

## Communication from Public

**Name:** Kristin Newton

**Date Submitted:** 02/19/2024 02:35 PM

**Council File No:** 23-1086

**Comments for Public Posting:** Dear PLUM Committee members and staff, I care very much about the historic B'nai B'rith Lodge at 846 South Union Avenue, an historical landmark for the Jewish and Labor communities where the Teamsters Union was integrated, and I want to thank the City Planning staff for refusing to grant the demolition permit. On Tuesday, February 20th, the PLUM Committee of Los Angeles City Council is scheduled to hear about the confidential agreement in a closed session, then vote on a matter that is of great interest to the public, but which no member of the public will be able to hear. Why the secrecy? Why should the property owner, Catholic Charities, be allowed to go ahead with the demolition of this Jewish cultural treasure and architectural landmark that is covered in priceless Batchelder tiles? I grew up in Los Angeles but now live in Japan. Looking at my hometown from across the Pacific, it's very sad to see what L.A. is becoming. Please protect the architectural jewels which make Los Angeles unique. We don't need more and more ugly concrete boxes. ? Please table any discussions of a proposed settlement between property owner Catholic Charities and the City Attorney until the agreement is made public, and hold your discussion in an open forum where citizens can participate. Thank you. Kristin Newton Tokyo, Japan (Formerly of Studio City)

## Communication from Public

**Name:** Geroge

**Date Submitted:** 02/19/2024 04:54 PM

**Council File No:** 23-1086

**Comments for Public Posting:** Hi Henry, Here you go! Feel free to personalize it and make it your own :) Please DENY the Waivers of Development Standards for 3676-3704 Kelton Avenue (CPC-2023-582-CU-DB-HCA-PHP | City Council File 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. 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.