

BRENTWOOD RESIDENTS COALITION

August 9, 2010

Planning and Land Use Management Committee
Of the Los Angeles City Council
200 N. Spring Street, 3rd Floor
Los Angeles, CA 90012

Re: City File No. 09-1929
VTTM 67054-CN-DB-1A
ENV-2006-8019-MND
11676 West Chenault Street

Dear Councilmembers Reyes, Huizar and Krekorian:

The Brentwood Residents Coalition (“BRC”)¹ is writing in opposition to the developer’s appeal of the West Los Angeles Area Planning Commission’s (“Commission”) determination in this matter.

The Commission properly determined that the proposed condo development project violates the Brentwood-Pacific Palisades Community Plan and that it would have an adverse impact on the Brentwood community because it is not compatible with the neighborhood. Specifically, the project would create significant fire safety hazards and push tenants from onsite parking onto public streets, thereby burdening private residents and, most significantly, taking up scarce public parking spaces in an already under-parked neighborhood.

¹ *Brentwood Residents Coalition* is a grass roots, non-profit advocacy group whose purposes are to preserve and enhance the environment and quality of life in Brentwood, to protect the integrity of residential neighborhoods, to assist with planning, to uphold zoning and municipal codes, to encourage traffic safety, and to educate the public on issues that affect quality of life and the environment.

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The record in this case makes clear that the Commission visited the site of the proposed development, carefully studied the proposal and the project's likely impacts, and came to the correct decision. The developer has responded by coming to the City Council's Planning and Land Use Management Committee with a new project, although the developer still purports to be appealing the Commission's decision and merely proposing new "conditions." In fact, however, the developer has effectively and improperly presented a new project. The "appeal" of this new project must be denied and, if the developer seeks to pursue its new proposal, it must start anew – not come to this Committee in the first instance, bypassing the mandated public processes.

Specifically, the developer must provide proper public notice of a new project proposal, present the mandated plans, drawings, revised tract map, and present the new proposal at a public hearing before a hearing officer, subject to appeal before the Area Planning Commission and then, but only then, an appeal before this Committee. In any event, the "new conditions" proposed by the developer are clearly inadequate, utilizing language that is vague and completely unenforceable, and posing the same risks and public detriments that led to the Commission's July 17, 2009, determination.

The history of this proposed project is likewise troubling. I am the former Chair and current Chair Emeritus of the Brentwood Community Council ("BCC"). When this project was first brought to the BCC's attention, the BCC Executive Committee (of which I was and am a member) invited the developer to meet with us, which we believed was important given the serious concerns expressed by those opposing the project. The developer, however, declined our request and failed to provide any information to address our concerns about the project. The BCC Executive Committee independently considered the merits of the project and, upon careful consideration, decided to strongly support the Commission's well-reasoned decision. (A copy of the BCC's letter is attached.)

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The Brentwood Residents Coalition likewise opposes this appeal and the project itself, both the prior and new versions. We urge you to deny the appeal and to uphold the Commission's decision denying this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Wendy -Sue Rosen', written in a cursive style.

*Wendy -Sue Rosen, President
Brentwood Residents Coalition*

cc: Councilmember Rosendahl, Eleventh Council District
Paul Backstrom, CD-11 Planning Deputy
Whitney Blumenfeld, CD-11 Planning Deputy
Rebecca Valdez, CD-1 Chief Planning Deputy
Daniel Brumer, CD-2 Director of Planning and Land Use
Tara Devine, CD-14 Director of Planning & Economic Development

Brentwood Community Council

149 South Barrington Avenue, PMB 194
Los Angeles, CA 90049

November 17, 2009

Los Angeles City Council
Planning and Land Use Management Committee
Councilmember Ed Reyes, Chair
Councilmember Jose Huizar
Councilmember Dennis Zine
City Hall Room 410
200 North Spring Street
Los Angeles, CA 90012

Subject: City Council File 09-1929, Case VTTM-67054/ENV-2006-8019-MND

Dear Chairman Reyes and members of the Committee,

The Brentwood Community Council (BCC) is a recognized community council in the eleventh council district. It is the broadest based organization in the Brentwood community. There are over 50,000 people who live work and play in Brentwood. The BCC has about 60 members, alternates and committee members representing homeowners, multifamily residential, private and public schools, churches, volunteer organizations, commercial districts and more. The BCC acts as a forum for issues that need to be presented and resolved within the Brentwood Community. This is one of those issues.

The BCC asked me to give testimony against this appeal and request that you recommend against granting this appeal to the City Council. It is important that you know the BCC supports the determination of the WLA-APC, an appeal for which, you are hearing today. Further, I want you to know the BCC also supports the “strong opposition to this project” presented by our Councilmember, Bill Rosendahl, at the above-mentioned hearing. And still further, BCC requests that this Committee does all in its power to maintain a tenet of the BCC Mission Statement that directs all to adhere, as closely as possible, to the LAMC and other rules of law that affect our community, including the Brentwood – Pacific Palisades Community Plan.

Thank you for your attention,

Stephen J Gilbert

Stephen J Gilbert, BCC Executive Committee
Brentwood Community Council