



Sharon Dickinson <sharon.dickinson@lacity.org>

11600 Dunstan Way Project development haul route Council file 16-1155

1 message

John Perlstein <japerl1164@icloud.com>
To: sharon.dickinson@lacity.org

Sun, Oct 23, 2016 at 11:41 AM

Dear Honorable Members of the City Council:

Size of Project is beyond scale compared to existing buildings to be demolished

I have lived at 530 south Barrington for nearly 30 years. This building is immediately south of Dunstan Way . We were notified recently regarding the demolition of the 3 buildings to the east of us abutting the VA property. Also were made aware of the size of the project which was to replace it. Apparently it will add over 150 cars using Dunstan Way which is narrow and more of an alley than a street. We were also made aware of the additional traffic in the alley caused by machines that will be tearing down the existing buildings and trucks carting away dirt and remains of the buildings. They we will use large trucks and machines hauling in and the materials for the construction of the project which is massive in area including a two level underground parking lot..

The route of trucks and vehicles used to accomplish the project creates a danger to others

It is unfortunate that this narrow alley and all the cars using it must use Barrington as an exit point. They will conflict with trucks and and other vehicles connected to the project. We have people who use the alley to walk to Barrington with or without pets that may be endangered by the extra traffic. It is hard to see how the bigger trucks will be able to turn around or back up without hitting vehicles or people exiting the buildings immediately to the west of the project.

To exit Dunstan way onto Barrington Avenue is a dangerous venture. Vehicles are blind to traffic coming in either direction. Construction vehicles will suffer the same problem. It is evident with the increase in traffic exiting there will be major traffic snarls from either directions on Barrington seriously backing up traffic for blocks.

Barrington by itself is a dangerous street to enter or exit with high use by large vehicles which confounds the problem

Barrington is a narrow street with one lane each way. It is near the 405 freeway and is used heavily as a means to get there by not only the residents but cars heading to other areas of the city such as the Valley, South Bay and east side. The street parking is 100% filled with resident parking.

It is difficult to exit at any time during the day and especially tough and dangerous during rush hour. The traffic connected to the project with only make it worse and more dangerous for the residents.

If you could see for yourselves you would see how difficult it is to enter or exit driveways. In addition to cars we have buses, delivery trucks, trash trucks and emergency vehicles. Since Barrington is such a busy street delivery trucks must park in the alley.adding additional safety problems during the pendency of the construction. There are many driveways exiting buildings in this particular area which are close enough to have cars exiting the buildings conflicting with the construction trucks exasperating the situation.

Serious health dangers involved

May I also add the the destruction of the buildings involved will put asbestos dust, mold and other toxic particles into the air and free many pests who had inhabited the buildings that will create unhealthy situation for all the neighboring buildings despite what precautions the construction company involved takes.

We therefore ask that you not let this project continue.

Thank You for your Kind Attention,

John Perlstein
530 South Barrington Ave #103
Los Angeles, California 90049



Sharon Dickinson <sharon.dickinson@lacity.org>

Proposed development 11600 W. Dunstan Way Council File No. 16-1155 Board File No. 160040 CD 11

1 message

Shahrzad Farhadi <sfarhadi@hotmail.com>

Sun, Oct 23, 2016 at 12:03 PM

To: "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>

Dear Ms Dickinson,

I am sending this email to express my full support for the proposed development at 11600 W. Dunstan Way.

I believe in the long run, this development will financially benefit the residents and owners living in close proximity, and also aesthetically it will have a positive impact in the surrounding area.

Sincerely

Shahrzad Farhadi



Sharon Dickinson <sharon.dickinson@lacity.org>

11600 Dunstan Way Project Haul Route / Council File 16-1155

1 message

DALE <denmarkd@msn.com>

Sun, Oct 23, 2016 at 2:24 PM

To: "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>

Dear Honorable Members of the City Counsel:

1. TRAFFIC CONGESTION / ACCIDENTS

I am a resident of **530 S. Barrington Ave.**, the building just south of Dunstan Way and I have been a witness of traffic congestion accelerating over the past 13 years. Given the 11 current simultaneous planned construction projects just South of Barrington Avenue including Dunstan Way, the traffic will be further intensified. Even if the trucks will be coming from Wilshire and exiting the site to go up to Sunset, the traffic has to be stopped to let them enter Barrington Ave from Dunstan which stops Barrington traffic. With even more traffic comes the increase of accidents. **There are already 6 driveways feeding traffic into that section of Barrington Ave. which are directly opposite from one another. There are exits and entrances to 530 and 550 Barrington** garages as well as the driveway to **Dunstan Way on the east side of Barrington** which feed into same area as the driveways of **555, Lorna Court and 527 on the west side of Barrington. It is a challenge to get out of any of these driveways under the current traffic** flow on to Barrington without an accident. Having huge trucks coming in and out on an hourly schedule even if it is from 9AM to 2 or 3PM Mon-Fri. increases the risks for accidents. There is a constant flow of traffic all through the day on Barrington!

2. PROJECT UNSAFE FOR CARS, PEDESTRIANS, ANIMALS

Dustan Way is a narrow private alley with no sidewalk and road is approximately 20 ft. wide. It barely handles two way traffic and does not allow an easy u-turn of a car. It has to do a "3-point turn" Huge hauling trucks will have to do a risky reverse all the way back to Barrington. Without sidewalks, pedestrians are not safe nor are pets such as dogs who are being taken for a walk to Barrington.

I would appreciate your consideration to reverse the decision to go forward with the approval of the Dunstan Way Project.

Sincerely,

Dale Denmark



Sharon Dickinson <sharon.dickinson@lacity.org>

11600 Dunstan Way Project Haul Route/Council File 16-1155

1 message

Esther Sherman <fmrteach@warever.com>
To: "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>

Sun, Oct 23, 2016 at 5:53 PM

From: Esther Sherman fmrteach@warever.com

Date: October 23, 2016

Dear Honorable Members of the City Council:

1. LOCATION OF UNIT

I am a resident of 530 S. Barrington Ave., the building just south of Dunstan Way. I have lived there for the past 30 years. All of the windows of my unit face Dunstan Way. My unit is on street level, separated from Dunstan Way by a very low wall.

2. HEALTH ISSUES

I am 90 years old, with the normal ailments associated with my age, arthritis, high blood pressure, etc. In addition I have PAH, which stands for pulmonary arterial hypertension, which affects my heart and lungs. All the dust and dirt on Dunstan Way coming from the trucks hauling the 33,000 yards of dirt will only exacerbate my condition. I would have to keep all of my windows closed for at least 2 years during the construction. In addition, I don't have double window panes to muffle some of the constant noise.

3. TRAFFIC CONGESTION

There are already 6 driveways feeding traffic into Barrington Ave. which are directly opposite one another. There are exits and entrances to 530 and 550 Barrington Ave. garages as well as the driveway to Dunstan Way on the east side of Barrington which feed into the same area as well as 555, Lorna Court and 527 on the west side of Barrington. 550 has 165 units, and 555 has 101 units. It is a challenge to get out of any of these driveways under the current traffic flow without an accident. Many accidents have occurred from all of these driveways. Having huge trucks coming in and out on an hourly basis, obstructing the view of exiting cars increases the risk for accidents.

4. PROJECT UNSAFE FOR CARS, PEDESTRIANS, AND ANIMALS

Dunstan Way is a narrow private alley with no sidewalk and road is approximately 20 ft wide. It barely handles two-way traffic. Huge hauling trucks will have to do a risky reverse all the way back to Barrington. Without sidewalks, pedestrians are not safe nor are pets such as dogs who are being taken for a walk on Barrington. Several weeks ago a dog walking on Dunstan Way on a leash was killed instantly by a car turning into Dunstan Way.

I would appreciate your consideration to reverse the decision to go forward with the approval of the Dunstan Way Project.

Sincerely,

Esther Sherman

October 23, 2106
530 S Barrington Ave #205
Los Angeles, CA 90049

16-1155

Re: APPEAL of Board file 160040
11600 West Dunstan Way Haul Route

Attention:
Honorable Members of the City Council
City Hall Office
200 N. Spring St.
Los Angeles, CA 90012

As a longtime resident of the above address, I have witnessed the over construction of Barrington Ave and its feeder streets (Dunstan Way, Chenault etc.) With this over construction, the traffic on Barrington has become hazardous to pedestrians, motorists as well as residents attempting to leave their homes. Screeching brakes, near misses as well as motor vehicle accidents occur on a regular basis. The proposed haul route for the construction of this project exacerbates and impacts both the safety of residents as well as a significant impact on traffic on Barrington. The quality of life is compromised due to the current traffic and noise on Barrington with the addition of construction vehicles idling and transiting Dunstan way to Barrington will only further impact all residents of Barrington and Dunstan Way. This added heavy duty traffic on Dunstan Way may also compromise the safety of the north side of 530 S Barrington building which faces Dunstan Way.

The wanton construction on Barrington and its feeder streets has led to gridlock. The addition of construction vehicles entering and exiting Dunstan Way will only increase the already existing traffic problems. The current construction plans site continuous truck traffic entering and exiting Dunstan Way. I work at the VA Medical Center and even though I only have 1 street light it has taken me 45 minutes to get home!

The current state of traffic has caused a dangerous intersection of Montana and Barrington, which will only increase with the added construction vehicles transiting to Dunstan Way. The added increase of additional apartments and cars will only add to the existing gridlock and cause a dangerous situation to become extremely dangerous. Stopping traffic to allow construction vehicles for this project only increases the odds of a major accident occurring. It is only a matter of time before there is a fatal motor vehicle accident on the street. ***Does someone have to die before the City acts?***

Increasing the units on Dunstan Way will create a greater risk for residents of Barrington Ave as they attempt to leave their driveways. Additionally, the construction will disturb the flora and fauna (particularly coyotes) that live on the VA grounds and will present a danger to pedestrians and drivers as they flee the noise and construction. Additionally, it will increase the risk for Veterans residing on the VA grounds, many of whom are disabled and suffer from PTSD.

The congestion in the area is currently significant and this construction will impact the community in a negative way. To this end, I hope that the proposed construction haul route for the property known as 11600 West Dunstan Way is not approved.

In lieu of appearance, please accept this letter as indication of my total disapproval of the proposed construction. Thank you

Sincerely,

Betty D. Zamost

Betty D. Zamost

October 23, 2016

Honorable Members of the City Council
City of Los Angeles
Room 395

200 N. Spring Street, LA 90012

Via e-mail attachment to: Ms. Sharon Dickinson, Office of the City Clerk sharon.dickinson@lacity.org
dated at 10:15pm on 10/23/16

Subject: Council File 16-1155 - Proposed Development 11600 W Dunstan Way

Dear Honorable Members of the City Council,

I am one of the property owners-managers of a four-unit apartment building at 11620 Dunstan Way, adjacent to the project site. I'm here by representing all property owners and support the appeal filed by our neighbors regarding the decision of the Board of Building and Safety Commissioners on October 4, 2016 to approve the Haul Route for the export of 33,120 cubic yards of earth from the project site and the approval of the associated Mitigated Negative Declaration ENV-2016-0457-MND (MND).

As our neighbors stated in the appeal that the approval of the subject development project is unjust without allowed full exposure of facts, insufficient discussion to address the flaws of the MND and overlooked the majority of issues & concerns raised by the residents & neighbors surrounding the project site. Here, I respectfully outlined the issues that could result in severe impact for our tenants and owners specifically at our building (11620 Dunstan way) as follows:

1. Residents Health, Safety and Welfare:

a. Extreme Noise, Dirt/Dust and possible Hazardous Materials resulted from the close proximity from the Demolition and Excavation site: The planned excavation will be as close as 15 feet from the fence of the tenant's backyard and there's a possibility the developer might take down the fence, i.e. Tenant's backyard maybe exposed and upstairs tenants will also be severely impacted. Please see the photo below for the property line at the tree or gate (to be surveyed).



b. Building Structure Safety: Depending on the Shoring system plan for the Demolition & Excavation and the construction crew's ability to follow through, there's possibility to cause structure damage of the adjacent building(s). To insure the safety, an independent third party

engineer shall conduct pre- and post-construction survey to document and analyze if and what the extent of damages contribute to the demolition and excavation project and required repairs.

c. Residents' Experience: The extreme inconvenience will completely change the peaceful environment that our residents currently enjoy.

d. Traffic Safety Issues: With the huge increase of up to an additional 154 automobiles (from 44 to 198) from the new development, the traffic jam during the morning and evening traffic hours will not only exacerbate the traffic on Barrington/Dunstan exit, it would create a gridlock on Dunstan Way where making backing out of carport and exiting their garages nearly impossible and could cause a surge of accident(s).

2. Severe Financial Hardship on Property Owners: Due to false address on file of this project (filed under 11600 W. Barrington instead of the correct project address is 11600 W Dunstan Way), the property owner made purchase of 11620 Dunstan Way without knowledge of this development project. As a small property owner, the financial hardship is severe. We would not have purchased the property in May, 2016 and certainly not at the price paid should we were aware of such imminent development project.

The anticipated disruption during the 2+ years of this development project would result in additional financial burdens listed, but not limited to items below:

- a. Losing tenants;
- b. Provide tenants with financial concessions;
- c. Difficulty to fill the vacancy and/or delayed occupancy;
- d. Offering lower rents will cause long term financial impact under the City's Rent Control ordinance;
- e. Selling the property at market price will not be attainable.

We hope that the City Council will give serious consideration to our concerns and protect the public health, safety and welfare while enforcing protocols as required by law.

Sincerely,
Amelia Lo
Owner/Manager 11620 Dunstan Way, LA 90049
310-904-2521



Sharon Dickinson <sharon.dickinson@lacity.org>

Council File 16-1155

1 message

Marcia G. Maiten <marciag777@gmail.com>

Sun, Oct 23, 2016 at 6:26 PM

To: sharon.dickinson@lacity.org

Dear Ms. Dickinson:

I write on behalf of myself, my husband and my adult son who lives with us and attends a local college.

We live at 11220 West Sunset Blvd. 1.5 blocks east of the 405 Freeway. My husband and I travel on Barrington Avenue between 3 and 4 times a day at various times during the day, including between 5:30 to 6 pm. We get our mail at Brentwood Mailbox on Barrington/Gorham. We go to the dry cleaners, the market and the restaurants by taking Barrington Ave. south to San Vicente Blvd.

Between 5 to 6 pm the traffic on Barrington going north can be heavy but not unbearable because it moves.

The proposed residential complex would provide much needed housing, would improve the look of the neighborhood with new, modern construction, and would provide tax dollars for the City of Los Angeles. The extra car trips that would be created by the development are negligible because apartment residents come and go at various times during the day depending upon whether they work or go to school. Barrington can handle additional car trips if the City controls traffic at Sunset Blvd.

My husband, my adult son and I all support the construction of the residential complex referred to in Council File 16-1155.

Sincerely,

Marcia G. Maiten
Barry D. Maiten
Shawn M. Maiten