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Ref: 77906-0001

August 16, 2021

**VIA E-MAIL (clerk.plumcommittee@lacity.org)**

Hon. Chair Marqueece Harris-Dawson and

Members of the Planning and Land Use Management Committee

Attention: Armando Bencomo, Legislative Assistant

200 North Spring Street, Room 272

Los Angeles, CA 90012

Re: Property Address: 139-147 South Occidental Boulevard  
Case: DIR-2020-6816-TOC-HCA  
Environmental: ENV-2020-6817-CE-1A  
Council File 21-0480  
Hearing: August 17, 2021, Agenda Item 9.

Hon. Chair Harris-Dawson and Hon. Members of the PLUM Committee:

Our office represents the owner of 139-147 South Occidental Boulevard (the "Property"), and the applicant for case number DIR-2020-6816-TOC-HCA, a Director of Planning approval for a 74 unit Transit Oriented Communities ("TOC") development located within walking distance of a variety of major transit stops, including the Rampart/Beverly Rail Station Line (the "Project"). Of the Project's proposed 74 units, nine (9) will be deed restricted affordable units, including six (6) Extremely Low Income, (1) Very Low Income, and (2) Low Income. Just as envisioned by the City's Transit Oriented Communities ("TOC") program, this Project proposes to create new and much-needed housing with restricted affordable units in a community that is well served by a variety of transit services.

After not a single neighbor appealed the Project's TOC approval to the City Planning Commission, a single appellant residing miles away from the Project and in a completely different council district brought this CEQA appeal to the City Council challenging the Project's Class 32 Categorical Exemption. Based on our review, and consistent with the Department of City Planning's findings in its August 12, 2021 CEQA Appeal Summary, the appeal is baseless and lacks merit. (the "CEQA Appeal Summary.") Not only does the appeal fail to explain how or why this appellant is impacted by the Project, it fails to explain what actual environmental impact it is taking issue with. The appeal simply lists a variety of addresses which it purports to be sites of other project approvals, and contends that this list alone constitutes evidence of a "cumulative impact." This is wrong, and the Department of City Planning is correct in finding that the appellant has actually submitted absolutely "no evidence... that there will be a cumulative adverse impact

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caused by the proposed project..." (See CEQA Appeal Summary, Pg. 2.) Accordingly, we urge the City Council deny this appeal, and to permit this affordable housing development to proceed forward consistent with the Director of Planning's approval.

Thank you in advance for your consideration, and we look forward to answering any questions you may have at tomorrow's hearing.

Very truly yours,

A handwritten signature in black ink, appearing to read 'D. Freedman', with a stylized, cursive script.

DANIEL FREEDMAN of  
Jeffer Mangels Butler & Mitchell LLP

CC: Craig Bullock, Planning Director, Councilmember O'Farrell.  
Karly Katona, Chief of Staff, Councilmember Ridley-Thomas.  
Kristen Gordon, Planning and Econ. Dev. Deputy, Councilmember Harris-Dawson.  
Elizabeth Ene, Director of Planning and Land Use, Councilmember Blumenfield.  
Gerald Gubatan, Planning Director, Councilmember Cedillo.  
Hannah Lee, Chief of Staff, Councilmember Lee.  
Kevin Golden, Department of City Planning.  
Matthew Hayden, Hayden Planning.