

Communication from Public

Name: MA

Date Submitted: 01/16/2024 10:33 AM

Council File No: 23-1086

Comments for Public Posting: Hi, my name is MA and I live in the Palms neighborhood in CD5, Councilmember Yaroslavsky's district. Firstly, it is my hope that the PLUM committee will represent the interests of the constituents and remain an impartial body despite being advised by planning deputies who are in turn advised by the Los Angeles City Planning Commission. Who represents mine and my neighbors interests, if not my elected city council members, then who? 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 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. 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. Thank you for your attention to this matter, which will go a long way in protecting your constituents from predatory development in ALL districts, but especially mine in Palms where this is occurring very often. Thank you, MA

Communication from Public

Name: Jaime Del Rio
Date Submitted: 01/16/2024 11:14 AM
Council File No: 23-1086
Comments for Public Posting: see attached



January 16, 2024

LA City Council Planning and Land Use Management Committee City of Los Angeles
200 North Spring Street, 395 Floor
Los Angeles, CA 90012

Subject: Support for 3704 Kelton Ave - CPC-2023-582-CU-DB-HCA-PHP

Dear LA City Planning and Land Use Management Committee Council Members,

We write to support the proposed 43-unit apartment development at 3704 S Kelton Ave, CPC-2023-582-CU-DB-HCA-PHP-1A. Please approve this project with the corresponding Density Bonus and incentives.

The Kelton Ave site is an excellent place to build new apartments, given its position in an AB 2097-eligible area, its proximity to myriad bus stops and the Palms Expo Line train station, and the neighborhood's access to jobs and amenities. The area is also walkable and bikeable— Los Angeles' Mobility 2035 Plan identifies the adjacent section of Venice Boulevard as a "Comprehensive Transit Enhanced Street", which has already received a Tier 1 protected bicycle lane as part of the City's ongoing effort to enhance its transportation networks. Building multifamily housing in areas such as these is essential both to the City's work to combat Greenhouse Gas Emissions and to its commitment to Affirmatively Further Fair Housing.

The Westside is facing a severe shortage of deeply affordable units, one that has real human costs. We have seen far too many people in the community impacted by the housing crisis, and forced to leave the neighborhood for other parts of southern California and other states. We as a city have a moral obligation to stop this pattern from continuing into the future, and any strategy to help the renters in need must be centered on building new housing across the city.

This project will do that by creating new units generally, and especially by creating 11 deed-restricted units at deeply affordable levels. Each one will be a tremendous asset to the community for folks who are struggling to afford to stay in the neighborhood and the city and ease issues of gentrification and displacement. Research has repeatedly shown that building new housing, especially housing that includes deeply affordable units, helps make housing more affordable city-wide and at the neighborhood level.

We also recognize that this developer has gone above and beyond to accommodate improvement requests from the neighborhood by adding to the proposed building's parking provision, integrating more trees into the landscape plan, and offering to fund much-needed sidewalk and road safety improvements like stop signs and speed bumps.

We support Councilmember Yaroslavsky's commitment to the construction of new housing, and especially affordable housing in the area. We call on the PLUM Committee and the Council to act quickly and decisively to bring new housing to our community, deny the appeals, and approve the Density Bonus and Incentives and Waivers for the project at 3704 Kelton Ave.

Best Regards,



Azeen Khanmalek
AHLA Executive Director



Jaime Del Rio
AHLA Field Organizer



Tami Kagan-Abrams
AHLA Project Director