

## Communication from Public

**Name:** Alex Jaspersen

**Date Submitted:** 08/12/2023 10:07 PM

**Council File No:** 23-0497

**Comments for Public Posting:** Members of the LA City Council PLUM Committee - I am writing to express my strong opposition to the proposed development at 1848 S. Gramercy, citing numerous concerns related to significant CEQA (California Environmental Quality Act) issues. As a concerned resident and advocate for responsible urban development, I believe it is crucial to address these issues to ensure the well-being of our community and the preservation of our neighborhood's historic and environmental integrity. One of the most pressing concerns with the proposed development is the fact that the house at 1848 S. Gramercy has been identified as a Contributor to the Historic District, however it was not properly surveyed. Preserving our community's historical character is not only a matter of cultural significance but also a legal responsibility. A proper new evaluation of whether it is eligible as a Contributor to a local district is required. Any alterations or development that compromise the integrity of such contributors should be thoroughly evaluated to uphold the essence of our neighborhood's past. Another serious concern is the potential impact of fumes from the proposed parking structure on nearby residents. The proposal's inclusion of a two-story above-ground parking garage just a few feet from neighboring residential windows raises alarms about air quality and public health. Ensuring proper ventilation systems and analyzing potential health risks are essential steps to address this issue and guarantee the safety and well-being of residents in the vicinity. Furthermore, the proposal's intention to seek multiple waivers of various zoning requirements under the guise of a "Categorical Exemption" is deeply problematic. Such exemptions should not be exploited to sidestep zoning regulations that are in place to ensure responsible development and protect the interests of the community. Comprehensive adherence to zoning requirements is necessary for maintaining a balanced and harmonious urban environment. Equally concerning is the lack of open space and the removal of existing mature street trees. Our community thrives when there is a balance between built-up areas and natural green spaces. The absence of new trees and the removal of the current mature street tree not only contribute to environmental degradation but also undermine the aesthetic appeal and overall quality of life for residents. Finally, I would like to emphasize that my opposition to

the proposed development at 1848 S. Gramercy is not a blanket objection to new and denser housing within our neighborhood. I have consistently supported other well-designed developments, such as the Gramercy Place Apartments situated across the street at 2375 W Washington Blvd, Los Angeles, CA 90018. It is important to clarify that my concerns are specific to this particular development, driven by the outlined health, safety, and design issues. In conclusion, I urge you to carefully consider the concerns I have raised regarding the development at 1848 S. Gramercy. As responsible stewards of our community, it is our collective duty to ensure that any development aligns with the principles of environmental sustainability, historical preservation, and public well-being. I respectfully request that the proposed project undergoes a comprehensive and transparent CEQA review process, taking into account the issues I have highlighted. Thank you for your attention and consideration of these crucial matters. Your dedication to making informed decisions that positively shape our neighborhood's future is greatly appreciated. Sincerely, Alex Jaspersen

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

August 12, 2023

Subject: Letter of support for CEQA Appeal and Opposition to Development at 1848 S. Gramercy due to CEQA Issues

Members of the LA City Council PLUM Committee -

I am writing to express my strong opposition to the proposed development at 1848 S. Gramercy, citing numerous concerns related to significant CEQA (California Environmental Quality Act) issues. As a concerned resident and advocate for responsible urban development, I believe it is crucial to address these issues to ensure the well-being of our community and the preservation of our neighborhood's historic and environmental integrity.

One of the most pressing concerns with the proposed development is the fact that the house at 1848 S. Gramercy has been identified as a Contributor to the Historic District, however it was not properly surveyed. Preserving our community's historical character is not only a matter of cultural significance but also a legal responsibility. A proper new evaluation of whether it is eligible as a Contributor to a local district is required. Any alterations or development that compromise the integrity of such contributors should be thoroughly evaluated to uphold the essence of our neighborhood's past.

Another serious concern is the potential impact of fumes from the proposed parking structure on nearby residents. The proposal's inclusion of a two-story above-ground parking garage just a few feet from neighboring residential windows raises alarms about air quality and public health. Ensuring proper ventilation systems and analyzing potential health risks are essential steps to address this issue and guarantee the safety and well-being of residents in the vicinity.

Furthermore, the proposal's intention to seek multiple waivers of various zoning requirements under the guise of a "Categorical Exemption" is deeply problematic. Such exemptions should not be exploited to sidestep zoning regulations that are in place to ensure responsible development and protect the interests of the community. Comprehensive adherence to zoning requirements is necessary for maintaining a balanced and harmonious urban environment.

Equally concerning is the lack of open space and the removal of existing mature street trees. Our community thrives when there is a balance between built-up areas and natural green spaces. The absence of new trees and the removal of the current mature street tree not only contribute to environmental degradation but also undermine the aesthetic appeal and overall quality of life for residents.

Finally, I would like to emphasize that my opposition to the proposed development at 1848 S. Gramercy is not a blanket objection to new and denser housing within our neighborhood. I have consistently supported other well-designed developments, such as the Gramercy Place Apartments situated across the street at 2375 W Washington Blvd, Los Angeles, CA 90018. It is important to clarify that my concerns are specific to this particular development, driven by the outlined health, safety, and design issues.

In conclusion, I urge you to carefully consider the concerns I have raised regarding the development at 1848 S. Gramercy. As responsible stewards of our community, it is our collective duty to ensure that any development aligns with the principles of environmental sustainability, historical preservation, and public well-being. I respectfully request that the proposed project undergoes a comprehensive and transparent CEQA review process, taking into account the issues I have highlighted.

Thank you for your attention and consideration of these crucial matters. Your dedication to making informed decisions that positively shape our neighborhood's future is greatly appreciated.

Sincerely,

Alex Jaspersen