



Isabel Onate <isabel.onate@lacity.org>

Public Comment Council File #19-0023: 942 North Broadway / Sustainable Communities Project / Exemption

Iclar Rivera <hello@iclar4la.com>

Wed, Feb 20, 2019 at 9:11 AM

To: councilmember.cedillo@lacity.org, clerk.cps@lacity.org, clerk.plumcommittee@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.blumenfield@lacity.org, councilmember.price@lacity.org, councilmember.smith@lacity.org

February 20, 2019

Councilmember Gilbert Cedillo
Councilmembers of the PLUM Committee
Honorable City Councilmembers

City Council Agenda for Wednesday February 20, Agenda Item #16

SUBJECT: Council File #19-0023: 942 North Broadway / Sustainable Communities Project / Exemption

Public Comment AGAINST approval

Dear Honorable Councilmembers,

I am a nearby resident of the proposed project at 942 N Broadway.

I am writing to express my concern regarding possible approval of CEQA exemption of the project at [942 N Broadway](#), in Chinatown, under the Sustainable Communities Project Exemption, as a Transit Priority Project. I ask that City Council **delay a determination** of this exemption until the Chinatown community has sufficient opportunity to comment.

For a project is **to be truly sustainable in Chinatown, it would need to provide more than 6% affordable housing**, due to the low income of residents in the area. In comparison, the tallest building in Chinatown is Cathay Manor, which is 16 stories, and is 100% extremely low income affordable senior housing. Furthermore, **the assertion that this project is generally consistent in scale and density is based on an outdated, one-size-fits-all General Plan** that zones the site as C2 with unlimited height. Categorizing this portion of Chinatown as an “urban” or “city” area where buildings are between 5 and 40 stories ignores the prevailing scale of the area, which also contains numerous historically significant sites including New Chinatown, Central Plaza, Capitol Milling Company, Chinese American Historical Society, and many more according to SurveyLA. Most of these buildings are two stories, but all are fewer than 10 stories. Unless there are plans to raise Chinatown yet again, many of these buildings are here to stay. Even Blossom Plaza, which was built next to the project site several years ago is only 5 stories.

Besides the density and consistency criteria, there is also the issue of air quality in Chinatown. A recent study by USC found that the **air quality in Chinatown is the worst of all of Southern California neighborhoods**, due in large part to the geographical context and built environment in Chinatown (<https://news.usc.edu/144493/air-pollution-in-los-angeles-county-neighborhoods/>). Due to the uniquely poor air quality in Chinatown and continued risk for sensitive people, especially children and the elderly, any development of this size should have to provide a more detailed analysis of impacts to air pollution. I urge City Council to postpone a decision on this exemption.



Isabel Onate <isabel.onate@lacity.org>

Public Comment Council File #19-0023: 942 North Broadway / Sustainable Communities Project / Exemption

Annie Shaw <lydx2005@gmail.com>

Wed, Feb 20, 2019 at 9:55 AM

To: clerk.cps@lacity.org, clerk.plumcommittee@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.blumenfield@lacity.org, councilmember.price@lacity.org, councilmember.smith@lacity.org

Public Comment AGAINST approval.

The cynically named "Harmony Project" is totally inappropriate for our working class community in Chinatown. It will provide 27 stories of entirely market-rate housing, accelerating the already skyrocketing housing costs. During the construction period, disruptions to auto and foot traffic are likely to impact local businesses already struggling to compete with an invasion of real-estate investor-backed projects. Granting a CEQA exemption will negatively impact the already dangerous air quality in the neighborhood and in the region.

This request should be denied on the basis of its potential to negatively impact the community, with no benefits to the people living in the shadow of the projected building. There must be a process for the larger community to give input to this project. Therefore please oppose the CEQA exemption of "Harmony Project."

Concerned resident,
Annie Shaw



Isabel Onate <isabel.onate@lacity.org>

Public Comment Council File #19-0023: 942 North Broadway / Sustainable Communities Project / Exemption

Tiffany Do <tido4liberation@gmail.com>

Wed, Feb 20, 2019 at 9:55 AM

To: councilmember.cedillo@lacity.org, clerk.cps@lacity.org, clerk.plumcommittee@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.blumenfield@lacity.org, councilmember.price@lacity.org, councilmember.smith@lacity.org

Public Comment AGAINST Public Approval

Granting a CEQA exemption will negatively impact our already horrible air quality in Los Angeles. According to a report by USC, Chinatown has one of the worst air quality in Los Angeles. This exemption would exacerbate the problem.

Tiffany Do
Teaching Assistant, Castelar Elementary School
90012



Isabel Onate <isabel.onate@lacity.org>

Council File #19-0023, 942 North Broadway / Sustainables Communities Project / Exemption

'Phyllis Ling' via Clerk-PLUM-Committee <clerk.plumcommittee@lacity.org>

Wed, Feb 20, 2019 at 9:59 AM

Reply-To: Phyllis Ling <pling@yahoo.com>

To: councilmember.cedillo@lacity.org, clerk.cps@lacity.org, clerk.plumcommittee@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.blumenfield@lacity.org, councilmember.price@lacity.org, councilmember.smith@lacity.org

Please find attached additional public comment letters for Wednesday February 20th, City Council Agenda Item #16.

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83K

February 19, 2019

I am very disappointed because it looks like the CEQA exemption for the project at 942 N. Broadway, Los Angeles, Ca 90012is being forced to pass by the City Council without adequate opportunity for the public's input of comments.

We don't want to have a 27 story building standing in the middle of our LA Chinatown which is not consistent with building in our area. In addition, the are many issue will arise if the project is being approve. It will bring in more traffic jam in the area, no sufficient parking, pollution etc.

I urge City council of Los Angeles not to approve the CEQA exemption at this time before we can give more inputs.

Regards



Peter Luong

President , Chinese Consolidated Benevolent Association

2/20/2019

As resident of Los Angeles Chinatown, I was very disappointed about the CEQA exemption of the project at 942 Broadway, Los Angeles, Ca 90012. The council should give the community adequate chance for any comment. We want development in our community but we all want to give feedback for this project before it can be finalize.

I urge City council of Los Angeles not to approve the CEQA exemption at this time before we can give more inputs.

Regards

Esther Woo Jan.

Esther Woo Jan

February 19, 2019

As community leader of Los Angeles Chinatown, I was very disappointed about the CEQA exemption of the project at 942 Broadway, Los Angeles, Ca 90012.

There are many negative impact to the community:

-Air pollution

-traffic jam

-loss parking spaces for the public

-does not provide sufficient housing for low to moderate income individuals and families

I urge City council of Los Angeles not to approve the CEQA exemption at this time before we can give more inputs.

Regards



Mei Wah Lau

Vice President , Chinese Consolidated Benevolent Association

**Isabel Onate <isabel.onate@lacity.org>**

Public Comment Council File #19-0023: 942 North Broadway / Sustainable Communities Project / Exemption Agenda Item 16

craig wong <cwong@2mpower.net>

Wed, Feb 20, 2019 at 10:05 AM

To: councilmember.cedillo@lacity.org, clerk.cps@lacity.org, clerk.plumcommittee@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.blumenfield@lacity.org, councilmember.price@lacity.org, councilmember.smith@lacity.org

Dear Council Members:

I am a member of the Chinatown community and opposed to the granting of a CEQA exemption to the developer at 942 North Broadway. Granting an exception will negatively impact the air quality and traffic congestion in our community. The lack of sufficient affordable housing in the project will only help to drive rents higher in our community and force poor and working class people out. In every way, this project is inconsistent with the character and needs of Chinatown. I urge you not to exempt the project from CEQA.

Thanks.

Craig

Craig Wong

cwong@2mpower.net. 626.872.3145

**Isabel Onate <isabel.onate@lacity.org>**

Agenda Item 16"

Paulette Pierce <paulettapierce04@gmail.com>

Wed, Feb 20, 2019 at 10:23 AM

To: cedillo@lacity.org, debby.kim@lacity.org, Tony.Ricasa@lacity.org, hugo.ortiz@lacity.org, clerk.cps@lacity.org, clerk.plumcommittee@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.blumenfield@lacity.org, councilmember.price@lacity.org, councilmember.smith@lacity.org

Topics to include: Granting a CEQA exemption will negatively impact our already horrible air quality in Los Angeles / Disruption to community and traffic during construction / Low amount of affordable housing / Not in line with the rest of Chinatown (27 stories)

Paulette Pierce