

## Communication from Public

**Name:** Lynn Stransky

**Date Submitted:** 11/17/2020 02:29 PM

**Council File No:** 20-0894

**Comments for Public Posting:** As it exists in its current proposal, this project and its leaders Jamison Properties are detrimental to the wellbeing of Koreatown for three key reasons: 1) the project lacks affordable housing accessible to those earning the median income of current Koreatown residents; 2) the developers have failed to produce an EIR for this project, despite its location within 100 feet of the Robert F. Kennedy Community Schools; and 3) community support for this project is dubious at best, with a trail of corruption traceable to campaign contributions made to Herb Wesson by Jamison Properties and their managers and potential corruption on our own neighborhood council. Firstly, the luxury condo units proposed by this project would be wholly unaffordable to existing Koreatown residents whose median income is around \$30,000 annually. In response to pleas from the project site's neighbors to include affordable housing as outlined in Measure JJJ's Transit Orient Communities guidelines, the developers conceded to an allowance of 32 units for moderate income tenants. LA County income limits set moderate income earnings at \$64,900 - more than twice the median income of Koreatown residents. This minimal concession exemplifies Jamison's continued disregard for the wellbeing of existing Koreatown residents. While this particular development might not cause immediate displacement, it will drive out existing neighbors through noise pollution, air pollution, and diminished parking availability, while doing little to improve the neighborhood or help its residents. When a neighborhood is gentrified by unhumanitarian developers, even generous landlords are tempted to charge tenants more money to rent out the same property; and, too often, existing residents are pushed out in hopes of securing higher paying tenants. We've seen this happen in Highland Park and Echo Park already. With a population consisting of 53.5% Latinx and 32.2% Asian people, we hope that Koreatown is not the next neighborhood to fall victim. Secondly, this construction project is expected to span a minimum of four years next to Robert F. Kennedy Community Schools, subjecting nearby students to noise pollution, air pollution, and additional crowding. These effects should be further investigated in an EIR but City Council has not required this from the developer. Surely, a project spanning nearly half a city block should be required to more deeply consider how it

might affect neighbors. Not only will students will be negatively affected by distracting noise, but they will be subjected to additional air pollution from construction equipment, which may result in negative health impacts such as worsening asthma, heart and lung disease, and even cancer. With over 90 developments sites already sitting in Koreatown's boundaries, its residents certainly do not need more adverse health impacts. Furthermore, existing luxury units in Koreatown sit empty, struggling to attract tenants, while more and more units continue to be erected. Lastly, unfortunately, it seems that City Council and the PLUM Committee have been too eager to push development projects through the pipeline. It is widely known that the FBI launched investigation into collusion between city officials and developers. This project had been previously approved by WCKNC's PLUM Committee whose former chair person Kevin Brunke held an undisclosed conflict of interest as an Airbnb employee. Meanwhile, WCKNC Business Representative Bill Robinson had worked as a consultant for Jamison Properties and other developers while continuing to vote on development projects at General Board meetings. It is LA City Council's responsibility to ask for better for its residents. Please require that Jamison Properties complete a full Environmental Impact Report and fully adhere to Measure JJJ's TOC program guidelines for affordable housing.

## Communication from Public

**Name:** Karrie Ann Melendrez

**Date Submitted:** 11/14/2020 01:59 PM

**Council File No:** 20-0894

**Comments for Public Posting:** Jamison and their top managers contributed over \$11K to just one of Herb Wesson's runs for CD10. They use their power and money to the detriment of the surrounding humans. Jamison is not a good citizen and they do not want you to do anything but cash their checks and approve their plans. I challenge this board to stand up and do the right thing for the City and Koreatown.

## Communication from Public

**Name:** Kristen Cunningham

**Date Submitted:** 11/18/2020 12:01 PM

**Council File No:** 20-0894

**Comments for Public Posting:** Koreatown doesn't need more luxury apartments! This will cause more traffic and lead to less parking. Also it displaces residents price point wise. Please don't approve this.

## Communication from Public

**Name:**

**Date Submitted:** 11/18/2020 12:04 PM

**Council File No:** 20-0894

**Comments for Public Posting:** I did not see my document with all the photos attached illustrating Jamision's flagrant neglect of their existing properties.  
Resending...

Liberty Park (Serrano/Wilshire) City Historical Monument



678 S Ardmore/Wilshire Construction (Alan Park has assured WCKNC that Jamison keeps their construction sites clean and walkable)



3440 Wilshire Parking Lot (7<sup>th</sup> Ave side)

Graffiti, Feces, Urine on a daily basis only cleaned on a monthly or every other month basis.



## Communication from Public

**Name:** Gio Galarza

**Date Submitted:** 11/18/2020 03:54 PM


**Council File No:** 20-0894


**Comments for Public Posting:** My name is Geovanny Galarza and I am the founder of the I Love Homeless L.A. Foundation in support of the unhoused people of this city. Our mission is to feed and heal our unhoused population and eventually reintegrate them into society. Because of the avenues we pursue in this undertaking, we support the Central Plaza Project at 3440 Wilshire Boulevard. We support this project because it provides economic and employment benefits to Angelenos who so desperately need both in times like these. We are heartened by the fact that the Applicant worked with us on this Project and exhibited their willingness to hear our concerns and respond to them. In this case, the Applicant has made steadfast commitments that will ensure the employment of local workers, maintain area wage and benefit standards, and will support local workforce training and development. The commitments made by this Applicant meet our requirements for economic, developmental, and environmental standards. We are of the belief that the overall Project design is consistent with the highest standards of safe, environmentally-friendly, and sustainable development. We find immense value in this project as residents of the City. For these reasons, we respectfully request your approval of the Project. Thank you for your consideration.





Gio Galarza

 (213)949-7768

 giogalarza711@gmail.com

 @ILoveHomelessLA

Marqueece Harris-Dawson  
City of Los Angeles  
Planning and Land Use Management Committee  
200 North Spring Street, Room 1010  
Los Angeles, CA 90012

Re: Letter of Support for The Central Plaza  
3440 W Wilshire Blvd. Los Angeles, CA 90010

Case Nos. CPC-2016-3692-VZC-MCUP-SP, VTT-74602, ENV-2016-3693-MND

Dear Mr. Harris-Dawson,

My name is Geovanny Galarza and I am the founder of the I Love Homeless L.A. Foundation in support of the unhoused people of this city. Our mission is to feed and heal our unhoused population and eventually reintegrate them into society. Because of the avenues we pursue in this undertaking, we support the Central Plaza Project at 3440 Wilshire Boulevard.

We support this project because it provides economic and employment benefits to Angelenos who so desperately need both in times like these. We are enheartened by the fact that the Applicant worked with us on this Project and exhibited their willingness to hear our concerns and respond to them.

In this case, the Applicant has made steadfast commitments that will ensure the employment of local workers, maintain area wage and benefit standards, and will support local workforce training and development. The commitments made by this Applicant meet our requirements for economic, developmental, and environmental standards.

We are of the belief that the overall Project design is consistent with the highest standards of safe, environmentally-friendly, and sustainable development. We find immense value in this project as residents of the City. For these reasons, we respectfully request your approval of the Project.

Thank you for your consideration.

Sincerely,

Gio Galarza  
Founder  
I Love Homeless L.A. Foundation

## Communication from Public

**Name:**

**Date Submitted:** 11/18/2020 05:16 PM

**Council File No:** 20-0894

**Comments for Public Posting:** This document was submitted 11/17 and 11/18 on this website and has not been uploaded as of yet. Also emailed to: Iris Wan clerk.publiccomment@lacity.org, Leyla Campos , Rita Moreno , Deborah Kahen

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## Communication from Public

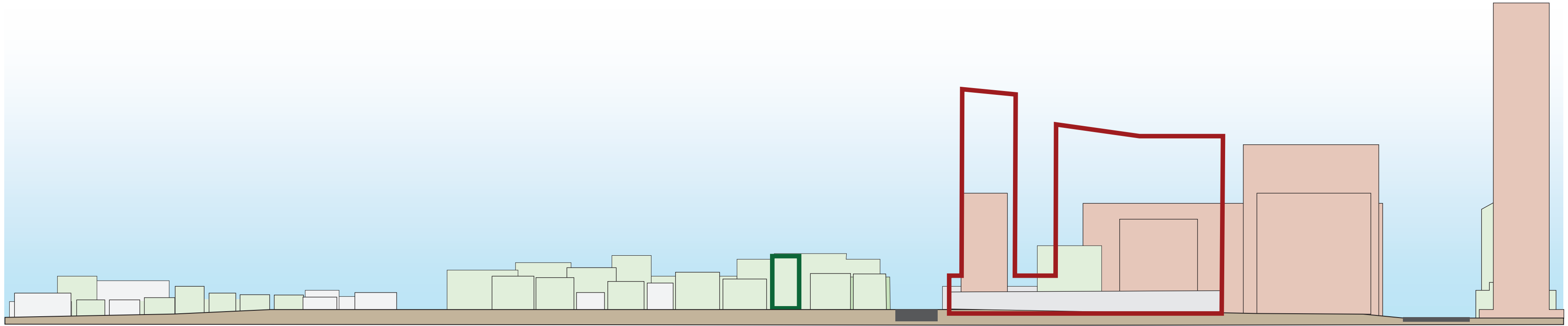
**Name:** Katelyn R Scanlan

**Date Submitted:** 11/18/2020 10:53 PM

**Council File No:** 20-0894

**Comments for Public Posting:** The attached should be shown while the appellant named above is speaking. Thank you.

# TWO JAMISON PROPOSALS - ALTERNATE REALITIES



## 715 S. Mariposa Project, 2020

MORE CLOSELY RESPECTS UNIQUE HISTORIC CONTEXT

LESS DISRUPTIVE & INVASIVE

MEASURE JJJ COMPLIANT

SHOWS DEVELOPER'S WILLINGNESS & ABILITY TO ADAPT DESIGN  
TO ADDRESS CLIMATE, HEALTH & SOCIAL CONCERNS

**Approve Projects which build a more equitable LA!**

## 3440 Wilshire Project, 2016

OUTDATED DESIGN & SCALE

DISRUPTIVE TO WILDLIFE & STUDENTS

NO LONGER SUITS & SERVES COMMUNITY NEEDS

SHIFTS HOUSING BURDEN TO NATION'S SECOND  
DENSEST NEIGHBORHOOD AFTER MANHATTAN

**Leave this Project where it belongs - in the past!**