

Communication from Public

Name: Demetrius Pohl

Date Submitted: 08/13/2023 04:36 PM

Council File No: 23-0497

Comments for Public Posting: Council File No. 23-0497 1848 S Gramercy Place, Los Angeles, CA 90018 Letter Supporting CEQA APPEAL LA CITY PLUM COMMITTEE Meeting August 15, 2023 Developer is Gaming the City Planning Dept and Screwing the Neighborhood I am a 33 year resident of West Adams living less than 600 ft from the proposed Project at 1848 S Gramercy Place. I continue to express, in the strongest possible terms, my opposition to this, totally out-of-scale for the neighborhood, Project. The proposed 8 story, 33-unit apartment building will replace a 1920s craftsman house currently housing 8-11 indigent individuals, and will be in contravention of all City height, building and density codes for the neighborhood. The proposed building makes a travesty of the City's existing zoning and safety regulations. The developer has turned the planning process on its head by saying that the more than 12 code and planning exemptions that he is requesting, give him the right to build 33 units that extend from lot line to lot line with no setbacks, exceed the height limits, and will pollute the adjacent, 2 story fourplex with its proximity to two-story parking levels. The developer has asked for every exemption available among which are, zero or minimal setbacks from the street and adjacent properties when residences on the street have a 40-foot code setback, a building height of 8 stories (>75ft) more than double the standard for the neighborhood, and no ramp-down from 8 stories to the adjacent 2 story homes who will have a >75 ft wall on their property boundary line. The project does NOT provide an appropriate development that enhances the character of the community, nor does it provide quality housing and creates safety issues, (given the extreme lack of open space and specifically the waiver of the size of passageways from the required 20 feet to 3 feet, a major safety issue). The fumes from cars in the two, above-ground, levels of parking will be directly vented onto the adjacent 1920s 4-plex to the north. The project will not serve as an economic catalyst helping to revitalize this community's commercial corridors, even though that is a requirement of its underlying redevelopment zone. Instead. it will degrade the character of the neighborhood. I am not against additional high-density housing in the neighborhood, having supported the four-story supportive housing project on the corner Gramercy Place and Washington Blvd opposite the proposed

Project, but this Project will be an out-of-scale eyesore that displaces the poor. It should be opposed as strongly as possible, and I ask the City to support the CEQA Appeal against this Project. Demetrius Pohl 2179 W 20th St Los Angeles CA 90018
Tel: (323) 403-7236

Communication from Public

Name: Dorrey Sproatt

Date Submitted: 08/13/2023 07:09 PM

Council File No: 23-0497

Comments for Public Posting: Case Number: CPC-2020-2115-DB-HCA - 1848 S Gramercy Council File No. 23-0497 August 13, 2023 Subject: Support for CEQA Appeal - 1848 S. Gramercy Members of the LA City Council PLUM Committee - I am writing to express my strong opposition to the proposed development at 1848 S. Gramercy and to extend my support for the PLUM Committee of the Los Angeles City Council to approve the CEQA (California Environmental Quality Act) appeal. It is my sincere belief that the issues raised in the appeal warrant a comprehensive review of the project's potential impacts on the environment, public health, and the surrounding community. The concerns outlined in the CEQA appeal highlight critical aspects that cannot be disregarded in the decision-making process: **1. Project Falls within an Exception to an Exemption:** The proposed development's scope and anticipated impacts demonstrate that it falls within the exception outlined in CEQA Guideline Section 15300.2. The project's substantial height, inadequate open space, and failure to conform to the local zoning and community plan necessitate a closer examination to ensure its alignment with existing regulations and neighborhood character. **2. Substantial Evidence in the Record Supports Environmental Review:** The record presents substantial evidence of potential adverse impacts resulting from the project. These concerns include its excessive height, lack of landscaping, insufficient open space, and disregard for basic safety standards. The adverse effects on public health, safety, and the environment cannot be ignored and should prompt a comprehensive review. **3. Fact-Based Decision-Making and Misinformation:** Decisions must be based on accurate information and a thorough understanding of applicable laws. The determination made by the CPC (City Planning Commission) may have been influenced by a degree of misinformation regarding new state laws that do not eliminate the requirement for CEQA consideration. Ensuring a clear and factual understanding is paramount in making responsible decisions. **4. Cumulative Impacts and Neighborhood Protections:** The cumulative impacts of multiple demolitions in the neighborhood, combined with the proposed development's scale and massing, raise concerns about the preservation of the existing community fabric. The unique circumstances created by the project's design and

placement should be closely evaluated to ascertain potential negative effects. **5. Non-Compliance with Zoning and General Plan:** The proposed development's non-compliance with local zoning and the City's General Plan, specifically the Community Plan and CPIO overlay, underscores the need for a thorough environmental review. The project's divergence from established regulations necessitates careful consideration to ensure its compatibility with the surrounding area. In light of these compelling arguments, I urge the PLUM Committee to grant the CEQA appeal and initiate an in-depth environmental review of the proposed development at 1848 S. Gramercy. This approach aligns with responsible and transparent decision-making, ensuring that potential impacts are fully evaluated and mitigated. Thank you for your commitment to the well-being of our community and the preservation of our neighborhood's character. Your careful consideration of these matters is of utmost importance to all residents who value the sustainability and quality of life in our city. Sincerely, Dorrey Sproatt

Case Number: CPC-2020-2115-DB-HCA - 1848 S Gramercy
Council File No. 23-0497

August 13, 2023

Subject: Support for CEQA Appeal - 1848 S. Gramercy

Members of the LA City Council PLUM Committee -

I am writing to express my strong opposition to the proposed development at 1848 S. Gramercy and to extend my support for the PLUM Committee of the Los Angeles City Council to approve the CEQA (California Environmental Quality Act) appeal. It is my sincere belief that the issues raised in the appeal warrant a comprehensive review of the project's potential impacts on the environment, public health, and the surrounding community.

The concerns outlined in the CEQA appeal highlight critical aspects that cannot be disregarded in the decision-making process:

****1. Project Falls within an Exception to an Exemption:****

The proposed development's scope and anticipated impacts demonstrate that it falls within the exception outlined in CEQA Guideline Section 15300.2. The project's substantial height, inadequate open space, and failure to conform to the local zoning and community plan necessitate a closer examination to ensure its alignment with existing regulations and neighborhood character.

****2. Substantial Evidence in the Record Supports Environmental Review:****

The record presents substantial evidence of potential adverse impacts resulting from the project. These concerns include its excessive height, lack of landscaping, insufficient open space, and disregard for basic safety standards. The adverse effects on public health, safety, and the environment cannot be ignored and should prompt a comprehensive review.

****3. Fact-Based Decision-Making and Misinformation:****

Decisions must be based on accurate information and a thorough understanding of applicable laws. The determination made by the CPC (City Planning Commission) may have been influenced by a degree of misinformation regarding new state laws that do not eliminate the requirement for CEQA consideration. Ensuring a clear and factual understanding is paramount in making responsible decisions.

****4. Cumulative Impacts and Neighborhood Protections:****

The cumulative impacts of multiple demolitions in the neighborhood, combined with the proposed development's scale and massing, raise concerns about the preservation of the existing community fabric. The unique circumstances created by the project's design and placement should be closely evaluated to ascertain potential negative effects.

****5. Non-Compliance with Zoning and General Plan:****

The proposed development's non-compliance with local zoning and the City's General Plan, specifically the Community Plan and CPIO overlay, underscores the need for a thorough environmental review. The project's divergence from established regulations necessitates careful consideration to ensure its compatibility with the surrounding area.

In light of these compelling arguments, I urge the PLUM Committee to grant the CEQA appeal and initiate an in-depth environmental review of the proposed development at 1848 S. Gramercy. This approach aligns with responsible and transparent decision-making, ensuring that potential impacts are fully evaluated and mitigated.

Thank you for your commitment to the well-being of our community and the preservation of our neighborhood's character. Your careful consideration of these matters is of utmost importance to all residents who value the sustainability and quality of life in our city.

Sincerely,

Dorrey Sproatt