

Communication from Public

Name: Adams Severance Coalition, Ed Conery

Date Submitted: 07/28/2021 10:15 PM

Council File No: 19-1603-S1

Comments for Public Posting: On behalf of the Adams Severance Coalition, attached is an example of the context of the University Park neighborhood in which this project site is located. The current proposal is entirely out of scale and will have severe impacts and cause irreparable harm. AZA Henry Chu found: "The developer's assertion that the project would blend seamlessly with the existing built form is simply not supportable. "Findings that the arrangement of buildings and structures will be compatible with existing and future development on adjacent and neighboring properties cannot be made.... The project's scale and massing, in addition to the podium level add to a development that would overwhelm those multi-family structures immediate abutting the subject project on Severance Street."

City Clerk, Room 395, City Hall
200 N. Spring Street
Los Angeles Calif. 90012

COUNCIL FILE 19-1603

Case No. ZA-2018-2453-CU-DB-SPR-1A
ENV-2018-2454-CE

Council District 9

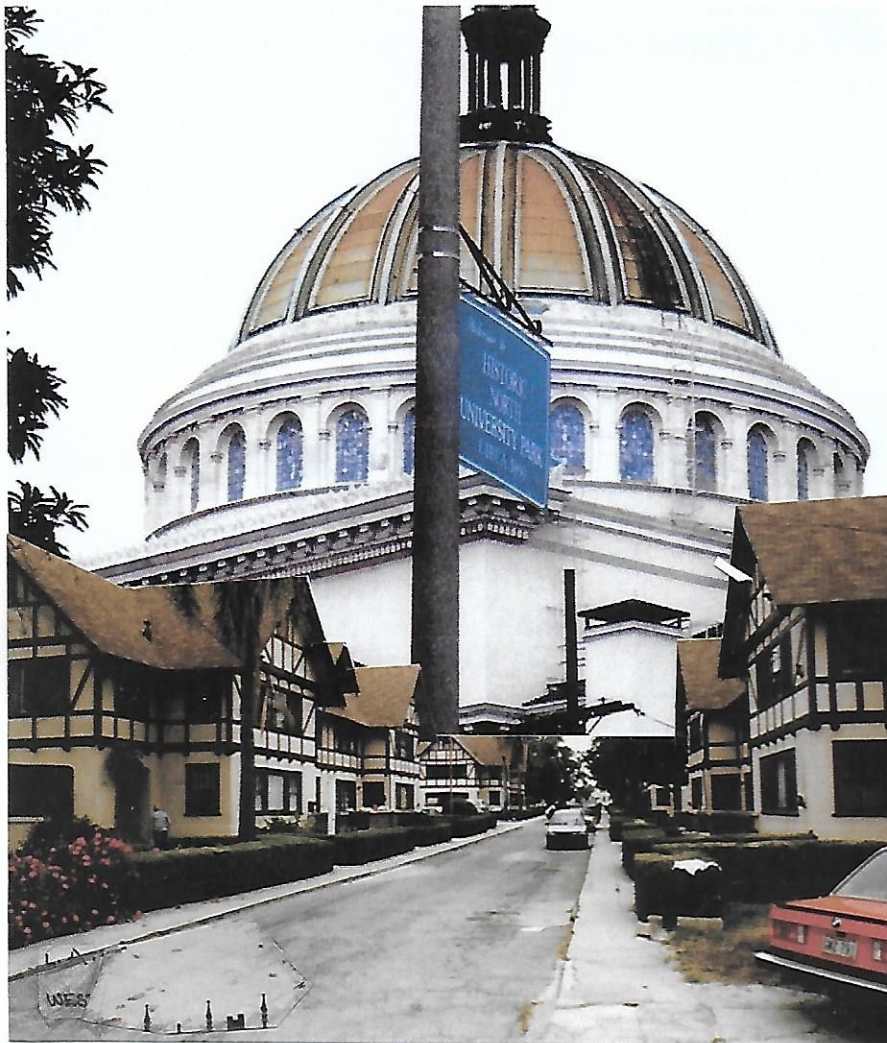
Project Site: 758-832 West Adams Boulevard
2610 South Severance Street

Planning Staff, Nicholas Ayars / 213-978-1074
nicholas.ayars@lacity.org

PUBLIC HEARING: Tuesday, January 21, 2020
Planning & Land Use Management Committee
City Council Chamber Room 340
City Clerk Staff, Rita Moreno / 213-978-1074
Clerk.plumcommittee@lacity.org

Project Description: 183,150 square feet
99 five-bedroom apartments
7 four-story buildings
259 vehicle parking spaces
Podium parking structure

APPEAL: Jim Childs
North University Park Community Association



Honorable P.L.U.M. Committee-members,

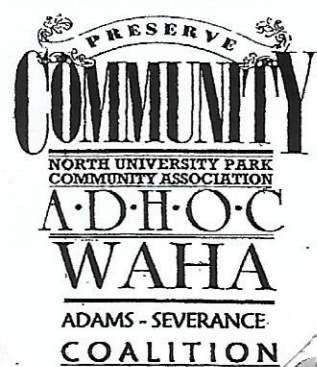
Throughout the our City's administrative processing of the above referenced Project I have become more disillusioned and concerned about the lack of respect and disregard of the importance of the existing historic resources affected by the proposal's non-compatible design and its negative impact on our historic resources. Although Planning Staff, Zoning Administer and the Central Planning Commission have received numerous letters justifying concerns and supplying significant data in support of their opposition, there has only been entrenched support for your unsustainable decisions in response. I am therefore, optimistically, offering some visual aides in the hope of opening your eyes to a remarkable historic setting since you fail to hear our pleas.





The photo illustrations of the historic properties in this letter are all located in a 1,500-foot radius of the subject property. The area is roughly Figueroa Street on the east and Hoover Street on the west. ALL of these historic properties are designated Los Angeles Historic-Cultural Monuments. They are All also listed on the federal National Register of Historic Places. This includes: the St. James Park National Register Historic District, the Chester Place National Register Historic District, the North University Park National Register Historic District, and the USC Fraternity & Sorority Row National Register Historic District (eligible). Additionally ALL historic properties are located in either the City's: University Park Historic Preservation Overlay Zone (H.P.O.Z.), the North University Park Specific Plan, or the LA/CRA Hoover redevelopment Plan.





North University Park, in addition to the dozens of Los Angeles Historic-Cultural Monuments, and scores of National Register listed buildings has hundreds of historic Contributing Structures in the HPOZ and Specific Plan. The City has irresponsibly approved placing 7-non-conforming 4-story student housing buildings in the very heart of this sensitive habitat. Approved with a Categorical Exemption, this action must be reconsidered and with an appropriate CEQA designation.

Ed Conery, Adams-Severance Coalition
P.O. Box 15881, LA CA 90015

