

South Brentwood Residents Association

149 South Barrington Ave. #194

Los Angeles, California 90049

www.southbrentwood.org

December 16, 2013

Ms. Naomi Guth
Department of City Planning
200 N. Spring Street, Room 525
Los Angeles, CA 90012-4801

Sent via Email: naomi.guth@lacity.org

Re: 12027-12035 Wilshire Blvd.

Dear Ms. Guth:

I am writing on behalf of the board and members of the South Brentwood Residents Association (SBRA). SBRA represents approximately 7,500 home-owners and renters who reside in the area south of San Vicente Blvd., east of Centinela and west of Federal. *Our southern border is Wilshire Blvd.*

Neither the West LA Neighborhood Council nor the Brentwood Community Council received notice of this project. Since the project is located within the boundaries of SBRA, we would normally have been informed about the project by the BCC and by the City Council office.

When future projects are proposed for Wilshire Blvd., SBRA requests that the Planning Dept. notify us directly at the time early notice is given so that we can properly review and comment.

At our request, Jonathon and Kristen Lonner presented the project to our SBRA board at our board meeting Dec. 5th. Although we did not have time to do more than a cursory review of the project, we have some concerns:

1. Due to the severe lack of parking in this area, we have serious concerns about the lack of parking allowed the project because of SB1818. Although the Bonus Density law allows for reduced parking statewide, this location, along with the addition of bus and bike lanes in the near future, poses a unique challenge. ***We would like to see more parking spaces added to the project which will benefit not only the community, but the tenants and guests of the building.***
2. We request that the alley north of the building is repaired and improved to allow for the project's additional traffic.
3. We expect that the motel, which is open seven days a week, will be adequately protected during construction, and especially that noise and dust will be controlled.

Although we understand that the Hearing Dec. 19 is limited, we hope to be able to open a dialogue between the developer and the community in order to produce a project that works well for all.

Sincerely,

Marilyn Krell

Marilyn Krell,
President, SBRA

Cc:

Nancy Freedman

Tricia Keane

Jonathon & Kristen Lonner

Jay Handal

George Kalman