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**Public Comments Not Uploaded Stop Giveaways to Hotel Developers, Like 2005 James M Wood (18-1242) AND 639 S. La Brea Ave (ZA-2019-1744 - 639)**25 messages

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**From:** Jerry FitzGerald <info@email.actionnetwork.org>  
**To:** clerk.plumcommittee@lacity.org, clerk.cps@lacity.org  
**At:** Mon, Oct 26, 2020 at 12:32 PM

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PLUM Committee Members,

In the midst of record low hotel occupancy and looming evictions, the City of Los Angeles continues to twist the plain meanings of its municipal code to benefit hotel developers instead of building the affordable housing Angelenos desperately need. Please oppose the Wilshire La Brea and [2005 James M Wood](#) Projects and ensure we build the housing we desperately need. The projects twist the definitions in the following ways:

At the Venice Place hotel project, the Planning Department said that hotels are residential uses. On that basis, it supports the 78-unit Venice Place hotel project with only four apartments. The Department says it is "predominately residential," although the hotel rooms have no kitchens or kitchenettes and are not intended for long term stays. So too, the Planning Department recommended approving several zoning concessions intended for housing projects, not large commercial developments like the Venice Place project.

At the Wilshire La Brea project, represented by the same developer agent as Venice, the City is allowing the use of the Transit Oriented Communities incentives meant to produce affordable housing, to build a project with more hotel rooms than long term housing! Despite its ruling on Venice Place, where it said hotels are residential, the City Planning Department said the project's hotel rooms do not count against a 200 residential unit limit because hotel rooms without kitchens are not "residential units" in order to grant it expedited environmental review.

At the 2005 James Wood hotel project, the developer is proposing an 100 unit hotel that will have kitchenettes targeting extended-stay customers. While the City Planning Commission acknowledged that the project as a "hybrid" between residential/commercial uses and functionally the same as a dwelling unit, it refused to apply Measure JJJ affordable housing requirements for residential dwelling unit projects.

Please stand up for housing and demand that our City rules be followed.

Oppose these projects unless they create the mixed-use and housing projects we truly need.

Jerry FitzGerald  
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[Los Angeles, California 90057](#)

**From:** Polly Geller <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**To:** [clerk.plumcommittee@lacity.org](mailto:clerk.plumcommittee@lacity.org), [clerk.cps@lacity.org](mailto:clerk.cps@lacity.org)  
**At:** Mon, Oct 26, 2020 at 12:48 PM

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Polly Geller  
[pollyegeller@gmail.com](mailto:pollyegeller@gmail.com)  
2832 Griffin Avenue  
[Los Angeles, California 90031](#)

To: clerk.plumcommittee@lacity.org, clerk.cps@lacity.org

At: Mon, Oct 26, 2020 at 12:50 PM

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Stephanie Mitana

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221 N Avenue 52 Apt 10

[Los Angeles, California](#) 900420

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From: alexissoto@mac.com <info@email.actionnetwork.org>

To: clerk.plumcomm. <clerk.plumcommittee@lacity.org>, clerk.cps <clerk.cps@lacity.org>

At: Mon, Oct 26, 2020 at 12:52 PM

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alexissoto@mac.com 5032 Aldama St Los angeles, California 90042

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**From:** will.brunker@gmail.com <info@email.actionnetwork.org>  
**To:** clerk.plumcomm. <clerk.plumcommittee@lacity.org>, clerk.cps <clerk.cps@lacity.org>  
**At:** Mon, Oct 26, 2020 at 12:56 PM

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**From:** Jonathan Rodgers <info@email.actionnetwork.org>  
**To:** clerk.plumcommittee@lacity.org, clerk.cps@lacity.org  
**At:** Mon, Oct 26, 2020 at 12:57 PM

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Jonathan Rodgers  
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4906 Hub Street  
[Los Angeles, California 90042](#)



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**From:** Kathryn Eyler <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**To:** [clerk.plumcommittee@lacity.org](mailto:clerk.plumcommittee@lacity.org), [clerk.cps@lacity.org](mailto:clerk.cps@lacity.org)  
**At:** Mon, Oct 26, 2020 at 1:00 PM

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Kathryn Eyler  
[kjeyler@gmail.com](mailto:kjeyler@gmail.com)  
208 Mt Washington Dr  
[Los Angeles, California 90065](#)

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**From:** Chip Phillips <info@email.actionnetwork.org>  
**To:** clerk.plumcomm. <clerk.plumcommittee@lacity.org>, clerk.cps <clerk.cps@lacity.org>  
**At:** Mon, Oct 26, 2020 at 1:04 PM

Chip Phillips chipphillips5@gmail.com 3069 Knob Dr Los Angeles, California 90065

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**From:** Rebecca Lieb <info@email.actionnetwork.org>  
**To:** clerk.plumcomm. <clerk.plumcommittee@lacity.org>, clerk.cps <clerk.cps@lacity.org>  
**At:** Mon, Oct 26, 2020 at 1:05 PM

Rebecca Lieb lieb.rebecca@gmail.com 633 Fred Snow Rd Becket, Massachusetts 01223

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**From:** Sam Wohl <info@email.actionnetwork.org>  
**To:** clerk.plumcomm. <clerk.plumcommittee@lacity.org>, clerk.cps <clerk.cps@lacity.org>  
**At:** Mon, Oct 26, 2020 at 1:06 PM

Sam Wohl samwohl@gmail.com 4514 homer st Los Angeles , California 90031

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**From:** Lauren Batten <info@email.actionnetwork.org>  
**To:** clerk.plumcomm. <clerk.plumcommittee@lacity.org>, clerk.cps <clerk.cps@lacity.org>  
**At:** Mon, Oct 26, 2020 at 1:08 PM

Lauren Batten lbatten@gmail.com 725 S. Bixel St. Los Angeles, California 90017

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**From:** Joe Ventress <info@email.actionnetwork.org>  
**To:** clerk.plumcommittee@lacity.org, clerk.cps@lacity.org  
**At:** Mon, Oct 26, 2020 at 1:30 PM

PLUM Committee Members,

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Joe Ventress

[jrventress@gmail.com](mailto:jrventress@gmail.com)

2712 North Broadway - Rear Building

Lincoln Heights, California 90031

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**From:** Tamra Cunningham <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>

**To:** clerk.plumcomm. <[clerk.plumcommittee@lacity.org](mailto:clerk.plumcommittee@lacity.org)>, clerk.cps <[clerk.cps@lacity.org](mailto:clerk.cps@lacity.org)>

**At:** Mon, Oct 26, 2020 at 1:33 PM

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Tamra Cunningham [orm356@yahoo.com](mailto:orm356@yahoo.com) 3711 Baldwin St

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**From:** Laura Stinger <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>

**To:** clerk.plumcommittee@lacity.org, clerk.cps@lacity.org

**At:** Mon, Oct 26, 2020 at 1:58 PM

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PLUM Committee Members,

You need to take real action to make truly affordable housing, not give hotels their own set of rules regarding kitchens, environmental standards and breaks in the affordable housing requirements. We need housing not hotels. After so much corruption in city council isn't it time for our representatives to fight for our BASIC NEEDS AS ANGELENOS?

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Laura Stinger

[mess.411@gmail.com](mailto:mess.411@gmail.com)

580 crane blvd

[Los Angeles , California 90065](#)

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**From:** Abraham Aguado <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**To:** [clerk.plumcommittee@lacity.org](mailto:clerk.plumcommittee@lacity.org), [clerk.cps@lacity.org](mailto:clerk.cps@lacity.org)  
**At:** Mon, Oct 26, 2020 at 2:21 PM

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Please stand up for housing and demand that our City rules be followed- oppose the [2005 James M Wood](#) and Wilshire / La Brea projects.

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En medio de una de las mas bajas ocupaciones hoteleras y los desalojos que se avecinan, la ciudad de Los Ángeles continúa torciendo el significado mas simple de su código municipal para beneficiar a los desarrolladores de hoteles en lugar de construir las viviendas accesibles que los angelinos necesitan desesperadamente. Por favor opóngase a los proyectos Venice Place, Wilshire La Brea y [James M Wood 2005](#) y asegúrese de que construyamos las viviendas que necesitamos desesperadamente. El proyecto modifica las definiciones de las siguientes maneras:

- En el proyecto del hotel Venice Place, el Departamento de Planificación dijo que los hoteles son de uso residencial. Sobre esa base, apoya el proyecto del hotel Venice Place de 78 unidades con solo cuatro apartamentos. La Comisión dijo que era "predominantemente residencial", aunque las habitaciones del hotel no tienen cocinas ni cocinas pequeñas y no están diseñadas para estadias prolongadas. Asimismo, la Comisión aprobó varias concesiones de zonificación que estaban destinadas a proyectos de vivienda, no a grandes desarrollos comerciales como el proyecto Venice Place.
- En el proyecto Wilshire La Brea, representado por el mismo agente de desarrollo que Venecia, la Ciudad está permitiendo el uso de incentivos de Comunidades Orientadas al Tránsito destinados a producir viviendas accesibles, para construir un proyecto con más habitaciones de hotel que viviendas a largo plazo. A pesar de su fallo sobre el proyecto de Venice Place, donde se dijo que los hoteles son residenciales, el Departamento de Planificación de la Ciudad dijo que las habitaciones de hotel del proyecto no cuentan para el límite de 200 unidades residenciales porque las habitaciones de hotel sin cocina no son "unidades residenciales" para otorgarle una revisión acelerada de las condiciones ambientales.

- En el proyecto del hotel localizado en el 2005 de James Wood, el desarrollador propone un hotel de 100 unidades que tendrá cocinas básicas destinadas a los clientes de estadias prolongadas. Si bien la Comisión de Planificación de la Ciudad reconoció que el proyecto era un "híbrido" entre usos residenciales / comerciales y funcionalmente lo mismo que una unidad de vivienda y se negó a aplicar los requisitos de vivienda accesible de la Medida JJJ para proyectos de unidades de vivienda residencial.

Por favor defienda la vivienda y exija que se sigan las reglas de nuestra ciudad. Opongámonos a estos proyectos a menos que construyan las viviendas que realmente necesitamos.

Abraham Aguado

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812 s Grandview st ap 1

Los Angeles CA, California 90057

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**From:** Karina Siguenas <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**To:** [clerk.plumcommittee@lacity.org](mailto:clerk.plumcommittee@lacity.org), [clerk.cps@lacity.org](mailto:clerk.cps@lacity.org)  
**At:** Mon, Oct 26, 2020 at 2:25 PM

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Karina Siguenas

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[Los Angeles , California 90029](#)

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**From:** Gloria Garcia <info@email.actionnetwork.org>  
**To:** clerk.plumcommittee@lacity.org, clerk.cps@lacity.org  
**At:** Mon, Oct 26, 2020 at 2:51 PM

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- En el proyecto Wilshire La Brea, representado por el mismo agente de desarrollo que Venecia, la Ciudad está permitiendo el uso de incentivos de Comunidades Orientadas al Tránsito destinados a producir viviendas accesibles, para construir un proyecto con más habitaciones de hotel que viviendas a largo plazo. A pesar de su fallo sobre el proyecto de Venice Place, donde se dijo que los hoteles son residenciales, el Departamento de Planificación de la Ciudad dijo que las habitaciones de hotel del proyecto no cuentan para el límite de 200 unidades residenciales porque las habitaciones de hotel sin cocina no son "unidades residenciales" para otorgarle una revisión acelerada de las condiciones ambientales.
- En el proyecto del hotel localizado en el 2005 de James Wood, el desarrollador propone un hotel de 100 unidades que tendrá cocinas básicas destinadas a los clientes de estadias prolongadas. Si bien la Comisión de Planificación de la Ciudad reconoció que el proyecto era un "híbrido" entre usos residenciales / comerciales y funcionalmente lo mismo que una unidad de vivienda y se negó a aplicar los requisitos de vivienda accesible de la Medida JJJ para proyectos de unidades de vivienda residencial.

Por favor defienda la vivienda y exija que se sigan las reglas de nuestra ciudad. Opongámonos a estos proyectos a menos que construyan las viviendas que realmente necesitamos.

Gloria Garcia

[aleyam1016@gmail.com](mailto:aleyam1016@gmail.com)

303 S. Avenue 57 #9

[Los Angeles, California 90042](#)

17 / 25

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**From:** Brenna Jones-Higgins <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**To:** [clerk.plumcommittee@lacity.org](mailto:clerk.plumcommittee@lacity.org), [clerk.cps@lacity.org](mailto:clerk.cps@lacity.org)  
**At:** Mon, Oct 26, 2020 at 3:32 PM

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PLUM Committee Members,

In the midst of record low hotel occupancy and looming evictions, the City of Los Angeles continues to twist the plain meanings of its municipal code to benefit hotel developers instead of

building the affordable housing Angelenos desperately need. Please oppose the Wilshire La Brea and [2005 James M Wood](#) Projects and ensure we build the housing we desperately need.

The projects twist the definitions in the following ways:

At the Venice Place hotel project, the Planning Department said that hotels are residential uses. On that basis, it supports the 78-unit Venice Place hotel project with only four apartments. The Department says it is "predominately residential," although the hotel rooms have no kitchens or kitchenettes and are not intended for long term stays. So too, the Planning Department recommended approving several zoning concessions intended for housing projects, not large commercial developments like the Venice Place project.

At the Wilshire La Brea project, represented by the same developer agent as Venice, the City is allowing the use of the Transit Oriented Communities incentives meant to produce affordable housing, to build a project with more hotel rooms than long term housing! Despite its ruling on Venice Place, where it said hotels are residential, the City Planning Department said the project's hotel rooms do not count against a 200 residential unit limit because hotel rooms without kitchens are not "residential units" in order to grant it expedited environmental review.

At the 2005 James Wood hotel project, the developer is proposing an 100 unit hotel that will have kitchenettes targeting extended-stay customers. While the City Planning Commission acknowledged that the project as a "hybrid" between residential/commercial uses and functionally the same as a dwelling unit, it refused to apply Measure JJJ affordable housing requirements for residential dwelling unit projects.

Please stand up for housing and demand that our City rules be followed.

Oppose these projects unless they create the mixed-use and housing projects we truly need.

Brenna Jones-Higgins

[brennaljh@icloud.com](mailto:brennaljh@icloud.com)

2121 W 11th St, 311

Los Angeles, California 90006

18 / 25

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**From:** Allison Rubinfeld <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>

**To:** [clerk.plumcommittee@lacity.org](mailto:clerk.plumcommittee@lacity.org), [clerk.cps@lacity.org](mailto:clerk.cps@lacity.org)

**At:** Mon, Oct 26, 2020 at 3:36 PM

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PLUM Committee Members,

In the midst of record low hotel occupancy and looming evictions, the City of Los Angeles continues to twist the plain meanings of its municipal code to benefit hotel developers instead of building the affordable housing Angelenos desperately need. Please oppose the Wilshire La Brea and [2005 James M Wood](#) Projects and ensure we build the housing we desperately need.

The projects twist the definitions in the following ways:

At the Venice Place hotel project, the Planning Department said that hotels are residential uses. On that basis, it supports the 78-unit Venice Place hotel project with only four apartments. The Department says it is "predominately residential," although the hotel rooms have no kitchens or kitchenettes and are not intended for long term stays. So too, the Planning Department recommended approving several zoning concessions intended for housing projects, not large commercial developments like the Venice Place project.

At the Wilshire La Brea project, represented by the same developer agent as Venice, the City is allowing the use of the Transit Oriented Communities incentives meant to produce affordable housing, to build a project with more hotel rooms than long term housing! Despite its ruling on Venice Place, where it said hotels are residential, the City Planning Department said the project's hotel rooms do not count against a 200 residential unit limit because hotel rooms without kitchens are not "residential units" in order to grant it expedited environmental review.

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Please stand up for housing and demand that our City rules be followed.

Oppose these projects unless they create the mixed-use and housing projects we truly need.

Allison Rubinfeld

[ali.rubinfeld@gmail.com](mailto:ali.rubinfeld@gmail.com)

628 Solano Ave

[Los Angeles, California 90012](#)

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19 / 25

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**From:** Tatiana Cardenas <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>

**To:** clerk.plumcomm. <[clerk.plumcommittee@lacity.org](mailto:clerk.plumcommittee@lacity.org)>, clerk.cps <[clerk.cps@lacity.org](mailto:clerk.cps@lacity.org)>

**At:** Mon, Oct 26, 2020 at 4:55 PM

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Tatiana Cardenas [tatiscm2@gmail.com](mailto:tatiscm2@gmail.com) 660 Amador St Los Angeles, California 90012

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20 / 25

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**From:** Trevor Byrne <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>

**To:** clerk.plumcommittee@lacity.org, clerk.cps@lacity.org

**At:** Mon, Oct 26, 2020 at 5:21 PM

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PLUM Committee Members,

In the midst of record low hotel occupancy and looming evictions, the City of Los Angeles continues to twist the plain meanings of its municipal code to benefit hotel developers instead of building the affordable housing Angelenos desperately need. Please oppose the Wilshire La Brea and [2005 James M Wood](#) Projects and ensure we build the housing we desperately need. The projects twist the definitions in the following ways:

At the Venice Place hotel project, the Planning Department said that hotels are residential uses. On that basis, it supports the 78-unit Venice Place hotel project with only four apartments. The Department says it is "predominately residential," although the hotel rooms have no kitchens or kitchenettes and are not intended for long term stays. So too, the Planning Department recommended approving several zoning concessions intended for housing projects, not large commercial developments like the Venice Place project.

At the Wilshire La Brea project, represented by the same developer agent as Venice, the City is allowing the use of the Transit Oriented Communities incentives meant to produce affordable housing, to build a project with more hotel rooms than long term housing! Despite its ruling on Venice Place, where it said hotels are residential, the City Planning Department said the project's hotel rooms do not count against a 200 residential unit limit because hotel rooms without kitchens are not "residential units" in order to grant it expedited environmental review.

At the 2005 James Wood hotel project, the developer is proposing an 100 unit hotel that will have kitchenettes targeting extended-stay customers. While the City Planning Commission acknowledged that the project as a "hybrid" between residential/commercial uses and functionally the same as a dwelling unit, it refused to apply Measure JJJ affordable housing requirements for residential dwelling unit projects.

Please stand up for housing and demand that our City rules be followed.

Oppose these projects unless they create the mixed-use and housing projects we truly need.

Trevor Byrne

[trevor.d.byrne@gmail.com](mailto:trevor.d.byrne@gmail.com)

5917 Piedmont Ave.

[Los Angeles, California 90042](#)

21 / 25

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**From:** Kendall Mayhew <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**To:** [clerk.plumcommittee@lacity.org](mailto:clerk.plumcommittee@lacity.org), [clerk.cps@lacity.org](mailto:clerk.cps@lacity.org)  
**At:** Mon, Oct 26, 2020 at 6:58 PM

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PLUM Committee Members,

In the midst of record low hotel occupancy and looming evictions, the City of Los Angeles continues to twist the plain meanings of its municipal code to benefit hotel developers instead of building the affordable housing Angelenos desperately need. Please oppose the Wilshire La



Brea and [2005 James M Wood](#) Projects and ensure we build the housing we desperately need. The projects twist the definitions in the following ways:

At the Venice Place hotel project, the Planning Department said that hotels are residential uses. On that basis, it supports the 78-unit Venice Place hotel project with only four apartments. The Department says it is “predominately residential,” although the hotel rooms have no kitchens or kitchenettes and are not intended for long term stays. So too, the Planning Department recommended approving several zoning concessions intended for housing projects, not large commercial developments like the Venice Place project.

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At the 2005 James Wood hotel project, the developer is proposing an 100 unit hotel that will have kitchenettes targeting extended-stay customers. While the City Planning Commission acknowledged that the project as a “hybrid” between residential/commercial uses and functionally the same as a dwelling unit, it refused to apply Measure JJJ affordable housing requirements for residential dwelling unit projects.

Please stand up for housing and demand that our City rules be followed.

Oppose these projects unless they create the mixed-use and housing projects we truly need.

Kendall Mayhew

[kendall.mayhew@gmail.com](mailto:kendall.mayhew@gmail.com)

4316 Edenhurst Ave., Apt. 4

[LOS ANGELES, California 90039-1263](#)

22 / 25

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**From:** Samantha Monarch <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>

**To:** [clerk.plumcommittee@lacity.org](mailto:clerk.plumcommittee@lacity.org), [clerk.cps@lacity.org](mailto:clerk.cps@lacity.org)

**At:** Mon, Oct 26, 2020 at 7:01 PM

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PLUM Committee Members,

In the midst of record low hotel occupancy and looming evictions, the City of Los Angeles continues to twist the plain meanings of its municipal code to benefit hotel developers instead of building the affordable housing Angelenos desperately need. Please oppose the Wilshire La Brea and [2005 James M Wood](#) Projects and ensure we build the housing we desperately need. The projects twist the definitions in the following ways:

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On that basis, it supports the 78-unit Venice Place hotel project with only four apartments. The Department says it is “predominately residential,” although the hotel rooms have no kitchens or kitchenettes and are not intended for long term stays. So too, the Planning Department recommended approving several zoning concessions intended for housing projects, not large commercial developments like the Venice Place project.

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Oppose these projects unless they create the mixed-use and housing projects we truly need.

Samantha Monarch

[crackinyoureye@gmail.com](mailto:crackinyoureye@gmail.com)

2558 Glen Green St

[Los Angeles, California 90068](#)

23 / 25

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**From:** Kendall Kaufmann <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>

**To:** [clerk.plumcommittee@lacity.org](mailto:clerk.plumcommittee@lacity.org), [clerk.cps@lacity.org](mailto:clerk.cps@lacity.org)

**At:** Mon, Oct 26, 2020 at 9:40 PM

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PLUM Committee Members,

In the midst of record low hotel occupancy and looming evictions, the City of Los Angeles continues to twist the plain meanings of its municipal code to benefit hotel developers instead of building the affordable housing Angelenos desperately need. Please oppose the Wilshire La Brea and [2005 James M Wood](#) Projects and ensure we build the housing we desperately need.

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recommended approving several zoning concessions intended for housing projects, not large commercial developments like the Venice Place project.

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Please stand up for housing and demand that our City rules be followed.

Oppose these projects unless they create the mixed-use and housing projects we truly need.

Kendall Kaufmann

[kendall.kaufmann@gmail.com](mailto:kendall.kaufmann@gmail.com)

11024 strathmore dr

[Los Angeles, California 90024](#)

24 / 25

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**From:** Brittni Johnson <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**To:** [clerk.plumcommittee@lacity.org](mailto:clerk.plumcommittee@lacity.org), [clerk.cps@lacity.org](mailto:clerk.cps@lacity.org)  
**At:** Tue, Oct 27, 2020 at 12:11 AM

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PLUM Committee Members,

In the midst of record low hotel occupancy and looming evictions, the City of Los Angeles continues to twist the plain meanings of its municipal code to benefit hotel developers instead of building the affordable housing Angelenos desperately need. Please oppose the Wilshire La Brea and [2005 James M Wood](#) Projects and ensure we build the housing we desperately need. The projects twist the definitions in the following ways:

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At the Wilshire La Brea project, represented by the same developer agent as Venice, the City is

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Please stand up for housing and demand that our City rules be followed.

Oppose these projects unless they create the mixed-use and housing projects we truly need.

Brittni Johnson

[britt\\_johnson7@yahoo.com](mailto:britt_johnson7@yahoo.com)

8394 kentland ave

[West hills, California 91304](#)



## Public Comments Not Uploaded Stop Giveaways to Hotel Developers, Like 2005 James M Wood (18-1242) AND 639 S. La Brea Ave (ZA-2019-1744 - 639)

1 message

**From:** pedro guerrero <guerrero821@att.net>  
**To:** clerk.plumcommittee@lacity.org, clerk.cps@lacity.org  
**At:** Mon, Oct 26, 2020 at 2:32 PM

PLUM Committee Members,

In the midst of record low hotel occupancy and looming evictions, the City of Los Angeles continues to twist the plain meanings of its municipal code to benefit hotel developers instead of building the affordable housing Angelenos desperately need. Please oppose the Wilshire La Brea and [2005 James M Wood](#) Projects and ensure we build the housing we desperately need. The projects twist the definitions in the following ways:

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Please stand up for housing and demand that our City rules be followed- oppose the [2005 James M Wood](#) and Wilshire / La Brea projects.

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En medio de una de las mas bajas ocupaciones hoteleras y los desalojos que se avecinan, la ciudad de Los Angeles continúa torciendo el significado mas simple de su código municipal para beneficiar a los desarrolladores de hoteles en lugar de construir las viviendas accesibles que los angelinos necesitan desesperadamente. Por favor opóngase a los proyectos Venice Place, Wilshire La Brea y [James M Wood 2005](#) y asegúrese de que construyamos las viviendas que necesitamos desesperadamente. El proyecto modifica las definiciones de las siguientes maneras:

- En el proyecto del hotel Venice Place, el Departamento de Planificación dijo que los hoteles son de uso residencial. Sobre esa base, apoya el proyecto del hotel Venice Place de 78

unidades con solo cuatro apartamentos. La Comisión dijo que era "predominantemente residencial", aunque las habitaciones del hotel no tienen cocinas ni cocinas pequeñas y no están diseñadas para estadías prolongadas. Asimismo, la Comisión aprobó varias concesiones de zonificación que estaban destinadas a proyectos de vivienda, no a grandes desarrollos comerciales como el proyecto Venice Place.

- En el proyecto Wilshire La Brea, representado por el mismo agente de desarrollo que Venecia, la Ciudad está permitiendo el uso de incentivos de Comunidades Orientadas al Tránsito destinados a producir viviendas accesibles, para construir un proyecto con más habitaciones de hotel que viviendas a largo plazo. A pesar de su fallo sobre el proyecto de Venice Place, donde se dijo que los hoteles son residenciales, el Departamento de Planificación de la Ciudad dijo que las habitaciones de hotel del proyecto no cuentan para el límite de 200 unidades residenciales porque las habitaciones de hotel sin cocina no son "unidades residenciales" para otorgarle una revisión acelerada de las condiciones ambientales.
- En el proyecto del hotel localizado en el 2005 de James Wood, el desarrollador propone un hotel de 100 unidades que tendrá cocinas básicas destinadas a los clientes de estadías prolongadas. Si bien la Comisión de Planificación de la Ciudad reconoció que el proyecto era un "híbrido" entre usos residenciales / comerciales y funcionalmente lo mismo que una unidad de vivienda y se negó a aplicar los requisitos de vivienda accesible de la Medida JJJ para proyectos de unidades de vivienda residencial.

Por favor defienda la vivienda y exija que se sigan las reglas de nuestra ciudad. Opongámonos a estos proyectos a menos que construyan las viviendas que realmente necesitamos.

pedro guerrero  
[guerrero821@att.net](mailto:guerrero821@att.net)  
1135 S Westmoreland Ave  
LOS Angeles, California 90006

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**Public Comments Not Uploaded Prioritize Housing**1 message

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**From:** Cherith Zanghi <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**To:** [clerk.plumcommittee@lacity.org](mailto:clerk.plumcommittee@lacity.org), [clerk.cps@lacity.org](mailto:clerk.cps@lacity.org)  
**At:** Mon, Oct 26, 2020 at 1:17 PM

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PLUM Committee Members,

As my neighborhood fights illegal evictions and struggles to compel City Hall to enforce the law, as thousands of homeless suffer on the street every night, our “leaders” do their best to twist the meaning of our municipal code to benefit hotel developers instead of building the affordable housing Angelenos desperately need and have supported over and over. OPPOSE the Wilshire La Brea and [2005 James M Wood](#) Projects and ensure we build the housing we desperately need and demand. Problems with these projects:

At the Venice Place hotel project, the Planning Department said that hotels are for residential use. On that basis, it supports the 78-unit Venice Place hotel project with ONLY FOUR apartments. The Department says it is “predominately residential,” despite the hotel rooms having no kitchens or kitchenettes, and not being intended for long term stays. The Planning Department recommended approving several zoning concessions intended for housing projects, NOT large commercial developments like the Venice Place project.

At the Wilshire La Brea project, represented by the same developer agent as Venice, the City is allowing the use of the Transit Oriented Communities incentives meant to produce affordable housing, to build a project with more hotel rooms than long term housing! Despite its ruling on Venice Place, where it said hotels are residential, the City Planning Department said the project’s hotel rooms do not count against a 200 residential unit limit because hotel rooms without kitchens are not “residential units” in order to grant it expedited environmental review.

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As Angelenos’ mistrust for City Hall mounts, due to constant racketeering, broken promises (Measure H), and a major lack of promised affordable housing, stand up for housing and demand that our City rules be followed.

Oppose these projects unless they create the mixed-use and housing projects we truly need.

Cherith Zanghi  
[figure\\_skate\\_star22@hotmail.com](mailto:figure_skate_star22@hotmail.com)  
837 N Broadway, #4  
[Los Angeles, California 90012](#)

