

April 21, 2020

Los Angeles City Council
200 N. Spring Street
Los Angeles, CA, 90012

Re: Case Nos. CEQA No. ENV-2019-5052-CE; DIR-2019-5051-TOC
Project Location: 1047-1053 South Fedora (“the Project”)

Dear Los Angeles City Council:

On behalf of Coalition for an Equitable Westlake/MacArthur Park (“Coalition”), an unincorporated association of long-time community residents, we are writing to object to the City’s CEQA determination. A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets certain criteria. However, before a project can be determined to qualify for a categorical CEQA exemption, exceptions to the exemption, such as cumulative impacts, must be considered. If an exception to a categorical exemption applies, CEQA review in the form of an MND or EIR must be conducted. CEQA Guidelines section 15355 states: “Cumulative impacts refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.”

Below the Coalition submits a list of past projects, current projects and future projects spanning back to January 1, 2018 that contribute towards the cumulative impacts of the Project that must be considered. The projects listed below are all within a 1 mile radius of the Project. Many have already been approved. The area within a 1 mile radius is heavily populated, and is a high pedestrian and car traffic area.

The projects are listed by the date the application was filed with City Planning, the address of the development, the number of units being constructed, and the distance from The Project.

2018

- 1.18.18: 2842 James Wood 193 units .8 miles
- 2.1.18: 3323 W. Olympic Blvd. 114 apartments .8 miles
- 2.2.18: 975 S. Manhattan Pl. 95 apartments .8 miles
- 2.15.18: 1045 S. Dewey 67 units 900 feet
- 2.15.18: 860 S. Normandie 57 units .4 miles
- 5.15.18: 860 S. Normandie 57 units .4 miles
- 5.22.18: 846 S. Mariposa 38 units .4 miles
- 5.24.18: 924 S. Catalina 30 units .4 miles
- 8.23.18: 1120 S. Serrano 52 units .6 miles
- 8.24.18: 904 S. Normandie 29 units .4 miles
- 8.24.18: 919 S. Harvard 24 units .7 miles
- 6.21.18: 950 S. Berendo 75 units .4 miles
- 11.6.18 1228 S. Fedora 9 units .2 miles
- 11.27.18: 955 S. Ardmore 34 units .4 miles
- 12.28.18: 744 S. Serrano 157 unit 1 mile

2019

- 2.2.19 3031 Olympic Blvd 14 units .3 miles
- 2.13.19: 738 S. Normandie 50 unit .7 miles

2.25.19: 968 S. Fedora St. 50 units 800 ft
2.28.19: 904 S. New Hampshire .6 miles
4.26.19: 2870 Olympic 126 units 900 ft.
4.30.19: 3433 W. 8th 251 units .8 miles
5.28.19: 825 S. Irolo 28 units .5 miles
6.11.19 982 S. Dewey 14 units .3 miles
6.13.19: 923 S. Kenmore 75 units .3 miles
7.11.19: 936 S. Mariposa 21 units .3 miles
7.24.19: 939 S. Ardmore 30 units .4 miles
9.22.19: 1238 S. Magnolia 36 units 1 miles
9.25.19: 1200 S. Magnolia 21 units 1 miles
12.17.19: 2662 Pico Blvd. 54 Units .4 miles

2020

1.8.20 715 S. Mariposa 44 Units .6 miles
1.16.20 933 S. Ardmore 48 Units .4 miles
1.23.20 1043 S. Harvard 47 Units .4 miles
2.27.20 975 S. Manhattan Pl. 120 units .8 miles
2.20.20 986 S. Mariposa 100 units 900 ft.
3.11.20 3323 W. Olympic 118 units .8 miles
3.18.20 888 S. Vermont ??? .7 miles
3.18.20 815 S. Kingsley Dr. 114 units .7 miles