

## Communication from Public

**Name:** Henry

**Date Submitted:** 02/19/2024 07:47 PM

**Council File No:** 23-1086

**Comments for Public Posting:** Please DENY the Waivers of Development Standards for 3676-3704 Kelton Avenue (CPC-2023-582-CU-DB-HCA-PHP | City Council File 23-1086). I am a constituent of Council Member Yaroslavsky. I urge the Los Angeles PLUM Committee to REJECT the discretionary waivers of development standards requested by the developer for 3676-3704 Kelton Ave, specifically the Conditional Use Permit and On-Menu incentives. Approving these waivers would open the door to unchecked predatory development in your district - risking the safety and health of your constituents. This unprecedented move would allow a 201% increase in density above the allowable zoning, while only adding 5 new units to the net affordable housing stock. Lack of environmental, traffic, and noise studies This project has a successive, companion project by the same developer's representative three parcels down on 3730-3736 South Kelton Avenue (CPC-2021-6888-CU-DB-HCA-PHP). As such, it does not qualify for a CEQA exemption as it mirrors the proposed development—a 5-story, 56-foot-tall multifamily residential building. The addition of 70 units and approximately 150 new residents to the immediate block will likely result in cumulative impacts on health and safety. The City's failure to conduct an official traffic study for this street, also designed in the early 1900s, is concerning, especially when the intersection of Kelton and Regent already has a failing grade - yet still doesn't have traffic calming elements. Our request for the developer to construct at a smaller scale, without the requested permits and waivers meant to safeguard our health, safety, and well-being, is legitimate and wouldn't unreasonably impede what SB 478 permits the developer to do. Sewer Backups Kelton Avenue is burdened by a lack of effective sewage pipes, which regularly overflow into the street. We're tired of the sewer backups in our homes, the persistent neighborhood odor, and the regular biweekly visits from the Department of Sanitation—so frequent that we know the workers by name. The City has neglected to study the impact of significantly increased families/dwellings utilizing a sewer system initially designed for single-family homes in the early 1900s (a fact that is indisputable) Inadequate stormwater drainage Los Angeles is facing increased rainfall as a result of climate change. The insufficient stormwater drainage along

Kelton Ave and Regent Street causes water to accumulate in our driveways, turning Kelton Avenue into a river even during regular rainstorms, not just heavy ones, which has resulted in flooded sidewalks and garages. Tree Removal The removal of over 20 mature trees will significantly worsen the heat island effect, intensifying environmental conditions for existing residents. The unusually tall building will cast prolonged shadows over neighboring homes, significantly impacting the quality of life by diminishing natural light and altering the surrounding environment. This effect disproportionately affects vulnerable populations, particularly the HUD-disabled adults and early education facilities residing on the same block. These groups are notably more sensitive to temperature fluctuations, air quality issues, and increased noise levels. Vehicle and Pedestrian Safety Kelton Avenue and Regent Street are both one-lane, non-signalized streets on which accidents and near-accidents occur daily, as vehicles are increasingly aggressive while trying to squeeze through the narrow road. There are no stop signs at the Kelton & Regent intersection, and Regent Street needs sidewalks completely. Walking to the bus stop and metro stations in Palms is nearly impossible due to the lack of street lighting and sidewalk infrastructure on portions of Kelton Avenue and Regent St, forcing pedestrians, cyclists, and motorized wheelchairs to intermingle with high volumes of traffic and speeding vehicles cutting through from Palms Blvd to Venice, with no traffic calming elements for protection. Considering the proposed development's proximity to a preschool, daycare, Palms Middle School, and sensory-impaired HUD-disabled adults on the same block, residents face an increased risk, exacerbated by delayed response times for first responders. This delay is due to the already narrow road and traffic backups, preventing cars from easily pulling over. Permitting the developer to introduce first-floor retail space would better align with the commercial landscape seen along major corridors like Overland, Sepulveda, or Venice, which boast adequate infrastructure support.

## Communication from Public

**Name:** Kim

**Date Submitted:** 02/19/2024 08:02 PM

**Council File No:** 23-1086

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Kelton Ave and Regent Street causes water to accumulate in our driveways, turning Kelton Avenue into a river even during regular rainstorms, not just heavy ones, which has resulted in flooded sidewalks and garages. Tree Removal The removal of over 20 mature trees will significantly worsen the heat island effect, intensifying environmental conditions for existing residents. The unusually tall building will cast prolonged shadows over neighboring homes, significantly impacting the quality of life by diminishing natural light and altering the surrounding environment. This effect disproportionately affects vulnerable populations, particularly the HUD-disabled adults and early education facilities residing on the same block. These groups are notably more sensitive to temperature fluctuations, air quality issues, and increased noise levels. Vehicle and Pedestrian Safety Kelton Avenue and Regent Street are both one-lane, non-signalized streets on which accidents and near-accidents occur daily, as vehicles are increasingly aggressive while trying to squeeze through the narrow road. There are no stop signs at the Kelton & Regent intersection, and Regent Street needs sidewalks completely. Walking to the bus stop and metro stations in Palms is nearly impossible due to the lack of street lighting and sidewalk infrastructure on portions of Kelton Avenue and Regent St, forcing pedestrians, cyclists, and motorized wheelchairs to intermingle with high volumes of traffic and speeding vehicles cutting through from Palms Blvd to Venice, with no traffic calming elements for protection. Considering the proposed development's proximity to a preschool, daycare, Palms Middle School, and sensory-impaired HUD-disabled adults on the same block, residents face an increased risk, exacerbated by delayed response times for first responders. This delay is due to the already narrow road and traffic backups, preventing cars from easily pulling over. Permitting the developer to introduce first-floor retail space would better align with the commercial landscape seen along major corridors like Overland, Sepulveda, or Venice, which boast adequate infrastructure support.

## Communication from Public

**Name:** Y. Lodge

**Date Submitted:** 02/19/2024 02:56 PM

**Council File No:** 23-1086

**Comments for Public Posting:** TITLE 3676 1-2 South Kelton Avenue / 3704 1-2 South Kelton Avenue / 10845 West Regent Street / Conditional Use (CU) / Appeal. SUBJECT. PLEASE DENY the Waivers of Development Standards for 3676-3704 Kelton Avenue (CPC-2023-582-CU-DB-HCA-PHP | City Council File 23-1086). I am a resident renter who has lived at on Kelton Avenue for 23 years. During the last few years, the quality of life in this neighborhood has diminished considerably due to over-development and decaying infrastructure - both of which are a matter of urgency if we are to survive as a healthy, safe and caring community. With others, I also urge the Los Angeles PLUM Committee to REJECT the discretionary requested by the developer for 3676-3704 Kelton Ave. Approving this development will not only harm the health and safety of residents, but it will DESTROY ESSENTIAL GREEN COVER which has thrived within that space for a hundred years or more and provides essential benefits for the health and well-being of our neighborhood - which has zero public park space or essential green space within a safe or reasonable walking distance. Traffic on Kelton and connecting streets has increased enormously in the past two years, bringing congestion, frustration, danger, and damage from being side-swiped or injured. The number of street parking spaces for use by residents has diminished due to increases in rentals and thereby autos belonging to people from other streets in the neighborhood who face similar problems. This increasing state of frustration causes confrontations between residents, strangers and the growing number of construction worker's vehicles, delivery trucks and malodorous food trucks! NOISE POLLUTION is already at an all-time high. When construction work is underway, there is constant noise of all manners – including oversized heavy delivery vehicles, semis, backing-up signals, screeching machinery, diggers, slamming, tractors, bulldozers, dumpsters, pneumatic drills, sledgehammers, high-pitched skill-saws, beepers, sirens, crane-cranking, shouting, hooters, food trucks, sanitation trucks idling and droning while emptying Andy-Gumps. QUESTION. Don't all residents (renters and owners) have the right to the quiet enjoyment of their home under California law? Thank you kindly for your attention to this matter, which addresses real human beings who are striving, and

in many cases struggling, to live decent and worthy lives in a peaceful, law-abiding manner - often against all odds. Sincerely.

## Communication from Public

**Name:** Christine S

**Date Submitted:** 02/19/2024 05:52 PM

**Council File No:** 23-1086

**Comments for Public Posting:** Re: Please DENY the Waivers of Development Standards for 3676-3704 Kelton Avenue (CPC-2023-582-CU-DB-HCA-PHP | City Council File 23-1086). Hello, my name is Christine and I am a constituent of Councilmember Yaroslavsky, residing in the Palms neighborhood of Los Angeles. I urge the Los Angeles PLUM Committee to REJECT the discretionary waivers of development standards requested by the developer for 3676-3704 Kelton Ave, specifically the Conditional Use Permit and On-Menu incentives. Approving these waivers would open the door to unchecked predatory development in your district - risking the safety and health of your constituents. This unprecedented move would allow a 201% increase in density above the allowable zoning, while only adding 5 new units to the net affordable housing stock. There are many reasons this property in its current proposal threatens the health, safety, and wellbeing of the residents that currently live on this street and those that will in the future, but I will focus on one for brevity—vehicle and pedestrian safety. Kelton Avenue and Regent Street are both one-lane, non-signalized streets on which accidents and near-accidents occur daily, as vehicles are increasingly aggressive while trying to squeeze through the narrow road. There are no stop signs at the Kelton & Regent intersection, and Regent Street lacks sidewalks completely. The developer is misrepresenting the neighborhood's adaptability for this project and misrepresenting this community as one currently fit for non-car driving residents. Walking to the bus stop and metro stations in Palms is nearly impossible due to the lack of street lighting and sidewalk infrastructure on portions of Kelton Avenue and Regent St, forcing pedestrians, cyclists, and motorized wheelchairs to intermingle with high volumes of traffic and speeding vehicles cutting through from Palms Blvd to Venice, with no traffic calming elements for protection. It is unrealistic to presume that the high-income individuals able to afford the units in this proposed building plan to move in without a car. With limited parking spaces being built as part of the development, the street will continue to be inundated with congested parking and moving traffic concerns. And this is just the potential future state AFTER any/all development is complete. The YEARS in which this project will take to complete will have a significant, negative

impact on the people living on this small street that completely lacks the infrastructure prepared to take on this project in its current state. If regular street activity wasn't already a safety threat due to unavoidable congestion from daily visits from UPS, FedEx, and the like—I can guarantee the massive development at this scale will greatly exacerbate these concerns. Considering the proposed development's proximity to a preschool, daycare, Palms Middle School, and sensory-impaired HUD-disabled adults on the same block, residents face an increased risk of delayed response times for first responders. This delay is due to the already narrow road and traffic backups, preventing cars from easily pulling over. I hope you will listen to all the concerns from the neighborhood on why it is imperative you **REJECT** the discretionary waivers of development standards requested by the developer for 3676-3704 Kelton Ave, specifically the Conditional Use Permit and On-Menu incentives. Thank you for your attention to this matter, which will go a long way in protecting your constituents from predatory development in THIS and all similarly affected districts.

## Communication from Public

**Name:** Y.Lodge

**Date Submitted:** 02/19/2024 11:21 PM

**Council File No:** 23-1086

**Comments for Public Posting:** Re: 3676 1-2 South Kelton Avenue / 3704 1-2 South Kelton Avenue / 10845 West Regent Street / Conditional Use (CU) / Appeal. SUBJECT. PLEASE DENY the Waivers of Development Standards for 3676-3704 Kelton Avenue (CPC-2023-582-CU-DB-HCA-PHP | City Council File 23-1086). ADDITION TO LETTER dated 4.19.2024. Y.Lodge IMPACT ON HEALTH If the project is approved, there will be a notable increase in serious health issues. California's Covenant of Quiet Enjoyment is a part of the State Law that is often overlooked and applies to all residents living in owner-occupied and renter occupied homes. The Kelton Avenue construction noise and disruption, which will last for more than a year, possibly two - and far longer if the second development on the same block is approved, will likely remove any and all 'quiet enjoyment' of residential living space for anyone living within 500 feet of the proposed construction and will negatively impact mental health in the forms of stress, depression, fear, anxiety, trauma, anger, frustration, resentment, provocation, and more. It will also impact physical health such as hearing, headaches, nerve pain, inhalation of pollutants, sleep deprivation, immobility, etc., and will greatly diminish quality of life for everyone within the area - including people living behind the project, on Midvale, as well as on Regent and Veteran. Additionally, and vitally important for the preservation of our precious green cover, this massive and intrusive development will destroy more than 20 mature and very healthy trees and shrubs, frighten and deter all forms of wildlife - some of which are endangered and essential to the food chain. The neighborhood's numerous domestic pets will also be negatively impacted and possibly harmed due to their heightened senses, particularly hearing. QUESTIONS for the City – IF the project goes forward: How will residents be compensated for what will amount to extreme losses? During proposed construction: 1. Will there be a guaranteed provision for emergency vehicles to have 24/7 clear and direct access to all residences on Kelton Avenue and Regent Street? 2. Will there be provision for disabled parking at all times? 3. Will there be provision for residential deliveries, pick-ups, handymen, gardeners, utility services and visitors to park and access all residences on Kelton Avenue at all times? 4. Construction workers will number in the dozens at any given time

over a period of possibly two years! Where will they park? 5. As Kelton is effectively a single-lane street for traffic, how will the developers bring in (and out) the enormous amount of oversized machinery, equipment, building materials, cranes, etc, without causing havoc with blockages, delays and real danger for residents, negatively impacting local deliveries, small businesses and the entire community. 6. Venice Blvd is a busy one-way traffic thoroughfare at the south end of Kelton Avenue and includes a bus lane, a bike lane and pedestrians right to cross. How will massive trucks maneuver in and out of Kelton without causing traffic chaos and danger to life? Using Regent Street or Charnock Avenue will involve negotiating tight turns, dangerous navigation between parked cars, traffic delays and even worse chaos! FULL LETTER IS ATTACHED

City Council File 23-1086

PLEASE DENY the Waivers of Development Standards for 3676-3704 Kelton Avenue (CPC-2023-582-CU-DB-HCA-PHP | City Council File 23-1086).

I am a resident renter who has lived on Kelton Avenue for 23 years. During the last few years, the quality of life in this neighborhood has diminished considerably due to over-development and decaying infrastructure - both of which are a matter of urgency if we are to survive as a healthy, safe and caring community.

With others, I also urge the Los Angeles PLUM Committee to REJECT the discretionary requested by the developer for 3676-3704 Kelton Ave.

Approving this development will not only harm the health and safety of residents, but it will DESTROY ESSENTIAL GREEN COVER which has thrived within that space for a hundred years or more and provides essential benefits for the health and well-being of our neighborhood - which has zero public park space or essential green space within a safe or reasonable walking distance.

Traffic on Kelton and connecting streets has increased enormously in the past two years, bringing congestion, frustration, danger, and damage from being side-swiped or injured. The number of street parking spaces for use by residents has diminished due to increases in rentals and thereby autos belonging to people from other streets in the neighborhood who face similar problems. This increasing state of frustration causes confrontations between residents, strangers and the growing number of construction worker's vehicles, delivery trucks and malodorous food trucks!

NOISE POLLUTION is already at an all-time high. When construction work is underway, there is constant noise of all manners – including oversized heavy delivery vehicles, semis, backing-up signals, screeching machinery, diggers, slamming, tractors, bulldozers, dumpsters, pneumatic drills, sledgehammers, high-pitched skill-saws, beepers, sirens, crane-cranking, shouting, hooters, food trucks, sanitation trucks idling and droning while emptying Andy-Gumps.

QUESTION. Don't all residents (renters and owners) have the right to the quiet enjoyment of their home under California law?

Thank you kindly for your attention to this matter, which addresses real human beings who are striving, and in many cases struggling, to live decent and worthy lives in a peaceful, law-abiding manner - often against all odds.

Sincerely.

ADDITION TO LETTER dated 4.19.2024. Y.Lodge

#### IMPACT ON HEALTH

If the project is approved, there will be a notable increase in serious health issues.

California's Covenant of Quiet Enjoyment is a part of the State Law that is often overlooked and applies to all residents living in owner-occupied and renter occupied homes.

The Kelton Avenue construction noise and disruption, which will last for more than a year, possibly two - and far longer if the second development on the same block is approved, will likely remove any and all 'quiet enjoyment' of residential living space for anyone living within 500 feet of the proposed construction and will negatively impact mental health in the forms of stress, depression, fear, anxiety, trauma, anger, frustration, resentment, provocation, and more. It will also impact physical health such as hearing, headaches, nerve pain, inhalation of pollutants, sleep deprivation, immobility, etc., and will greatly diminish quality of life for everyone within the area - including people living behind the project, on Midvale, as well as on Regent and Veteran.

Additionally, and vitally important for the preservation of our precious green cover, this massive and intrusive development will destroy more than 20 mature and very healthy trees and shrubs, frighten and deter all forms of wildlife - some of which are endangered and essential to the food chain. The neighborhood's numerous domestic pets will also be negatively impacted and possibly harmed due to their heightened senses, particularly hearing.

**QUESTIONS** for the City – IF the project goes forward:

How will residents be compensated for what will amount to extreme losses?

During proposed construction:

1. Will there be a guaranteed provision for emergency vehicles to have 24/7 clear and direct access to all residences on Kelton Avenue and Regent Street?
2. Will there be provision for disabled parking at all times?
3. Will there be provision for residential deliveries, pick-ups, handymen, gardeners, utility services and visitors to park and access all residences on Kelton Avenue at all times?
4. Construction workers will number in the dozens at any given time over a period of possibly two years! Where will they park?
5. As Kelton is effectively a single-lane street for traffic, how will the developers bring in (and out) the enormous amount of oversized machinery, equipment, building materials, cranes, etc, without causing havoc with blockages, delays and real danger for residents, negatively impacting local deliveries, small businesses and the entire community.
6. Venice Blvd is a busy one-way traffic thoroughfare at the south end of Kelton Avenue and includes a bus lane, a bike lane and pedestrians right to cross. How will massive trucks maneuver in and out of Kelton without causing traffic chaos and danger to life? Using Regent Street or Charnock Avenue will involve negotiating tight turns, dangerous navigation between parked cars, traffic delays and even worse chaos!

## Communication from Public

**Name:** Richard Saltsman

**Date Submitted:** 02/19/2024 02:32 PM

**Council File No:** 23-1086

**Comments for Public Posting:** Hello, my name is Richard Saltsman and I reside in the Palms neighborhood, and I am a constituent of Councilmember Yaroslavsky. I urge the Los Angeles PLUM Committee to REJECT the discretionary waivers of development standards requested by the developer for 3676-3704 Kelton Ave, specifically the Conditional Use Permit and on-Menu incentives. Kelton Avenue is a narrow street that cannot support the added traffic that would result from this project. The street is burdened by a lack of effective sewage pipes which regularly overflow into the street. Frequently homes suffer sewer backups. There is already a problem with insufficient stormwater drainage along Kelton Ave and Regent Street causing water to accumulate in driveways regularly turning the street into a river and flooding sidewalks and garages during rainstorms. This project is simply too large for this location. I urge you to reject the developer's proposal on Kelton Ave. Thank you for your attention to this matter.

## Communication from Public

**Name:** Laura P

**Date Submitted:** 02/19/2024 11:40 AM

**Council File No:** 23-1086

**Comments for Public Posting:** Please DENY the Waivers of Development Standards for 3676-3704 Kelton Avenue (CPC-2023-582-CU-DB-HCA-PHP | City Council File 23-1086). Hello, my name is Laura and I reside in the Palms neighborhood of Los Angeles. I urge the Los Angeles PLUM Committee to REJECT the discretionary waivers of development standards requested by the developer for 3676-3704 Kelton Ave, specifically the Conditional Use Permit and On-Menu incentives. Approving these waivers would open the door to unchecked predatory development in your district - risking the safety and health of your constituents. This unprecedented move would allow a 201% increase in density above the allowable zoning, while only adding 5 new units to the net affordable housing stock. Lack of environmental, traffic, and noise studies: · This project has a successive, companion project by the same developer's representative three parcels down on 3730-3736 South Kelton Avenue (CPC-2021-6888-CU-DB-HCA-PHP). As such, it does not qualify for a CEQA exemption as it mirrors the proposed development—a 5-story, 56-foot-tall multifamily residential building. The addition of 70 units and approximately 150 new residents to the immediate block will likely result in cumulative impacts on health and safety. · The City's failure to conduct an official traffic study for this street, also designed in the early 1900s, is concerning, especially when the intersection of Kelton and Regent already has a failing grade - yet still doesn't have traffic calming elements. · Our request for the developer to construct at a smaller scale, without the requested permits and waivers meant to safeguard our health, safety, and well-being, is legitimate and wouldn't unreasonably impede what SB 478 permits the developer to do. Tree Removal · The removal of over 20 mature trees will significantly worsen the heat island effect, intensifying environmental conditions for existing residents. · The unusually tall building will cast prolonged shadows over neighboring homes, significantly impacting the quality of life by diminishing natural light and altering the surrounding environment · This effect disproportionately affects vulnerable populations, particularly the HUD-disabled adults and early education facilities residing on the same block. These groups are notably more sensitive to temperature fluctuations, air quality

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