

THE MONTECITO IS THE WRONG PLACE FOR CONSTRUCTION

CF 18-0412

ENV-2017-1504-SCEA

WHAT DOES THE OWNER WANT TO DO TO OUR HOME AT THE MONTECITO?

The owner, Thomas Safran and Associates (TSA), wants to build a 6-floor building for 68 apartments and connect it to our 10-floor 118 apartment Montecito, using a 25 ft. long building. Parking would add only 34 new spaces. The two levels of new underground parking would be only 15 ft. away from the parking under our 10-floor building. TSA would tear out our garden with its 27 trees. Two hundred people would be squeezed on to the property.

WHAT ARE THE PROBLEMS OF BUILDING ON THE MONTECITO PROPERTY?

The 1931 Montecito building and its entire 150 ft. by 225 ft. lot has been honored on the Registries of National and State Historic Places. Owners can't do anything they want to the property because of that honor. There would be 120 elderly people living on an active construction site for 2 years. There would be no parking for residents during the construction. Two of the three building exits would be blocked because of the work. There are two earthquake faults running under the new planned construction. The new apartments are tiny: 420sq. ft., 440 sq. ft., and 520 sq. ft. Now there are 48 apartments with no parking. After construction, there would be 82 apartments with no parking.

HOW IMPORTANT IS THE MONTECITO II AND THE MONTECITO TO THE OWNER?

TSA owns 58 properties that have over 6,000 apartments. Montecito II's 68 apartments equals 1% of all TSA'S apartments. The historic Montecito, with 118 apartments, is 2% of TSA's apartments.

HOW CAN MR. SAFRAN AND TSA BE CONVINCED TO ABANDON THE MONTECITO II PROJECT?

Building affordable housing means not wasting time and money on a property that is not suitable for more buildings. The Montecito property is not suitable for more apartments. It is too small. It is a construction nightmare for residents and the neighborhood. It is extra expensive and dangerous because of hills and earthquake faults. New construction is too close to the foundation of the 10-story. The beauty of a historic site would be forever ruined. We need to write letters to the owner and tell him why he, as a good businessman, must abandon the proposed Montecito II Project.

CAN RESIDENTS, EVEN THOSE WHO DON'T SPEAK ENGLISH, CONVINCING THE OWNER TO QUIT THE MONTECITO II PROJECT SO THAT REAL AFFORDABLE HOUSING CAN BE BUILT SOME OTHER PLACE?

Residents aren't like the paid consultants, who get more money from TSA when they handle problems the way TSA wants them handled. The Montecito II is and will be a big, expensive problem. Residents aren't TSA employees, who think they have to say what top management wants them to say. Residents don't have to say, "The project will be so beautiful". Residents aren't like top TSA management, who seem to think that the Montecito property is nothing special. They can express their opinion without fear of reprisal in the United States of America. Residents can tell the truth.

"ABANDON MONTECITO II. It's a bad deal for everyone"

Kathleen Larsen
KATHLEEN LARSEN
PO BOX 74458
LOS ANGELES, CA 90004-0458

For More Researched Facts Contact:

FRIENDS of THE MONTECITO - (213) 321-5873 - kalertfin@yahoo.com

TO: clerk.plumcommittee@lacity.org
Planning Land Use Management (PLUM) Committee
ATTN: Sharon Dickinson, Legislative Assistant
City Hall
200 N. Spring Street, Room 395
Los Angeles, CA 90012

2018 AUG 27 PM 3:12
CITY OF LOS ANGELES
CLERK OF THE CITY COUNCIL

RE: CF 18-0412 -The Montecito II Project

Dear Council Members:

Every one of the 120 Montecito residents will be impacted by the unnecessary Montecito II Project. These at-risk seniors will be forced to live on an active construction site—right in it, not just beside it. They'll be personally affected every time they enter or leave their homes. It'll be worse if by car, even a pick-up service. They'll be hemmed in, with windows closed and expensive air-conditioning, as a monstrous building rises 6 plus stories, less than 25 ft. from their units. It'll be 2 of their "golden years".

The small lot means that the new construction will be literally almost right on top of the 87 year-old building. Maintaining adequate support for that 10-story building is a serious concern. There are two lower levels under it for parking. The new construction, with a finished separation of only 15 ft. at the double deep level for its parking, could easily undermine the classic old building during the excavation process. The unusual terrain and tight space will make proper compacting difficult, so that flaws might not show up for several years. Such flaws could be catastrophic for the older building and its residents.

Retro-fitting the 10-story's first floor to connect the elegant old and the boxy new will affect all 120 elderly residents. Two of the three exits will be blocked by the new construction: the garden door and the back door. This situation will become worse when the 25 ft. long connecting structure goes up.

The Applicant's representative admitted at the May 16 Public Hearing that there were no plans for the safety of the seniors—just an outline—and, of course, there'd be a hotline for them to report problems. It was just a "given" that the seniors would be safe. Residents, their families and friends and the community are concerned. This project is a disaster waiting to happen. DENY the project.

Signed: M. O. Fuller

Name: _____

Address: 6650 Franklin Ave.
Hollywood Ca 90028

Email: _____

TO: clerk.plumcommittee@lacity.org

Planning Land Use Management (PLUM) Committee

ATTN: Sharon Dickinson, Legislative Assistant

City Hall

200 N. Spring Street, Room 395

Los Angeles, CA 90012

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CITY CLERK @

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Signed: Robert Cole

Name: Robert Cole

Address: 1201 N. ~~Spring~~ St.
LA 90063

Email: _____

TO: clerk.plumcommittee@lacity.org
Planning Land Use Management (PLUM) Committee
ATTN: Sharon Dickinson, Legislative Assistant
City Hall
200 N. Spring Street, Room 395
Los Angeles, CA 90012

2016 AUG 27 PM 3:12
②95

RE: CF 18-0412 – The Montecito II Project

Dear PLUM Committee:

The Montecito II Project is a health and safety hazard for the 120 at-risk seniors who'll be living right in the construction site for the 2 plus years it'll take to build this tawdry addition to a gorgeous building. This classic 10-story Art Deco/Mayan influenced structure, representative of a bygone era, deserves better. A garden fits that bill perfectly, as all can see on a daily basis.

Neighborhood residents will be dangerously impacted as well. Big dirt haulers, more traffic jams, irritated drivers, potential road rage incidents, added peril for pedestrians. WHY?

All this upheaval to so many to add 68 tiny units—420 sq.ft., 440 sq.ft., 520 sq.ft. It's for the sake of rental income, not for the needs of rental housing.

Does the owner need to waste this much money to squeeze more rental income out of a controversial marginal project? The existing Montecito, as is, seems to be quite productive. And, with 57 plus other properties and 6,000 units, it seems like he should be doing just fine. The project represents only 1% of his units, but could do tremendous damage to his reputation.

It's a crime against nature to cut down trees just because you can. Must they be destroyed for a few more bucks per month?

Don't exchange green space for green backs. Please vote AGAINST this wasteful project.

Signed: Linda Cole
Name: Linda Cole
Address: P.O. Box 1024
Studio City, CA
91614
Email: _____

TO: clerk.plumcommittee@lacity.org
Planning Land Use Management (PLUM) Committee
Attn.: Sharon Dickinson, Legislative Assistant
City Hall
200 N. Spring Street, Room 395
Los Angeles, CA 90012

BR
COPY
2018 AUG 27 PM 3:12

RE: CF 18-0412 –The Montecito II Project

Dear Council Members:

Affordable housing—yes. MONTECITO II PROJECT—NO!

How are we ever going to get affordable housing if we waste time, money, and effort on such a marginal project as the Montecito II Project?

The lot's too small. There's too many unnecessary obstacles: 120 elderly living on the property while major alterations are made to a common area all must access; two of the three building exits blocked by construction; blocked driveway so that none can park or even easily be picked up for 2 years; alteration of a historic building; mapped earthquake fault running through the new construction; narrow, sloping streets converging at the proposed construction site; neighborhood disruption, both old and young—Senior Center and 70 year-old co-op Pre-School adjacent (and an unnecessary dilemma for working parents); permanent loss of substantial mature tree canopy; neighborhood character destroyed.

It's ridiculous that the neighborhood has to go through all this angst for such an ugly, worthless project. Encourage the owner to abandon the nonsense of the Montecito II and undertake a project on a suitable piece of land.

Please send the common sense message—vote NO on Montecito II.

Signed: David M. Kearse
Name: David Kearse
Address: 6650 Franklin Ave.
Apt. 205
Los Angeles, CA 90028
Email: cineaste@earthlink.net

TO: clerk.plumcommittee@lacity.org
Planning Land Use Management (PLUM) Committee
Attn.: Sharon Dickinson, Legislative Assistant
City Hall
200 N. Spring Street, Room 395
Los Angeles, CA 90012

2019 AUG 27 PM 3:12
OFFICE
BY

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Please send the common-sense message—vote NO on Montecito II.

Signed: 
Name: Michael Coxson
Address: 13250 Hawthorne Blvd
Hawthorne
California 90250
Email: COXSONMO@aol.com

TO: clerk.plumcommittee@lacity.org

Planning Land Use Management (PLUM) Committee

ATTN: Sharon Dickinson, Legislative Assistant

City Hall

200 N. Spring Street, Room 395

Los Angeles, CA 90012

2018 AUG 27 PM 3:12
CITY CLERK
P/S

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Signed: Marlene Dunn

Name: Marlene Dunn

Address: 6650 Franklin Ave #609

LA

CA 90028

Email: mdanatchik@aol.com

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Planning Land Use Management (PLUM) Committee
ATTN: Sharon Dickinson,, Legislative Assistant
City Hall
200 N. Spring Street, Room 395
Los Angeles, CA 90012

2019 AUG 27 PM 3:12
CITY CLERK
P
e/c

RE: CF 18-0412 –The Montecito II Project

Dear Council Members:

What's going on at the Montecito? How can you let 120 people—elderly people, not in the greatest physical condition—live in an active construction site for 2 years? You know their building's going to be cut open to connect the two buildings. How funny is that? A tall, elegant historic Art Deco permanently tied to a big ugly box—and, according to the owner-- to be regarded as being just one entity with the single iconic name of Montecito. It's supposed to look like it's one. It'll look terrible.

Yes, we need affordable housing, but the so-called Montecito II is NOT the way to get it. You've got a small property that's already got an oversized building on it. That structure is almost 90 years old. You want to go excavating real close to it, with finished side-by-side double deep basement parking to be only 15 ft. from each other? Don't you think that would be dangerous if the 10-story should be undermined? How can we be sure that such a "disturbance" won't wait a couple of years to show itself?

You know about the earthquake faults that'll run right under the new building. It's the same ones that were identified for that new construction under way just 300 ft. down Franklin, between Highland and Las Palmas. Notice how far back it's set? That's to keep it away from the fault lines—the same fault lines that'll run right under the Montecito II project. So, for safety, shouldn't the Montecito II also be set back? Instead, all sorts of variances are given for low income, etc. so that setbacks are ignored.

And what does the Hollywood community get out of all these life disturbing activities? 68 new units that are pint-sized: 420 sq.ft., 440sq.ft., and 520 sq.ft. A classic building that will be permanently marred beyond recognition, strung-out residents and neighbors, tense people that must adjust to life in a small box, a community deprived of the joy of tall trees and vegetation that looks like it belongs in the neighborhood—basically a worse life style. Or, to put it another way:

PAIN FOR PIGEON HOLES.

The Montecito II is a disaster. Please vote AGAINST it.

Signed: 
Name: Kevin Kelly
Address: 6650 Franklin Ave # 305
LA, CA
90028
Email: misterkevinkelly@gmail.com

MY FRIENDS ARE FRIENDS OF THE MONTECITO

CF 18-0412

PLEASE PRINT INFORMATION REQUESTED. Thank you

Name Yakov Shvartsur Apt. Number Winnetka

Phone 323-428-3633 e-mail Yshvartsur@YAHOO.COM

PLEASE CHECK YOUR ISSUES / CONCERN REGARDING THE PROPOSED ADDITION TO THE MONTECITO

Specific Issues: "Montecito II" A 2-year construction project adding 68 units and 34 net parking spaces

No issues; great new project

Length of construction Blocked building entries Blocked driveway Personal / Property Security

Too little space on property for residents to live during construction

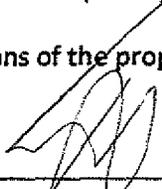
Dirt, noise, traffic during construction for: Residents Senior Center Pre-School

Tiny new units: Bachelor (B1) 420 sq.ft. Single (A2) 440 sq.ft. 1 Bedroom (A1) 520 sq.ft.

Odd building exits Tying the two buildings together with 25 ft. connecting structure

Lack of customary outdoor space Lack of privacy Other Ruin the beautiful garden

Drawings and plans of the proposed project are available from The City of Los Angeles on CD for \$5.

SIGNED:  (So we can send you OCCASIONAL information)

At the Hearing May 16, 2018 the City Planner stated that most of the letters received were against the proposal.

IMPORTANT PRIVACY NOTICE

This information will **NOT** be divulged to anyone.

Its sole use is to keep you informed of issues related to the proposed addition to the Montecito.

2018 JUN 27 PM 3:12
OFFICE

MY FRIENDS ARE FRIENDS OF THE MONTECITO

CF 18-0412

PLEASE PRINT INFORMATION REQUESTED. Thank you

Name Lina Lisker Apt. Number Van Nuys

Phone 323 868 0737 e-mail linalisker@gmail.com

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SIGNED: Lisker (So we can send you OCCASIONAL information)

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2018 JUN 27 PM 3:12

MY FRIENDS ARE FRIENDS OF THE MONTECITO

CF 18-0412

PLEASE PRINT INFORMATION REQUESTED. Thank you

Name Alex Lisker Apt. Number West Hollywood

Phone 310 666 8499 e-mail collaide@gmail.com

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SIGNED: [Signature] (So we can send you OCCASIONAL information)

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2018 AUG 27 PM 3:12
BY [Signature]

* IF YOU SUPPORT PLS SIGN + RETURN TO MAIL SLOT #318 IN MAIL ROOM

CF 18-0412 - THE MONTECITO II PROJECT

Our neighbor the MONTECITO needs your Help!!!

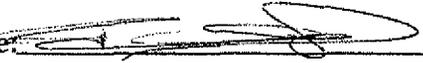
There are plans in the works by developers to destroy the green space Urban Garden next to the Historic Montecito to build another High-Rise on Franklin Avenue!!! Isn't the traffic and parking bad enough!!!

Please help seniors living in the Montecito & help yourself as a neighbor and resident of the area by opposing this project!!

Reasons to support our cause:

- A projected 2 years of construct to complete the building = hazardous & disruptive conditions for all!
- Another building squeezed in on Franklin will only contribute to the already extreme traffic congestion and limited street parking. Not to mention increased pollution in the area and the air!
- The demolition of the green space directly west of the Montecito, will destroy some 30 indigenous trees and plants while completely eliminating the outdoor space for elders to enjoy.
- Decimation of Historic Hollywood Icon - The Montecito AND its grounds are included on both the State and Federal Register of Historic Places. This proposed project will connect a new structure that was never intended to be there in the original architectural design undermining the stand-alone tower and its panoramic city views.
- Earthquake hazard - there are 2 fault lines running under this specific area and developers are turning a blind-eye in regards to the safety for the seniors living in the Montecito Tower & those whom would occupy the new building. @P/S

--THIS PROJECT IS UNNEEDED!!! Please sign the petition if you agree!!

Signature: 

Name: S. RENAUD

Email: eireann.1402@hotmail.fr

*The 120 seniors currently living in the Montecito THANK YOU very much for your support.

2018 JUN 27 PM 3:12

CF 18-0412 - THE MONTECITO II PROJECT

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--THIS PROJECT IS UNNEEDED!!! Please sign the petition if you agree!--

Signature: _____

Name: _____

Email: _____



BRIAN BUTCHKAVITZ

BRIAN.BUTCHKAVITZ@GMAIL.COM

*The 120 seniors currently living in the Montecito THANK YOU very much for your support.

BY _____
JUN 27 2018 3:12 PM

* IF YOU SUPPORT PLS SIGN + RETURN TO MAIL SLOT #318 IN THE MAIL ROOM

CF 18-0412 - THE MONTECITO II PROJECT

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--THIS PROJECT IS UNNEEDED!!! Please sign the petition if you agree!--

Signature: _____

Name: _____

Email: _____

Jena Smity
Jena Smity
jena.bd.fox@gmail.com

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2019 AUG 27 PM 3:12

*IF YOU SUPPORT PLS SIGN & RETURN TO SLOT #319 IN MAILROOM

CF 18-0412-THE MONTECITO II PROJECT

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--THIS PROJECT IS UNNEEDED!!! Please sign the petition if you agree!--

Signature: [Handwritten Signature]
 Name: MELINDA LOPEZ
 Email: EVANS BLD. MLC@GMAIL.COM

BY
 2018 AUG 27 PM 3:12
 95

*The 120 seniors currently living in the Montecito THANK YOU very much for your support

IF YOU SUPPORT PLS SIGN + RETURN TO MAIL SLOT #318 IN MAIL ROOM

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Signature: 

Name: JAMES BARNES

Email: jbar12@ca.rr.com
jbar12

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BR
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Name: _____

Email: _____

*The 120 seniors currently living in the Montecito THANK YOU very much for your support.

Q 8

BY: [Signature]
2018 JUN 27 PM 3:12

RE: CF 18-0412 - The Montecito II Project

Our neighbor the MONTECITO needs your Help!!!

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Signature: Robert Cole

Name: Robert Cole

Email: _____

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② 8
2018 AUG 27 PM 3:12
BX
CITY CLERK

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Signature: Linda Cole

Name: Linda Cole

Email: -----

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Signature: _____

7/10/18

Name: GEORGE MAYA

Email: Georgemaya@

OUTLOOK.COM

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2018 AUG 27 PM 5:13

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Signature:

7/10/18

Name: MONICA GONZALEZ

Email: MONICAGONZALEZ943@gmail.com

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2018 JUL 27 PM 3:13
EgS

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Signature: Thomas Rade 7/10/18
 Name: Thomas Rade
 Email: twirade@msn.com

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25

2018 AUG 27 PM 3:10
OFFICE

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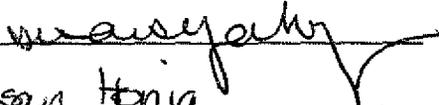
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Signature: 

Name: Susan Hong

Email: rockerm55@gmail

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2018 JUN 27 PM 3:18
CITY OF MONTECITO

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Signature: P. Price

Name: Pamela Price

Email: pam@pamelapriceea.com

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Signature: Alice Pashayan

Name: Alice Pashayan

Email: alice@pamela-pricee.com

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2018 JUN 27 PM 3:19

① 8

*IF YOU SUPPORT THIS SIGN + RETURN TO MAIL SLOT #318 IN MAIL ROOM.

CF 18-0412 - THE MONTECITO II PROJECT

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Signature: [Handwritten Signature]
 Name: JANE LEWIS
 Email: JANE LEWIS ACT @ MRB.COM

*The 120 seniors currently living in the Montecito THANK YOU very much for your support!-

BR
 OFFICE
 2018 JUN 27 PM 3:19
 20

*IF YOU SUPPORT PLS SIGN & RETURN TO MAIL SLOT #318 IN PAPER ROOM

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Signature: _____

Name: _____

Email: _____

[Handwritten signature]

ANNA LUNDGAARD LEWIS

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BR
2018 AUG 27 PM 3:18
CITY OF SANTA MONICA

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Signature: _____

Name: _____

Email: _____

Preston N. Jones
Preston Neal Jones
pnealjones@yahoo.com

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2013 AUG 27 PM 3:13

* IF YOU SUPPORT (US) SENIORS CURRENTLY IN MONTICITO SL01 #518 IN VMAIL ROOM.

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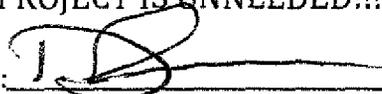
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Signature: _____



Name: _____

DANICE CABANELA

Email: _____

DANICE.CABANELA@GMAIL.COM

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BY
2019 AUG 27 PM 3:13

Ⓚ

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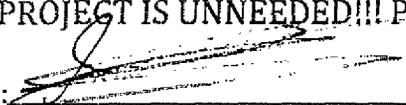
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Signature: 

Name: MARIANA MEDOFF

Email: MARIANAMEDOFF@GMAIL.COM

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2019 AUG 27 PM 3:19

Q 75

*IF YOU SUPPORT THIS SIGN + RETURN TO SLOT #318 IN MAILROOM

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Signature: FRANIS SMITH 

Name: _____

Email: franis1smith77@gmail.com

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④ 8
2018 AUG 27 PM 3:18
CF18-0412

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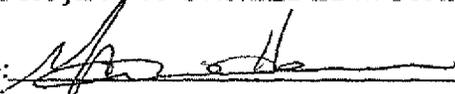
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Signature: 

Name: MATTHEW HEERMANN

Email: hey.MAT.HEERMANN@gmail.com

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2018 AUG 27 PM 3:15
City Clerk

Ⓢ

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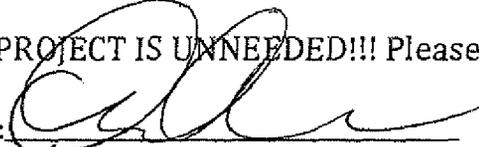
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Signature: 

Name: Danielle Andveassen

Email: thedcarr@gmail.com

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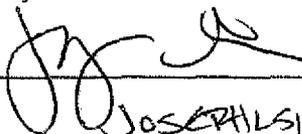
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Name: _____

Email: _____



JOSEPHLSIMMSE@gmail.com

JOSEPHLSIMMSE@GMAIL.COM

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Signature: Linda Berman

Name: LINDA BERMAN

Email: linda622@me.com

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2018 AUG 27 PM 3:13

RE: CF 18-0412 - The Montecito II Project

Our neighbor the MONTECITO needs your Help!!!

There are plans in the works by developers to destroy the green space Urban Garden next to the Historic Montecito to build another High-Rise on Franklin Avenue!!! Isn't the traffic and parking bad enough!!!

Please help seniors living in the Montecito & help yourself as a neighbor and resident of the area by opposing this project!!

Reasons to support our cause:

- A projected 2 years of construct to complete the building = hazardous & disruptive conditions for all!
- Another building squeezed in on Franklin will only contribute to the already extreme traffic congestion and limited street parking. Not to mention increased pollution in the area and the air!
- The demolition of the green space directly west of the Montecito, will destroy some 30 indigenous trees and plants while completely eliminating the outdoor space for elders to enjoy.
- Decimation of Historic Hollywood Icon - The Montecito AND its grounds are included on both the State and Federal Register of Historic Places. This proposed project will connect a new structure that was never intended to be there in the original architectural design undermining the stand-alone tower and its panoramic city views.
- Earthquake hazard - there are 2 fault lines running under this specific area and developers are turning a blind-eye in regards to the safety for the seniors living in the Montecito Tower & those whom would occupy the new building.

--THIS PROJECT IS UNNEEDED!!! Please sign the petition if you agree!--

Signature: 

Name: MICHAEL DRAKE

Email: THE DRAKE PLACE @ GMAIL . COM

*The 120 seniors currently living in the Montecito THANK YOU very much for your support.

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