

Communication from Public

Name: J. W. Roberts

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Council File No: 20-1302

Comments for Public Posting: To: City of Los Angeles, Department of City Planning Case No. CPC-2018-504-DB-DRB-SPP-CDP-MEL CEQA No. ENV-2018-505-MND As an Edgewater Towers (ET) property owner and resident, I am deeply concerned about the proposed mixed-use building project, case no. CPC-2018-504-DB-DRB-SPP-CDP-MEL for several reasons. The proposed building property is adjacent to the ET property and will have a significant negative safety and aesthetic impact on our property and community. First, the proposed building will have a 30 foot, 9 inch height variance, allowing the building to be over 60 feet in height, which is twice as tall as the current 30 foot height zoning restriction and in doing so will obstruct the ocean view from the terrace level and swimming pool of one of the Edgewater Towers Condominium buildings. Further, the mere size of the building and it's close proximity to the ET property significantly detracts from the aesthetics of the front entrance and driveway of our community and creates a safety hazard by limiting the view of the intersection and traffic flow when turning onto Sunset Boulevard. The proposed plan calls for a two-fold increase in the Floor Area Ratio, presumably to allow for the five-story building with a three-story variance from the two-story current code restriction. I believe this increase will have a negative aesthetic impact on the street view and overall community view since the building will be much larger and taller than the surrounding buildings. I also believe there are functional and operational considerations as well. The current plan is for 39 dwelling units and 2900 square foot of commercial space, but only 44 total parking spaces allotted for the property. I don't believe the allotted parking spaces will reasonably accommodate the residents and visitors of the property. An inability to accommodate parking for all traffic will require those to seek off-site parking, adding to the growing congestion in the already busy immediate area. The current plan calls for a retaining wall to be constructed on the southeast portion of the property due the steep incline that appears to abut the ET property. That retaining wall will have to be quite tall and I am concerned that any such construction will disturb the natural topography and could cause an unstable condition leading to a landslide. I see no information addressing any specifics to ensure the retaining wall is compatible

with construction in an earthquake zone or that it would not jeopardize the current and future stability of the adjacent ET buildings. In conclusion, I firmly believe that due to the overall increased building size, density, lack of parking and overall negative impact on the community, this project is not a reasonable use or an appropriate fit for the property. For the reasons cited above, I am opposed to the project. Respectfully submitted, J. W. Roberts 17366 West Sunset Blvd B104