveloped by a very large apartment complex better suited to a significantly bigger parcel of land with direct and unobstructed access to a main road.

Please Help!!!!!!!!!!!!!! Thank you.

Sincerely,


Nina Forman

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