

Communication from Public

Name: Casey Maddren, United Neighborhoods for Los Angeles
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Council File No: 22-0603
Comments for Public Posting: UN4LA submits the attached comments in support of the appeal of the Third & Fairfax project.



United Neighborhoods for Los Angeles

www.un4la.com

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June 12, 2022

Planning & Land Use Management Committee
Los Angeles City Hall
200 N. Spring St.
Los Angeles, CA 90012

Re: Third & Fairfax Project
DIR-2018-2770-SPR-WDI; ENV-2018-2771-EIR
Council File 22-0603
SUPPORT APPEAL

Members of the Planning & Land Use Management Committee,

United Neighborhoods for Los Angeles (UN4LA) is a community group formed to foster better planning and better government within the County of Los Angeles, and all cities and unincorporated areas contained within the County's borders. We are writing in support of the appeal of the Town & Country Project proposed for 300-370 S. Fairfax/6300-6370 W. Third.

After reviewing the EIR, and the appeal submitted by Park La Brea Impacted Residents Group (PLBIRG), we must say we share the group's concerns regarding public safety. As PLBIRG's appeal notes, the narrow sidewalks along Third and Fairfax, the lack of proper crosswalks at Ogden and Third Street, and the T-intersection of Blackburn and Fairfax, all contribute to creating unacceptable risks for pedestrians. Apparently LADOT agrees that these factors are cause for concern, and has acknowledged that

improvements need to be made in order to comply with the City's safety standards.

The Town & Country project will bring about significant increases in the number of vehicles and the number of pedestrians utilizing the site. It seems clear that the existing safety risks will be exacerbated, and yet the project does not include mitigation measures sufficient to reduce the increased risks. It appears that City Planning has allowed the developer to ignore required improvements that are necessary to protect public safety.

UN4LA believes the EIR is inadequate because it fails to properly assess the following concerns:

1. The EIR does not disclose the relatively high number of vehicle vs. pedestrian collisions and fails to assess how the project's increased density will exacerbate existing hazardous conditions.
2. The EIR does not assess impacts from future uses of the western half of the project site. By treating the eastern portion of the site separately from the western portion, the EIR does not fully disclose future impacts. The EIR must take into account cumulative impacts resulting from future tenants of the soon-to-be vacated 40,000 s.f. commercial structure now occupied by Whole Foods.
3. The EIR does not adequately assess pedestrian and vehicular traffic, or related safety impacts. It is well known that the number of traffic fatalities in the City of LA has risen substantially, and that the Vision Zero program has failed to reduce the rise in pedestrian deaths. Given the elevated number of pedestrian/vehicle collisions in proximity to the project area, the EIR must give special attention to this issue and must offer appropriate mitigation.
4. The EIR does not assess cumulative impacts from the proposed Television City project, just north of the proposed project.

Because of these deficiencies, UN4LA asks the PLUM Committee to support the appeal and instruct City Planning to work with the developer to revise the EIR so that these issues are addressed.

Sincerely,
Casey Maddren, President
United Neighborhoods for Los Angeles