

**Re: August 16 2017 City Council-COUNCIL FILE: 17-0649**

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lowelevin

Aug 14, 2017 9:44 AM

Posted in group: **Clerk-PLUM-Committee**

AUGUST 14, 2017

- >
- > From:
- >
- > Marilyn Levin
- > 523 N. Beachwood Dr.
- > Los Angeles, California 90004
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- > CITY COUNCIL FILE: 17:0649
- >
- > PROJECT LOCATION: 5570 West Melrose Avenue and 647 North Beachwood Dr. (Case No. CPC-2016-4316-DB CEQA No. ENV-2016-4317-CE)
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- > I request that the City Council reverse the decision of the PLUM Committee. I request that the City Council approve the Appeal, deny the approval of the project and require
- > certain mitigating conditions:
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- > 1. Incorporation of the Developers "self-imposed" conditions to the Letter of Determination.
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- > 2. Limit the Building height to the current neighborhood height limit of 45 feet on both the Beachwood and West Melrose properties.
- > The Paramount development directly across the street from this project was limited to 45 ft. This project should not be excepted from that requirement.
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- > 3. Require Set-backs from the property line for the 647 Beachwood portion to comply with current R-3 Zoning.
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- > 4. Prohibit balconies on any side facing a residential area.
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- > 5. Prohibit a Roof-top Deck or if one is required for "open space", deck should be closed between 9pm and 9am.
- >
- > 6. Require enough parking spaces to account for all tenants and commercial needs, i.e. at least 2 parking spaces per apartment/condominium and additional spaces for
- > commercial needs.
- >
- > 7. Prohibit Parking Permits being issued for the residents, tenants and workers in the Building.
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- > 8. As the building immediately doubles the population size of Beachwood between Melrose and Clinton, one mitigation requirement
- > should include an updated study of traffic patterns and a plan that addresses pedestrian safety.
- >
- > If the City Council can support the Olympics while mitigating its impact on the City, the City Council can also require mitigation for projects that directly impact the neighborhoods in the City.
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- > Thank you.
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- > Marilyn Leviin
- > 523 N. Beachwood Dr.
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## Item 17-0649 Objection Letter

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**Peter Hill**

Aug 14, 2017 11:04 AM

Posted in group: **Clerk-PLUM-Committee**

Dear Sir/Madam -

We understand that there is a final approval meeting on August 15th for a new development at 5570 Melrose Ave/647 N Beachwood Drive. Item 17-0649 and Case No. CPC-2016-4316-DB-1A

Myself and my wife own the property at 642 N Gower St that would directly border the new development. It would be to on the north east corner of our lot and therefore anything built there would substantially impact us.

Whilst we understand the need for new development, we wanted to put on record our strong objections to the planned height of the building. Can you please explain for what reason this development would be allowed to exceed the height of other structures in the area? This will tower over our property, looking directly into our yard and surrounding areas. We ask that you consider keeping the approval for this development to the current neighborhood height limit and explain your reasoning for allowing this to exceed that limit?

Can you also confirm if a traffic analysis has been carried out a the impact of 53 new units on an already very heavily trafficked area? Both the Melrose junctions and the side streets have gotten progressively worse with traffic and accidents since new developments in the area have gone up and this will undoubtedly worsen the situation significantly. The parking situation on the side streets is already incredibly poor and we are very concerned at the number of parking spaces currently slated for the new development.

Can you confirm if there will be sound proofing from the outdoor swimming pool and fire pit, as they will be so close to neighboring residential properties.

Lastly, we noted from the paperwork that no community impact statement has been submitted. Can we please ensure that one is carried out before any final approval is given?

Many thanks for your time and consideration.

Kindest regards,  
Peter & Amanda Hill  
642 N Gower St  
310-927-4787

**Item 17-0649**

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**Michele Montgomery**

Aug 14, 2017 12:26 PM

Posted in group: **Clerk-PLUM-Committee**

Dear Committee,

Please require an environmental impact study on this development or stop it altogether. As a resident that will be affected by this gigantic building, I ask that, at the very least, you reconsider the size and requirements and make this a much smaller building that will not dump its traffic onto Beachwood Drive. We have many children and animals on our street and the additional traffic and parking will affect our quality of life.

Thank you.

Michele Montgomery

*Michele Montgomery / Mimont*

*[michele@mimont.com](mailto:michele@mimont.com)*

*[www.mimont.com](http://www.mimont.com)*

**17-0649 development at 5570 W. Melrose Avenue and 647 N. Beachwood Drive**

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**Allison Kelly**

Aug 14, 2017 11:34 AM

Posted in group: **Clerk-PLUM-Committee**

Dear City Clerk,

I am writing about the planned development located at 5570 W. Melrose Avenue and 647 N. Beachwood Drive, Item #17-0649. While I am not an immediate neighbor, I live in the neighborhood (570 N. Lucerne Blvd) and am opposed to the height of this building, it's effect on traffic, lack of adequate parking, exposure of likely-hazardous materials from auto-repair history during construction, and the essential disregard for neighbors in the process.

While housing development is needed and I welcome it to our neighborhood, this project will be significantly taller than the adjoining Paramount project, which was limited to 45 feet, after discussion with neighbors, it should be noted. Traffic will be increased due to the Paramount project, but this was not taken into account when the impact of this proposed project was considered. The developers are making promises regarding limitations on parking for this development, but enforcement of the promises isn't guaranteed. The previous businesses on this site have very likely leaked hazardous materials (gas, oil, anti-freeze, etc.) into the subsoils, and neighbors will be exposed to these during construction and residents may be exposed once they move in. There is an underground spring nearby which already causes problems for landowners.

The developers met with the LVNA, a handful of people who claim to represent Larchmont Village but who didn't inform us regarding this project. The developers claim that they made concessions to the neighbors, but it was only to this small group of people, who haven't proved to be good representatives of the larger neighborhood.

Limit the height of this building to 45 feet.

Provide for adequate space between this building and it's neighbors to reduce exposure.

Require adequate parking for tenants, workers and customers.

Sincerely,  
Alison Kelly

**17-0649 development at 5570 W. Melrose Avenue and 647 N. Beachwood Drive**

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**Todd Clemens**

Aug 14, 2017 3:18 PM

Posted in group: **Clerk-PLUM-Committee**

Dear City Clerk,

I am writing about the planned development located at 5570 W. Melrose Avenue and 647 N. Beachwood Drive, Item #17-0649. I am not an immediate neighbor, but I live in the neighborhood (527 N. Lucerne Blvd) and am opposed to the height of this building, it's effect on traffic, lack of adequate parking, and the disregard for neighbors during the proposal process.

While housing development is needed and I welcome it to our neighborhood, this project will be significantly taller than the adjoining Paramount project, which was limited to 45 feet, after discussion with neighbors, it should be noted. Traffic will be increased due to the Paramount project, but this was not taken into account when the impact of this proposed project was considered. The developers are making promises regarding limitations on parking for this development, but enforcement of the promises isn't guaranteed.

The developers met with the LVNA, a handful of people who claim to represent Larchmont Village but who didn't inform us regarding this project. The developers claim that they made concessions to the neighbors, but it was only to this small group of people, who haven't proved to be good representatives of the larger neighborhood.

Please limit the height of this building to 45 feet or find a suitable compromise that is not more than 50% taller than the next tallest building - as is planned now.

Provide for adequate space between this building and it's neighbors to reduce exposure.

Require adequate parking for tenants, workers and customers.

Thank you for your time.

Todd Clemens

Reasons to Postpone Confirmation of Appeal for 5570 Melrose/647 Beachwood – 17-0649.

To: Los Angeles City Council

Fr: Tracey D. Clarke – Appellant

Dear City Council,

I plead with you not to vote to deny the Appeal for item 17-0649 for the reason's listed below:

- 1) Building height does not conform to Greater Wilshire Plan of 45' – City contradicts their own policy limiting Paramount to 45' on south side of Melrose.
- 2) The City doesn't have to use the "Off-Menu" incentive for height – used because the DASH Bus stop does not qualify as a Transit stop.
- 3) If the developer used the height incentive, they would be required to provide more "low income" units.
- 4) The total units could be still be provided within 45' if the "loft levels" were eliminated.
- 5) Several have stated that the "transitional height requirements" have been met, but the developer's plans clearly show the building at 45' up against R-1: 646 N. Gower.
- 6) The developer's plans clearly show the building at 56' up against R-2: 641 N. Beachwood – LVNA president stated several times the "bulk" was pushed toward Melrose and 710 El Centro only has 2 stories backing up against R-2 on Camerford.
- 7) Parking and Traffic continue to be a concern – this project must not move forward until the LOD Conditions of Approval have been amended to include the developers own "self-imposed conditions" (attached here): namely item 19 (a) which currently states the minimum of .5 parking spaces per bedroom – they have agreed to 76 total units and to restrict their tenants from getting street permit parking. The developer also stated at the April 20<sup>th</sup> hearing that they would provide an "on-site" parking attendant, yet failed to include that in the list of "self-imposed conditions". THESE ITEMS MUST BE PUT IN WRITING AND BECOME PART OF THE LOD CONDITIONS IF THE NEIGHBORHOOD IS TO RELY ON THEIR PROMISES.
- 8) The Conditions should also include under item18 that the developer should be required to comply with the environmental requirements for excavation, hauling and depositing of contaminated soil as the site was once a gas station and now an auto repair shop.
- 9) The City Council needs to re-access the "need for housing" as a reason to move this project forward – we don't need any more luxury rentals in the area as there are at least 11 similar new projects north of Melrose between Hudson and Gower. Several more under way on Wilton, Gramercy and Norton where the historic bungalows were torn down.

10) We need either an entire building of work force affordable housing or first time buyer housing – condos or small lots – such as 5112 Melrose.

In closing, the PLUM committee has proposed raising the fees for Appeals – I suggest the City Departments involve actual neighbors who will be most affected by oversized development such as this. The City should require a wider outreach instead of just the handful of board members from the neighborhood associations and those inside the 500' radius. It's when a critical mass finds out after the process is well under way that we feel our voice was not heard and our only recourse is to appeal or sue.

The City should also be spear heading a repeal of State Laws that favor the developer with enormous bonuses for very little "low income housing" - that is never going to solve our affordable housing crisis. Developers of luxury housing have an economic incentive – a developer who will build affordable work force housing or low income housing deserves an incentive and bonus.

Respectfully,



Tracey D. Clarke

575 N. Plymouth Blvd.

Los Angeles, CA 90004

310.880.7513

**5570 Melrose Blvd. / 647 Beachwood Dr.**  
**CPC-2016-4316-DB**

**Applicant “Self-Imposed” Conditions**

- Voluntary Restricted Hours for the rooftop pool deck and second-floor outdoor courtyard, in concurrence with surrounding neighbors as follows:
  - Sunday – Thursday: 8:00 AM to 10:00 PM
  - Friday – Saturday: 8:00 AM to 11:00 PM
- Vehicle Parking on P1 Level (at-grade) will be “unbundled” to provide additional over-night parking spaces for residential tenants after commercial business hours. Commercial business hours are proposed from 7:00 AM to 12:00 AM, daily. Exact hours to be confirmed pending the confirmation of tenant(s).
- Residential tenants will be prohibited from applying to the City of Los Angeles for preferential parking permits for off-site/on-street parking within the surrounding neighborhood, including Beachwood Drive, Gower Street, Plymouth Street, and Clinton Street.
- Residential tenants will be prohibited from utilizing units as temporary vacation rentals or listing units on temporary rental service websites including, but not limited to, AirBnb.
- A minimum of 20% of the total number of vehicle parking spots shall be capable of supporting Electric Vehicle Supply Equipment (EVSE).
- A minimum of four (4) vehicle parking spots will be installed with Electric Vehicle (EV) chargers.