

August 31, 2021

Los Angeles City Council  
200 N. Spring Street  
Los Angeles, CA, 90012

Re: Case Nos. CEQA No. ENV-2019-2894-CE; DIR-2019-2893-TOC  
Project Location: 831-835 ½ South Westlake (“the Project”)

Dear Los Angeles City Council:

Appellant Coalition for an Equitable Westlake/MacArthur Park (“Coalition”), an unincorporated association of long-time community residents, submits the below additional comments to support their argument that a Class 32 Categorical Exemption does not apply due to the cumulative impacts of the projects listed below.

**831-835 ½ South Westlake (79 units)**

	<i>Address of proposed projects</i>	<i>Distance from project</i>	<i>Existing units on property</i>	<i>Proposed units</i>	<i>Increase in units</i>	<i>Case No.</i>
1	1150 Wilshire Blvd.	.4 miles	None	140 units	140 units	DIR-2018-931-SPP
2	1930 Wilshire Blvd.	.2 miles	None	698 units	698 units	CPC-2018-6005-CA
3	668 S. Coronado	.8 miles	None	122 units	122 units	CPC-2018-6005-CA
4	1543 W. Olympic Blvd	.6 miles	1 unit	200 units	199 units	CPC-2018-6005-CA
5	451 S. Bonnie Brae St.	.4 miles	4 units	26 units	22 units	CPC-2018-6005-CA
6	1237 W. 7 <sup>th</sup> St.	.4 miles	None	304 units	304 units	CPC-2018-5222-SP
7	329 S. Rampart Blvd	1 mile	None	53 units	53 units	CPC-2018-6005-CA
8	2005 W. James Wood Blvd	.7 miles	9 units	100 units	91 units	CPC-2018-6005-CA
9	1018 W. Ingraham	.6 miles	None	37 units	37 units	CPC-2018-5222-SP
10	820 S. Hoover St.	.5 miles	None	44 units	44 units	DIR-2017-1741-DB-CLQ-ACT
11	2716 W. James Wood Blvd.	.6 miles	2 units	58 units	56 units	DIR-2020-5300-TOC-HCA
12	933 S. Park View St.	1 mile	None	22 units	22 units	VTT-82089
13	714 S. Grand View St.	.6 miles	6 units	100 units	94 units	DIR-2018-4135-TOC-SPR
14	823 S. Coronado St.	1 mile	None	77 units	77 units	DIR-2019-761-TOC
15	1600 W. Wilshire Blvd.	.6 mile	12 units	85 units	73 units	DIR-2019-2614-SPR
16	719 S. Hoover	1 mile	None	38 units	38 units	DIR-2019-4090-TOC
17	827 S. Grand View St.	.8 miles	9 units	60 units	51 units	DIR-2019-4221-TOC
18	831 S. Westlake Ave.	82 ft	17 units	79 units	62 units	DIR-2019-2893-TOC
19	2525 Wilshire Blvd.	.7 miles	None	152 units	152 units	VTT-65301
20	2500 Wilshire Blvd.	.7 miles	None	248 units	248 units	CPC-2016-3754-GPA-ZC-DB-SPR
21	2700 W. 7 <sup>th</sup> St.	.7 miles	None	55 units	55 units	DIR-2020-5151-TOC-HCA
22	2902-2908 Wilshire Blvd	.9 miles	None	644 units	644 units	DIR-2016-755-DD-SPR
23	971 S. Hoover St.	.5 miles	1 unit	39 units	38 units	DIR-2018-1122-TOC-WDI
24	2101 W. 8 <sup>th</sup> St.	.2 miles	None	57 units	57 units	DIR-2019-1663-TOC
25	1218 Ingraham	.4 miles	None	121 units	121 units	DIR-2019-1855-SIP-TOC-SPP
26	452 S. Bonnie Brae St.	.4 miles	8 units	30 units	22 units	DIR-2019-3222-TOC
27	2721 Wilshire Blvd.	.7 miles	None	64 units	64 units	DIR-2019-7037-TOC
28	2347 S. Ocean View	.9 miles	2 units	20 units	18 units	DIR-2018-7067-TOC

29	2310 S. Ocean View	.9 miles	3 units	24 units	21 units	DIR-2018-7148-TOC
30	804 S. Garland	.6 miles	None	118 units	118 units	DIR-2018-3333-SPP
31	366 S. Loma	.6 miles	None	39 units	39 units	DIR-2018-2831-TOC
32	1517 W. 8 <sup>th</sup> St.	.3 miles	None	60 units	60 units	DIR-2019-7742-TOC
33	1322 W. Maryland	.7 miles	4 units	62 units	58 units	DIR-2020-842-TOC-SPP-HCA
34	1001 S. Park View St.	.4 miles	None	138 units	138 units	DIR-2020-929-TOC-SPR
35	924 S. Park View St.	.5 miles	None	65 units	65 units	DIR-2020-1281-TOC-HCA
36	2001 W. Olympic Blvd.	.7 miles	None	150 units	150 units	CPC-2017-4853-GPA-VZC-HD-CU-CUB-SPR
	<b>totals</b>	1 mile	<b><u>Existing</u></b> 77 units	<b><u>Proposed</u></b> 4,329 units	<b><u>Increase</u></b> 4,252 units	<b>Note:</b> If we add the 79 units under the proposed project in question, then we get a <b>net increase of 4,331 new units approved or proposed since 2017</b> within 1 mile radius of the project since in this constantly changing neighborhood