

August , 2013

RE: CPC-2011-3128-GPA-ZC-HD / ENV-2011-3129-MND

Dear City Planning Commission members,

I am a resident of El Sereno and have strong concerns about the impact the above referenced project will have not only at the time of construction but for the foreseeable future.

Some critical elements of this project include:

- **The proposed land use is out of scale with existing development.** Our Community Plan includes a goal to protect existing stable single-family and low density residential neighborhoods from encroachment by higher density uses incompatible in scale and character. The requested General Plan Amendment would allow a zone and height that are contrary to this goal. The rezoning of this parcel would be a spot zoning for the benefit of the developer and would be at odds with the surrounding area.
- **The scale of the proposed project is incompatible with the surrounding community and existing use.** With the proposed height district change, the allowable building height would increase from 30 feet to 45 feet. As indicated in the project narrative, the proposed developments will reach the maximum allowable height and, situated on the hilltop, will overshadow the surrounding low density residential and single-family homes.
- **If the requested entitlements are adopted, the site would no longer be protected by the Northeast Hillside Ordinance.** This well-established ordinance was put in place specifically to protect area hillsides from over development and preserve and ensure safety of existing low density hillside neighborhoods like El Sereno and promote responsible development by setting height and size limits and grading limitations.
- **The proposed project would be detrimental to surrounding property as it would overwhelm infrastructure, services, and increase traffic hazards.** As an example, the site's single entrance/exit point on Eastern would increase traffic complications and would pose a public safety hazard at the site and the immediate surrounding area.
- **The proposed development and land use would dramatically increase noise levels.** Not only during construction but during ongoing operation of the facility, by day and by night, into the foreseeable future. The natural formation of the larger hill surrounding the site forms an 'amphitheater ' into which sounds from the project site are projected. Residents of existing homes in this area are greatly impacted by this complex issue that is not easily mitigated.

For these reasons, I respectfully request the City Planning Commission deny the requested actions and recommend that the City Council not adopt a General Plan Amendment, not adopt a Zone/Height district change, and not adopt the Mitigated Negative Declaration.

Thank you for your consideration,

[Signature]

Resident, El Sereno

[Address]