

## Communication from Public

**Name:** David Lefebvre

**Date Submitted:** 02/20/2024 09:50 AM

**Council File No:** 23-1086

**Comments for Public Posting:** Dear Members of the Planning and Land Use Management Committee, I write with regard to the project at 3676-3704 Kelton Avenue (CPC-2023-582-CU-DB-HCA-PHP-1A). Your constituents are desperate for their elected representatives to do the right thing and halt the development of the proposed building, which would seriously and irreversibly harm our neighborhood. We implore you to deny the excessive waivers sought by the developer, including the On-Menu Incentives and Conditional Use Permit to allow a Density Bonus in which the density increase is greater than otherwise permitted by LAMC Section 12.22 A.25. We support the noble goals of California's Density Bonus Law: it makes sense that, in exchange for building a certain number of new affordable dwelling units, a developer should be able to increase density on a property to a degree. In this case, however, an unscrupulous developer is abusing the law in order to build a massive building that is an astonishing 201% percent more dense than what the property is zoned for -- way beyond the 35% by-right density bonus that the Density Bonus Law provides for. Unless you believe that constructing a handful of affordable housing should entitle developers to build skyscrapers next to single-family homes, you should vote to deny the project. In approving the developer's Conditional Use Permit for extra density, the City Planning Commission's decision was incompatible with the LA Municipal Code, as follows: · The size and height of the project and lack of the provision of resident parking are not compatible with the area and will adversely affect the area. Countless adverse effects have previously been detailed in the overwhelming oral testimony against the project at City Planning hearings, the voluminous written correspondence from our community (as noted in the City Planning's staff report to the CPC), and multiple grassroots Change.org petitions expressing the community's opposition (see: <https://www.change.org/Kelton-and-Regent>) signed by over 300 people. Therefore, the project does not meet the requirements of LAMC Section 12.22 E.2. · The proposed project conflicts with numerous, goals, objectives, and policies of the General Plan and the Palms-Mar Vista-Del Rey Community Plan, including: (A) to provide for the stability and enhancement of multi-family residential neighborhoods and allow for growth in areas where

there is sufficient public infrastructure and services and the residents' quality of life can be maintained or improved; (B) to promote neighborhood preservation, particularly in multi-family neighborhoods; (C) to preserve and enhance the varied and distinct residential character and integrity of existing residential neighborhoods; (D) to provide adequate police facilities, personnel and protection to correspond with existing and future population and service demands; (E) to ensure that fire facilities and protective services are sufficient for the existing and future population and land uses. Therefore, the project does not meet the requirements of LAMC Section 12.22 E.3. Finally, as you know, the Transit Oriented Communities (TOC) program creates incentives for housing developments located within a certain distance of a major transit stop. Based on its location, the Kelton Avenue project would qualify for a Tier 2 TOC incentive, i.e., a maximum density increase of 60%. However, the project's density increase request is a whopping 201% -- a level totally inconsistent with not only the Tier 2 incentives, but also the TOC program as a whole (in which the maximum density increase at any Tier level is 80%). The TOC discrepancy reveals that, by the city's own measure, there is insufficient nearby public infrastructure and services to support the level of growth that the Kelton Avenue project would entail. Please -- exercise some common sense, and stop this absurd building from going up on a street where it doesn't belong. And please -- do not hide behind your lawyers on this. The public deserves to know whether you think this building should go up -- and if not, what you will do to stop it. Thank you.

David Lefebvre

## Communication from Public

**Name:** Hans Schieder

**Date Submitted:** 02/19/2024 09:20 PM

**Council File No:** 23-1086

**Comments for Public Posting:** Gentlemen: I have lived at the same address on Kelton Avenue for over 78 years and attended Clover Avenue school when it first opened, Palms Jr. High School when it was a real junior high, Hamilton High School and Santa Monica College. In short I have a great deal of experience with living in west Los Angeles. I love living here! When I was a boy traffic was very light, and we used to play ball in the street. Today traffic is so constant on my street that it is difficult to pull out of one's driveway. It is very difficult to turn onto National Blvd because of the constant stream of cars coming from both directions. When I was young markets were not crowded and parking lots always had space. That is now only a memory. What used to be quiet evenings, today are a constant roar of traffic from the 405 and the 10 Freeways. All of this change is directly attributable to the constant flow of people into our neighborhoods. Everyone wants to live in West Los Angeles precisely because it is a friendly and lovely area. But the fact is that this area cannot sustain the constant migration of people into our town. Utilities cannot supply sufficient power. I have seen power turned off on the East side of Kelton Ave four times within the past ten years. That never used to happen. Water and fuel are becoming scarce now. We are being told to plant rocks and cactus that do not require water. This is not a desert community, and those suggestions are both arrogant and ill advised. But they are being made by government precisely because some in government can see the writing on the wall, we are OVERCROWDED and cannot sustain further invasion. The plane is full, there are no more seats left!! Yet developers, with the help and support of corrupt politicians continue to add larger and denser buildings to pack more and more people where there are already way too many already. Monster buildings, totally out of place among the simple single and two story homes that make up our part of the city continue to be built regardless of the fact that they are illegal according to the standard present building codes. I have been at a meeting where a developer was told by the city planner that his buildings would be approved even before we had a chance to voice our opinion! Enough already! I demand that no special allowances be granted to any developers to install yet more buildings on the west side, and now especially in residential areas! Such a thing is an insult to us, the people who pay the salaries of

you public officials. I REMIND YOU THAT YOU WORK FOR US, WE DO NOT WORK FOR YOU! And we are telling you very clearly that we have had enough! Stop the madness! We don't want to live in New York! We don't want to be packed in like animals in cages. Either do what you are being told to do by those for whom you work or get out of public service! Leave West LA alone! You want high density, do it downtown, not here. Thank you. Hans Schieder