

Communication from Public

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Comments for Public Posting: Dear Councilmembers, The landscape plan indicates 52 trees will be provided however there are NO TREES listed on the landscape plan, just shrubs, 340 of them! The code requires a minimum of 20 trees. A revised landscape plan should be required that shows the tree species, box size, tree location, and soil volume and depth needed to enable the trees to thrive. The landscape plan should also show where the LAFD above ground control valve will be located as well as LID planters, including dimensions for both. The reason is some of the “FDC” controls can take up entire front yard setbacks on multi-family projects and trees cannot survive in LID planters. Unfortunately landscape plans are being approved before this equipment information is provided which essentially often results in projects with little to no landscaping, unbeknownst to everyone until after the project is built. It should also be noted for the record, this site did have existing trees, and one very large pine tree in the rear. This is shown on the Field Survey dated March 22, 2021. The EAF form submitted in Nov 2021 made no mention of the existing trees. Assuming they were removed in the interim with a permit, that information is still needed per CEQA, otherwise it is considered piecemealing which is not permitted per CEQA. Lastly, is there going to be a covenant and agreement to ensure the indoor open space amenities, such as “Amenity 1” the 1,310 sf fitness room, and “Amenity 2” the 935 sf room, both on the third floor is maintained as open space amenities? Since the project is receiving a 25% reduction in open space in order to provide the additional units, the least we can do for the tenants of this project (and all other TOC’s that use this incentive) is to make sure they get the amenities that are being presented in the plans. Thank you for your time and consideration with the above concerns.