

**APPENDIX 3.0**

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**Attachments to Comment Letters**





# BILL ROSENDAHL

City of Los Angeles  
Councilmember, Eleventh District

#### Committees

Chair, Transportation  
Vice Chair, Trade, Commerce & Tourism  
Member, Budget & Finance  
Member, Ad Hoc on Economic Recovery &  
Reinvestment  
Member, Board of Referred Powers

April 27, 2010

Anthony Curzi  
Department of Regional Planning  
320 West Temple Street, Room 1348  
Los Angeles, CA 90012

Re: Draft Environmental Impact Report, Playa Del Mar Apartments Project  
5550 Grosvenor Boulevard

Dear Mr. Curzi:

I am writing to express my concerns regarding the proposed project located at 5550 Grosvenor Boulevard, in an unincorporated section of the county. Although this property is outside of the City of Los Angeles, the district I represent surrounds the project area, and the families who will be most impacted by this project reside within the City of Los Angeles.

My constituents who live near this project, in the Los Angeles community of Del Rey, have serious concerns about this project. With the proposed increases in height and density, this 216 unit apartment complex potentially threatens this neighborhood's quality of life. My constituents' concerns include, but are not limited to: increased traffic congestion on already gridlocked residential streets, and noise and air pollution from an above-grade parking structure that is out of character and scale with the adjacent community.

As a result of these concerns, I join the Del Rey Neighborhood Council and the Del Rey Homeowners and Neighbors Association in urging Los Angeles County to deny the request for a general plan amendment and to deny the request for a zone change. If you have any questions, please contact my Field Deputy, Nancy Franco, at [nancy.franco@lacity.org](mailto:nancy.franco@lacity.org) (310)568-8772.

Regards,

**BILL ROSENDAHL**  
Councilmember, 11<sup>th</sup> District

Cc: Los Angeles County Supervisor Mark Ridley Thomas

BR:Nf/nf

**Westchester Office**  
7166 W. Manchester Boulevard  
Westchester, CA 90045  
(310) 568-8772  
(310) 410-3946 Fax

**City Hall**  
200 N. Spring Street, Room 415  
Los Angeles, CA 90012  
(213) 473-7011  
(213) 473-6926 Fax

**West Los Angeles Office**  
1645 Corinth Avenue, Room 201  
Los Angeles, CA 90025  
(310) 575-8461  
(310) 575-8305 Fax



To: Department of Regional Planning, Los Angeles County  
 Los Angeles County Regional Planning Commission

Re: DEIR for the Millennium-Playa Del Mar Apartments Project (Project No. R2009-02015)

We, the citizens of Los Angeles, strongly OPPOSE changing the current zoning of the property located at 5550 Grosvenor Blvd. We OPPOSE the proposed project MILLENIUM PLAYA DEL MAR APARTMENTS. We OPPOSE the request for a plan amendment from Low Density Residential 1 to High Density Residential 4, a zone change from R-3-DP and R-1 to R-4-DP, and a conditional use permit to develop a 216 unit, maximum four story apartment building on approximately five acres in the unincorporated area. We believe this development will negatively impact the quality of life of the immediate community because of its out of scale height and density.

Sincerely,

The Undersigned Citizens of Los Angeles County

RESIDENT SIGNATURE	RESIDENT NAME	ADDRESS	TELEPHONE/EMAIL
	FRANCISCO LORA	HAWTHORNE, CA 90250 11970 S. TOWER AVE	
	LEO GRIN	12435 W. JEFFERSON LA, CA 90066	
	JAY KACIN	12435 W. JEFFERSON LA, CA 90066	
	IGMACIO SAMDOVAL	3652 W 106 ST Inglewood, CA	
	MARK GERBER	2209 BULLMAN LANE RB 90278	
	SARA BURTON	12435 West Jefferson	

<del>Lynn Matsuzaki</del>	Lynn Matsuzaki	12433 Lucile St.	
<del>Mark Matsuzaki</del>	Mark Matsuzaki	12433 Lucile St	1000001010
<del>Sam Fujinami</del>	SAM FUJINAMI	12443 Lucile St.	
<del>Brenda Fujinami</del>	Brenda Fujinami	12443 Lucile St	" "
<del>Yutaka Mayeda</del>	YUTAKA MAYEDA	12449 LUCILE ST	
<del>Kelly Zullo</del>	Kelly Zullo	12454 Lucile St.	
<del>Ronald Zullo</del>	RONALD ZULLO	12454 Lucile St	
<del>Kim Shockley</del>	KIM SHOCKLEY	12460 Lucile St	
<del>Michelle Shockley</del>	<sup>(may 2)</sup> Michelle Shockley	12460 Lucile St	
<del>Patricia Cancel</del>	PATRICIA CANCEL	12463 LUCILE ST	
<del>Timothy V. Cancel</del>	TIMOTHY V. CANCEL	12463 LUCILE ST	
<del>Mike Shockley</del>	MIKE SHOCKLEY	12460 LUCILE ST.	
<del>Brian Reed</del>	BRIAN REED	12412 Lucile St	
<del>James S. Haskins</del>	JAMES HASKINS	12412 Lucile St	
<del>Melissa Kurtz</del>	Melissa Kurtz	12430 Lucile St	
<del>Judy S. Mikawa</del>	JUDY S. MIKAWA	12114 Beech St.	

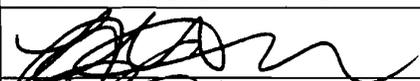
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RESIDENT SIGNATURE	RESIDENT NAME	ADDRESS	TELEPHONE/EMAIL
	LISA CAHILL	90034 10819 WESTMINSTER AV	uu-uu-uu-uu
	J. Stiller	5055 Burbank	uu-uu-uu-uu
	GARRY KRAW	2823 Mandeville Canyon	uu-uu-uu-uu
	Tom Lockler	358 Hampton Dr.	uu-uu-uu-uu
	Mark Primack	1941 Santa Monica Blvd	uu-uu-uu-uu
	JUAN FLORES	11426 BRADDOCK DR	uu-uu-uu-uu

Petition to Oppose zoning variances and increased residential density at 5550 Grosvenor Blvd.  
 County Project NO. R2009-02015 | General Plan Amendment NO. 200900013 | Zone Change NO. 200900013  
 Conditional Use Permit NO. 200900150 | Environmental Case NO. 200600147

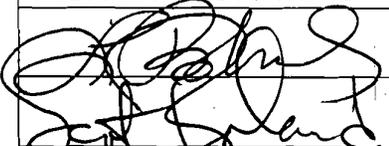
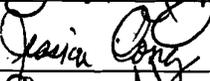
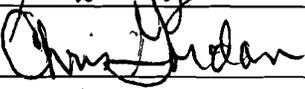
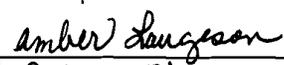
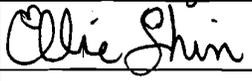
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RESIDENT SIGNATURE	RESIDENT NAME	ADDRESS	TELEPHONE/EMAIL
	L. Boland	5545 W. 78 <sup>th</sup> St. LA 90045	
	Scot Boland	5545 W. 78 <sup>th</sup> St. L.A., CA 90045	
	Jessica Cong	12435 W Jefferson LA 90066 Apt # 113	
	CHRIS GORDON	12435 W Jefferson LA 90066 Apt #114	
	AMBER LAUGESON	12435 W Jefferson LA 90066 Apt #114	
	ELLIE SHIN	Apt 115 12435 W Jefferson LA 90066	

<i>Carolyn Goldsmith</i>	CAROLYN Goldsmith	12464 Lucile St. L.A., CA. 90066	
<i>Betty Goldsmith</i>	BETTY Goldsmith	12464 Lucile St. LA, CA. 90066	CA
<i>Shawn Vujinaw</i>	Shawn Vujinaw	5355 S. Centinela. LA 90066	
<i>Andrew Hosner</i>	Andrew Hosner	5355 S. Centinela LA 90066	
<i>Edith Valencia</i>	Edith Valencia	12414 Junipere St. Los Angeles, CA 90066	
<i>Jason Hanel</i>	JASON HANEL	5571 Centinela Ave LA CA 90066	
<i>Glen Raad</i>	Glen Raad	12470 LUCILE ST. LA CA 90066	
<i>Dennis Kitagawa</i>	DEANIS KITAGAWA	5465 S. Centinela Alp LA CA 90066	
<i>Huei Hsiang Chou</i>	Huei Hsiang Chou	12459 Lucile St LA, CA 90066	
<i>Rosa Zamora</i>	ROSA ZAMORA	12414 Beatrice Street	
<i>Alejandro Ponce</i>	Alejandro Ponce	5519 Inglewood Blvd.	
<i>Katie Stevens</i>	Katie Stevens	5517 Inglewood Blvd.	
<i>Elizabeth Zamora</i>	Elizabeth Zamora	12415 Hammack St,	

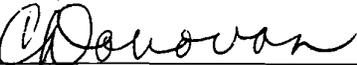
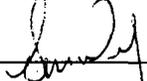
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RESIDENT SIGNATURE	RESIDENT NAME	ADDRESS	TELEPHONE/EMAIL
	<del>5010 MATILIA AVE</del> Suzanne Puetz	5010 MATILIA AVE Sherman Oaks - CA 91423	
	CHRISTINE DONOVAN	803 N Kemp St Burbank 91505	
	Arthur Wang	12435 W. Jefferson #120	
	YUKI IKEDA	12435 W. Jefferson #102 Los Angeles CA 90066	
	Mary A. Wickser	12435 W. Jefferson Bl #101 Los Angeles, CA 90066	
	ERIN MILLER	12435 W. Jefferson #311 90066	

<del>Aeisha Gumbo</del>	Aeisha Gumbo	12434 Lucile St LA, CA 90066	
<del>Carol Gumbo</del>	Carol Gumbo	12434 Lucile St. <sup>20026</sup>	in A U1 com
<del>Sue Gumbo</del>	SAL GAMBOL	12434 Lucile St	com
<del>Adam Gumbo</del>	Adam Gumbo	12434 Lucile St.	
<del>Karen Takubo</del>	KAREN TOKUBO	5415 S. CENTINELA AVE	
<del>Nina Lopez</del>	Nina Lopez	5309 S Centinela Ave	
<del>Victor Alezeff</del>	VICTOR ALEZEFF	5313 S. Centinela Ave	
<del>Catherine Gonzalez</del>	Catherine Gonzalez	5331 S. Centinela Ave	
<del>Mary Starnos</del>	Mary Starnos	5331 S. Centinela Ave	
<del>Robert Gonzalez</del>	Robert Gonzalez	5331 S. Centinela Ave	
<del>JOHN F. ALESSANDRI</del>	JOHN F. ALESSANDRI	5501 S CENTINELA	
<del>Cesar Chavez</del>	CESAR CHAVEZ	12414 Juniette St	
<del>Irene Adachi</del>	Irene Adachi	12416 Lucile St	
<del>YASHIRO TAJASHIRO</del>	YASHIRO TAJASHIRO	" "	
<del>TOBEYAN</del>	TOBEYAN	12439 Lucile St	
<del>RAQUEL BEHTRAN</del>	RAQUEL BEHTRAN	12439 Lucile St	

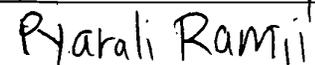
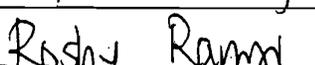
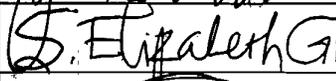
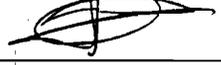
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RESIDENT SIGNATURE	RESIDENT NAME	ADDRESS	TELEPHONE/EMAIL
	Phil Gilboy	8119 Billwister Dr	
	Pyarali Ramji	11030 Barman Ave	
	Roshy Ramji	11030 Barman Ave	
	Julie Fleckenstein	4527 Alta Road	
	Elizabeth Guff	70845 Fairbanks Way	
	Carlos Ortiz	527 E. HYDE PARK	

Jacqueline C. Hagar	Jacqueline C. Hagar	5313 Centinela LA. <sup>L.A. 90066</sup>	
Eusebio Zamora	EUSEBIO ZAMORA	12414 Beatrice St.	
Richard Zamora	RICHARD ZAMORA	12414 Beatrice St.	
Carlos Zamora	CARLOS ZAMORA	12414 Beatrice St.	
Ruby Zamora	Ruby ZAMORA	12414 Beatrice St.	

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RESIDENT SIGNATURE	RESIDENT NAME	ADDRESS	TELEPHONE/EMAIL
<i>Edna S. Saito</i>	EDNA S. SAITO	12444 Aneta St LA 90066	
<i>Kevin Short</i>	KEVIN SHORT	12423 Aneta St. 90066	
<i>Selma Duhovic</i>	SELMA DUHOVIC	3722 S. Canfield Ave 90034	

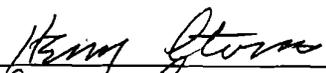
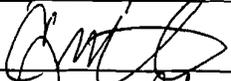
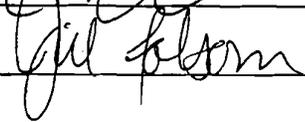
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RESIDENT SIGNATURE	RESIDENT NAME	ADDRESS	TELEPHONE/EMAIL
	HENRY OTONIC	12449 Aneta	-
	Craig Folsom	12423 Aneta	
	Jill Folsom	12423 Aneta	

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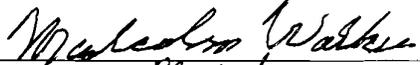
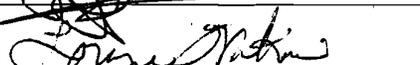
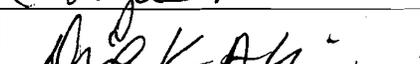
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RESIDENT SIGNATURE	RESIDENT NAME	ADDRESS	TELEPHONE/EMAIL
	MALCOLM WALKER	12210 Hammack St.	
	Nellie M. Walker	12210 Hammack St.	
	Justin J. Siroka	12423 Lucile St	
	Lorraine Wakino	12429 Lucile St	
	DAVID ADACHI	12416 Lucile St	

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RESIDENT SIGNATURE	RESIDENT NAME	ADDRESS	TELEPHONE/EMAIL
<i>Arthur Ashikawa</i>	ARTHUR ASHIKAWA	12450 Lucile St. L.A.	
<i>Shizue Ashikawa</i>	Shizue Ashikawa	12450 Lucile St. L.A.	
<i>Edward G. Stewart</i>	EDWARD G. STEWART	12442 Lucile St La	
<i>Ila M. Stewart</i>	ILA M. STEWART	12442 Lucile St La	
<i>Roland Drebel</i>	ROLAND DREBEL	12430 LUCILE ST. LA 90046	
<i>Gene A. Ferran</i>	Gene A. Ferran	12424 Lucile St L.A., CA. 90066	
<i>Erlinda Shrengor</i>	Erlinda Shrengor	12423 Lucile St	
<i>Alan M. Matsuzaki</i>	Matsuzaki Alan	12433 Lucile St	
<i>Jane S. Matsuzaki</i>	Jane Matsuzaki	12433 Lucile St	



**Del Rey Homeowners and Neighbors Association**  
P.O. Box 661450 Los Angeles, CA 90066  
[www.delreyhome.org](http://www.delreyhome.org)

January 14, 2010

VIA EMAIL AND U.S.P.S.

Department of Regional Planning  
320 West Temple Street, Room 1348  
Los Angeles, CA 90012  
Attn: Anthony Curzi

Re: Notice of Preparation  
Playa del Mar Apartment Project  
County Project Number R2009-02015  
Case Nos.: RENV200600147, RCUPT200900150  
RZCT200900013, RPAT2009000013

Dear Mr. Curzi:

The proposed Din/Cal Millennium-Playa Del Mar apartment project is located in the heart of the Del Rey community. Over the course of the last forty-five days the Del Rey Homeowners And Neighbors Association's Board Of Directors has reviewed the Notice of Preparation ("NOP"), attended three presentations by Din/Cal and have gone door-to-door discussing the project with the community. The Board has now voted to oppose any increase in density or up-zoning whatsoever as we cannot find the benefit to the community and surrounding neighborhoods. Furthermore, the Board has also voted to submit the following comments, which we request to be addressed in the final EIR.

**Project Size.** Our primary concern is with the proposed size and density of this project. Del Rey is primarily a low density, residential community, and we believe it is important to our community to retain that neighborhood character. There is no reason for the County of Los Angeles to approve an up-zoning change from six units per acre to forty-four units per acre for this 4.93 acre parcel of land, a huge increase from what is allowed by the County's General Plan.

**Ingress/Egress.** An alley is defined as "a narrow service street for serving rear of lots, less than 30 feet in width." (Los Angeles County Department of Public

Works Mapping and Property Management Division, Street Naille Policy as of 6/28/99). A 216 unit apartment complex cannot be adequately serviced with just an alley on the south and a fire alley on the north. Even with the required three-foot dedication on the southern alley we do not believe these alleys would provide sufficient access for the residents coupled with public services especially if emergency services personnel need to access the property.

The Initial Study portion of the NOP (p. 16) anticipates that the proposed project will generate approximately 111 a.m. and 138 p.m. peak hour trips, i.e. 111+ vehicles leaving the parking structure and entering Grosvenor Blvd. during a single hour, i.e. one car entering every 23 seconds. It is not realistic to expect that the vehicles can get from the alley onto Grosvenor Blvd. quickly enough to keep the traffic flowing, particularly if Din/Cal installs the proposed traffic light at the Grosvenor Blvd. & Jefferson Blvd. intersection.

The ingress/egress onto Centinela Avenue is even more problematic. The nearby intersection of Centinela Ave. & Jefferson Blvd. already is considered to have congestion that cannot be mitigated. Northbound Grosvenor Blvd. is a cul de sac, and there are no traffic controls to protect people entering Centinela Ave. from the residential streets that connect Grosvenor Blvd. with Centinela Avenue.

These streets and alleyways immediately surrounding the proposed development were not designed to meet the demand of a project of this large scale and density and will only burden already congested streets resulting in diminished quality of life.

**Parking.** There is already insufficient parking on the surrounding streets due to underparked industrial and commercial uses on Grosvenor and the prior parking on Centinela that is now restricted to only a few hours a day as part of Playa Vista's traffic mitigation measures in 2005.

In short, our knowledge suggests the NOP has concluded incorrectly that the project will not result in any hazardous traffic conditions and will not result in parking problems with a subsequent impact on parking conditions (NOP, p.16).

**Geology.** We have serious reservations about the geotechnical aspects of the project. With the water table just 10 feet below the surface and the methane gas problems that have surfaced at Playa Vista, what impact will the weight of these structures have on the geology of the subsurface?

**Parkland.** When Din/Cal spoke to our Board in December, they said they were planning to build 216 residential rental units, a clubhouse, business center, fitness center, pool, spa and landscaped courtyards. The project is expected to generate \$370,000 of Quimby Funds.

Del Rey has a dearth of parkland. The 5550 Grosvenor property is centrally located and the last big piece of relatively open land in Del Rey. Ideally, we

would like to see the entire parcel dedicated for use as a park. If Din/Cal chooses to move forward with this project, as allowed within the existing zoning, the recreational facilities should be made available to the general public.

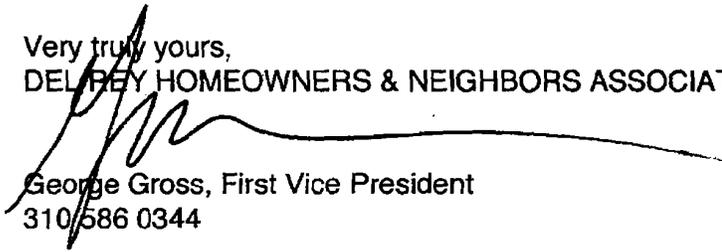
**View Impacts.** If the zoning change were granted, the apartments would be 60 feet high, the parking structure 56 feet high. (NOP p. 7). However, if the R-1 & R-3 zoning were retained, the maximum height would be 35 feet from the existing or excavated grade (Los Angeles County Zoning Ordinance). The NOP states (p.15), "Building height may create winter shadows on properties to the north" and "Parking structure may cause light and glare problems on properties to the south." These problems will be avoided if the County would simply say "NO" to the proposed zoning change.

**Potential Errors Within The NOP.** Upon researching the current lots owned by the City Of Angels Church, the proposed development plans and the County's Notice Of Preparation dated December 10, 2009, we am very perplexed by what lots are included and their zoning. According to the NOP the project consists of only two lots (4211-003-068 & 4211-003-041), which the NOP states are zoned R-3DP and R-1. Upon researching the lots with the County's parcel maps and GIS system it appears that the project is actually five lots all zoned LCR1YY & LCR1\*, see below. It would appear that this is a major error that must be corrected and the public must be notified in order to not feel that it is being misled.

ADDRESS	A.P.N.	LOT SIZE	BLDG SIZE	ZONING
5550 Grosvenor	4211-003-068	171626	38987	LCR1YY
5550 Grosvenor	4211-003-038	17651	0	LCR1*
5550 Grosvenor	4211-003-040	1202	0	LCR1YY
5544 Grosvenor	4211-003-041	5863	1490	LCR1YY
12414 Juniette	4211-003-042	240	0	LCR1*
Total SF		196582	40477	
Total Acres		4.51		

The Del Rey Homeowners and Neighbors Association is very concerned about the proposed magnitude of this project and its potential impact on the Del Rey community. When the draft environmental impact report is being prepared, we strongly urge that each of the issues above be meticulously examined.

Very truly yours,  
 DEL REY HOMEOWNERS & NEIGHBORS ASSOCIATION

  
 George Gross, First Vice President  
 310/586 0344



# Del Rey Neighborhood Council Planning Committee

## Memorandum

*To:* Anthony Curzi  
*From:* Jonathon Neumann, Chair of Planning  
*Date:* March 21, 2008  
*Re:* NOP for 5550 Grosvenor Blvd.

Dear Mr. Curzi,

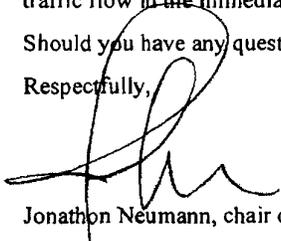
Recently the proposed project located at 5550 Grosvenor Boulevard was heard before the Del Rey Neighborhood Council ("DRNC") for its consideration. Present at the meeting were numerous community members that spoke out against the size and scope of the project.

The DRNC voted to oppose the increase in zoning of the property located at 5550 Grosvenor Boulevard from thirty (30) units per acre to the proposed fifty (50) units per acre.

Of utmost concern of the council is the burden that the increased density will put on the surrounding streets. Parking and traffic flow in the immediate area are of concern already and the increased density of this project will compound the problem.

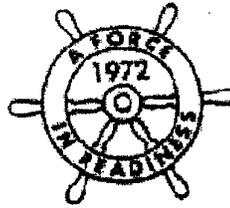
Should you have any questions, please feel free to contact me via email at [jonathon.neumann@delreync.org](mailto:jonathon.neumann@delreync.org).

Respectfully,



Jonathon Neumann, chair of planning for Del Rey Neighborhood Council

CC: Mike Stafford and Mark Redick, Del Rey Neighborhood Council via email  
Whitney Blumenfeld, Councilman Rosendahl's office via email  
Various Community Members



**Del Rey Homeowners and Neighbors Association**  
P.O. Box 661450  
Los Angeles, CA 90066  
[www.delreyhome.org](http://www.delreyhome.org)

March 14, 2008

VIA EMAIL AND U.S.P.S.  
Impact Analysis Section  
Department of Regional Planning  
320 West Temple Street, Room 1348  
Los Angeles, CA 90012  
Attn: Anthony Curzi

Re: Notice of Preparation  
Playa del Mar Apartment Project  
County Project Number TR067206  
Case Nos.: RENVT200600147, RCUPT20060016  
RZCT200600008, RPAT200600007  
State Clearinghouse Number 2006 101104

Dear Mr. Curzi:

The proposed Archstone Playa del Mar project is in the heart of Del Rey. We have reviewed the Notice of Preparation ("NOP") and have voted to send you the following comments:

**Project Size.** Our primary concern is with the proposed size of this project. Del Rey is primarily a low density, residential community, and we believe it is important to our community to retain that neighborhood character. There is no reason for the County of Los Angeles to approve a zoning change from six units per acre to 44 units per acre for this 4.93 acre parcel of land.

**Ingress/Egress.** An alley is defined as "a narrow service street for serving rear of lots, less than 30 feet in width." (Los Angeles County Department of Public Works Mapping and Property Management Division, Street Name Policy as of 6/28/99) This 218 unit apartment complex cannot be adequately serviced with just an alley on the south and a fire alley on the north. Reportedly, Archstone told

the Department of Public Works last year that it is unwilling to dedicate land so that the alleys can be widened. If there were a major fire in the apartments (remember the MGM Grand?), we do not believe these alleys would provide sufficient access for the emergency services personnel.

The NOP (p. 16) anticipates that the proposed project will generate approximately 155 peak hour trips, i.e. 155 vehicles leaving the parking structure and entering Grosvenor Blvd. during a single hour, i.e. one car entering every 23 seconds. It is not realistic to expect that the vehicles can get from the alley onto Grosvenor Blvd. quickly enough to keep the traffic flowing, particularly if Archstone installs the promised traffic light at the Grosvenor Blvd./Jefferson Blvd. intersection.

The ingress/egress onto Centinela Avenue is even more problematic. The nearby intersection of Centinela Ave./Jefferson Blvd. already is considered to have congestion that cannot be mitigated. Northbound Grosvenor Blvd. is a cul de sac, and there are no traffic controls to protect people entering Centinela Ave. from the residential streets that connect Grosvenor Blvd. with Centinela Avenue.

**Parking.** Presently, the property serves as a parking lot for about 500 cars driven by employees of local businesses – Chiat Day, Rhythm & Hues, Investor's Business Daily. Where are those people going to park if this property is developed? There is already insufficient parking on the surrounding streets.

In short, our knowledge of the area suggests to us that the NOP has concluded incorrectly that the project will not result in any hazardous traffic conditions and will not result in parking problems with a subsequent impact on traffic conditions. (NOP, p.16)

**Geology.** We have serious reservations about the geotechnical aspects of the project. With the water table just 10 feet below the surface and the methane gas problems that have surfaced at Playa Vista, what impact will the weight of these structures have on the geology of the subsurface?

**Parkland.** When Archstone representatives spoke to our board on April 9, 2007, they said they were planning to build 218 residential rental units, a clubhouse, business center, fitness center, pool, spa and landscaped courtyards. The project is expected to generate \$370,000 of Quimby funds.

Del Rey has a dearth of parkland. The 5550 Grosvenor property is centrally located and the last big piece of relatively open land in Del Rey. Ideally, we would like to see the entire parcel dedicated for use as a park, but if the county is going to allow Archstone to build this project, the recreational facilities should be

Impact Analysis Section  
Department of Regional Planning  
320 West Temple Street, Room 1348  
Los Angeles, CA 90012  
Attn: Anthony Curzi  
March 14, 2008  
Page 2

made available to the general public, and the roof of the parking structure should be used for a greenscape of some kind.

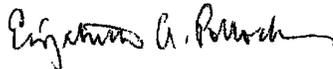
**Economics.** In their meetings with our board on April 9 and October 1, and with members of the community on September 27, 2007, Archstone said that 10 per cent of the units will be "workforce housing," but reportedly, they have told the County that only five percent of the units will be "workforce housing." The rent for a workforce housing unit should be about \$1500 per month, calculated using 120% of an annual income of \$62,000 as "workforce" income. However, we also were told that half of the units will be one bedroom and are expected to rent for \$2000 per month. The two bedroom units will rent for about \$2600 per month. Given that the developer has applied for a tract map so that the units can be sold as condominiums or rented as apartments, we have our doubts that this project will do anything to increase the availability of affordable housing in Del Rey.

**View Impacts.** If the zoning change were granted, the apartments would be 60 feet high, the parking structure 56 feet high. (NOP p. 7). However, if the R-3 zoning were retained, the maximum height would be 35 feet from the existing or excavated grade. (Los Angeles County Zoning Ordinance) The NOP states (p.15), "Building height may create winter shadows on properties to the north. Parking structure may cause light and glare problems on properties to the south." These problems could be avoided if the county would simply say "no" to the proposed zoning change.

The Del Rey Homeowners and Neighbors Association is very concerned about the proposed magnitude of this project and its potential impact on the Del Rey community. When the draft environmental impact report is being prepared, we strongly urge that each of the issues above be meticulously examined.

Very truly yours,

DEL REY HOMEOWNERS & NEIGHBORS ASSOCIATION



Elizabeth A. Pollock  
Recording Secretary



Chris Nevil  
President

Lucile ST

To: Department of Regional Planning, Los Angeles County

We, the undersigned citizens of Los Angeles, strongly **OPPOSE** changing the current zoning to allow high-density residential type buildings over the limit currently allowed to be built at 5550 Grosvenor Boulevard. We **OPPOSE** the current plans in development for the **4 Story Playa del Mar Apartments**. We further **OPPOSE** a request for a tract map to combine two parcels into one; a zone change from R-3-DP to R-4-DP; a general plan amendment to change the land use designation from Low Density 1 to High Density Residential; and a Conditional Use Permit to allow 218 apartments in one building with a maximum height of four stories (60 feet) along with a 448-space parking structure with maximum height of five and one half stories (56 feet).

We believe that the character and quality of life of Los Angeles **MUST** be preserved through intelligent planning and design that considers proper scope and scale along with the composition of surrounding neighborhoods.

Sincerely,

The Undersigned Citizens of Los Angeles County

RESIDENT SIGNATURE	RESIDENT'S NAME	ADDRESS	TELEPHONE OR EMAIL
<i>Kelly L. Zullo</i>	Kelly L. Zullo	Lucile St	
<i>Ronald L. Zullo</i>	RONALD L. ZULLO	Lucile St.	
<i>Arthur Ashikawa</i>	ARTHUR ASHIKAWA	Lucile St.	
<i>Shizue Ashikawa</i>	SHIZUE ASHIKAWA	Lucile St.	
<i>Sac Gamboa</i>	SAC GAMBOA	Lucile St	
<i>Aisha Gamboa</i>	Aisha Gamboa	Lucile St.	
<i>Adam Gamboa</i>	Adam Gamboa	Lucile St	
<i>Armando Gamboa</i>	Armando Gamboa	Lucile St	
<i>Carol Gamboa</i>	Carol Gamboa	Lucile St	
<i>Roland Dresel</i>	ROLAND DRESEL	Lucile St.	319

Lucile St  
 18 Lucile  
 1 CENTINELA

Melissa Kurtz	Melissa Kurtz	Lucile St	
<del>Adi Rashidi</del>	Atire Rashidi	Lucile St	
<del>M. Rashidi</del>	Mark Rashidi	Lucile St	
Erlinda Shrenger	Erlinda Shrenger	Lucile St	
Alan M. Matsuzaki	Matsuzaki, Alan	Lucile St.	
Jane Matsuzaki	Matsuzaki, Jane	Lucile St.	
John F. Matsuzaki	Matsuzaki, John	Lucile St.	
Mark X. Matsuzaki	Matsuzaki, Mark	Lucile St.	
Judy Shigekawa	Shigekawa, Judy	Lucile St.	
Grace Shigekawa	Shigekawa, Grace	Lucile St.	3
Toshimi Shigekawa	Shigekawa, Toshimi	Lucile St.	
<del>Tim Cancel</del>	TIM CANCEL	<del>Lucile St</del>	
Lisa Montagne	Lisa Montagne	Lucile St.	
Jason Hanel	JASON HANEL	LUCILE ST.	
Carolyn Goldsmith	CAROLYN Goldsmith	Lucile St	
Betty Goldsmith	Betty Goldsmith	Lucile St	
Ed Stewart	ED STEWART	LUCILE ST	
Ila Stewart	ILA STEWART	Lucile St	
Karen Tokubo	KAREN TOKUBO	S. CENTINELA AVE	

18-1-0

LUCILE ST  
 5 CENTINELA  
 14 LUCILE ST

	Sal Delia	S. Centinela Ave	✓
	Hilda E. Delia	S. Centinela Ave	✓
	MARIA ALESSANDRI	5 CENTINELA	✓
	JOHN F. ALESSANDRI	5 CENTINELA AV	✓
	IRENE ADACHZ	24 Lucile St	
	DAVID ADACHZ	LUCILE ST	
	YOSHIKO WASHITA	LUCILE ST	
	MARCE BELTRAN	Lucile St	
	MARCE BELTRAN	Lucile St	
	OLIO FEL DEVITARDO	Lucile St	
	DEAN FUJINAMI	Lucile St	
	YUTAKA MAYEDA	LUCILE ST LA	
	SAM FUJINAMI	Lucile St	
	BRENDA FUJINAMI	" " "	
	MARY L. SHOCKLEY (ALSO KNOWN AS THICKLEY)	Lucile St	
	DENNIS KITAGAWA	Lucile St	
	HUI HSIANG CHOU	Lucile St	
	Lucia Diaz	Stinson Ave	

H-0

ANETA STREET

To: Department of Regional Planning, Los Angeles County

We, the undersigned citizens of Los Angeles, strongly **OPPOSE** changing the current zoning to allow high-density residential type buildings over the limit currently allowed to be built at 5550 Grosvenor Boulevard. We **OPPOSE** the current plans in development for the **4 Story** Playa del Mar Apartments. We further **OPPOSE** a request for a tract map to combine two parcels into one; a zone change from R-3-DP to R-4-DP; a general plan amendment to change the land use designation from Low Density 1 to High Density Residential; and a Conditional Use Permit to allow 218 apartments in one building with a maximum height of four stories (60 feet) along with a 448-space parking structure with maximum height of five and one half stories (56 feet).

We believe that the character and quality of life of Los Angeles **MUST** be preserved through intelligent planning and design that considers proper scope and scale along with the composition of surrounding neighborhoods.

Sincerely,

The Undersigned Citizens of Los Angeles County

RESIDENT SIGNATURE	RESIDENT'S NAME	ADDRESS	TELEPHONE OR EMAIL
	TED R. ENDOW	ANETA ST. L.A. 90066	
	TORU ENDOW	ANETA ST. L.A. 90066	
	EDNA SAITO	ANETA ST. L.A. 90066	
	Ethel Yasuda	ANETA ST. L.A. 90066	
	GAIL YASUDA-MAXATA	ANETA ST. L.A. 90066	
	HENRY OTOMO	ANETA 90066	
	ROBERT ISHIDA	ANETA ST. 90066	
	MIKI KAYAHARA	ANETA	
	ALICE SAITO	Aneta St. L.A.	
	April-May Kahn	Aneta St	

Petition to OPPOSE zoning variances and increased residential density at 5550 Grosvenor Blvd. Playa Del Mar Apartment Complex - County Project Number TR067206

4414214 ST

SIGNATURE	PRINT NAME	ADDRESS	TELEPHONE/E-MAIL <sup>OR</sup>
Mario SILVA	Mario Silva	Aneta St	
Tony Flores	Tony Flores	Aneta St	
M. J. Lopez	Michelle Flores	Aneta St	
Dolores D Phillipis	Dolores Phillipis	Aneta St	
Robert Phillipis	Robert Phillipis	Aneta St	
Patrick J Dempsey	Patrick J Dempsey	Aneta St	
Welly Effendy	Welly Effendy	3 Aneta St	
Leni Kumalasari	Leni Kumalasari	Aneta St	
Gwen Learned	GWEN LEARNED	0 ANETA ST. <sup>LA</sup> 90066	
Robert Learned	Robert Learned	ANETA ST. <sup>LA</sup> 90066	
M.L. Sawicki	M.L. SAWICKI	ANETA ST <sup>LA</sup> CA 90066	
Tom Birt	TOM BIRT	ANETA ST. <sup>LA</sup> 66	
Evangeline Esquivel	EVANGELINE ESQUIVEL	" "	" "
Joan M Lara	JOAN LARA	2 Aneta St.	
Mark Lara	MARK LARA	" " "	
Nico Volz	Nico Volz	Aneta St.	
Diane Dempsey	Diane Dempsey	1 Aneta St.	
Yolie T James-Mera	Yolie T James-Mera	20 Aneta St	
Bruce B. James-Mera	Bruce B. James-Mera	" " "	" " "



Hammack Street

To: Department of Regional Planning, Los Angeles County

We, the undersigned citizens of Los Angeles, strongly **OPPOSE** changing the current zoning to allow high-density residential type buildings over the limit currently allowed to be built at 5550 Grosvenor Boulevard. We **OPPOSE** the current plans in development for the **4 Story Playa del Mar Apartments**. We further **OPPOSE** a request for a tract map to combine two parcels into one; a zone change from R-3-DP to R-4-DP; a general plan amendment to change the land use designation from Low Density 1 to High Density Residential; and a Conditional Use Permit to allow 218 apartments in one building with a maximum height of four stories (60 feet) along with a 448-space parking structure with maximum height of five and one half stories (56 feet).

We believe that the character and quality of life of Los Angeles **MUST** be preserved through intelligent planning and design that considers proper scope and scale along with the composition of surrounding neighborhoods.

Sincerely,

The Undersigned Citizens of Los Angeles County

RESIDENT SIGNATURE	RESIDENT'S NAME	ADDRESS	TELEPHONE OR EMAIL
<i>Elizabeth Zamora</i>	ELIZABETH ZAMORA	12415 Hammack St.	elizabeth.zamora@gmail.com
<i>Mary Starnes</i>	MARY STARNES	S. Centinela Ave.	
<i>Aurelia Barrera</i>	Aurelia Barrera	Hammack St.	
<i>Veronica Perez</i>	Veronica Perez	Hammack St.	
<i>Shirley Bean</i>	SHIRLEY BEAN	Hammack	
<i>Irene Babo</i>	Irene Babo	Hammack St.	
<i>Priscilla S. Quejara</i>	Priscilla S. Quejara	7 Hammack St.	
<i>Romulo C. Quejara</i>	ROMULO C. QUEJARA	HAMMACK ST.	
<i>Sachiko Ito</i>	SACHIKO ITO	Hammack St.	



Beatrice St

To: Department of Regional Planning, Los Angeles County

We, the undersigned citizens of Los Angeles, strongly OPPOSE changing the current zoning to allow high-density residential type buildings over the limit currently allowed to be built at 5550 Grosvenor Boulevard. We OPPOSE the current plans in development for the 4 Story Playa del Mar Apartments. We further OPPOSE a request for a tract map to combine two parcels into one; a zone change from R-3-DP to R-4-DP; a general plan amendment to change the land use designation from Low Density 1 to High Density Residential; and a Conditional Use Permit to allow 218 apartments in one building with a maximum height of four stories (60 feet) along with a 448-space parking structure with maximum height of five and one half stories (56 feet).

We believe that the character and quality of life of Los Angeles MUST be preserved through intelligent planning and design that considers proper scope and scale along with the composition of surrounding neighborhoods.

Sincerely,

The Undersigned Citizens of Los Angeles County

RESIDENT SIGNATURE	RESIDENT'S NAME	ADDRESS	TELEPHONE OR EMAIL
	Paul Suzuki	Beatrice St, LA	
	Richard Andersen	Beatrice St	
	ABIGAIL CAMACHO	Beatrice St	
	STEVE CAMACHO	BEATRICES ST	
	TRINIDAD CAMACHO	BEATRICES	
	Darwin Fogt	Beatrice St	
	Martina March	Beatrice St.	
	Jacqueline J. Gottlieb	Beatrice St.	
	Louis A. Gottlieb	Beatrice St.	
	MAX Gottlieb	Beatrice St.	

SIGNATURE	NAME	ADDRESS	PHONE
<del>NOAH GOTTlieb</del>	NOAH GOTTlieb	Beatrice St	
<del>EUGENE TANABE</del>	EUGENE TANABE	1-110 Beatrice St	
<del>ANNA MELGAR</del>	Anna Melgar	1110 Beatrice St	
<del>WILLIAM WILSON</del>	William Wilson	Beatrice St	
<del>COLLEEN YOSHIMURA</del>	Colleen Yoshimura	1-111 Beatrice St	
<del>ANGEL ALVAREZ</del>	Angel Alvarez	1-111 Beatrice St.	
<del>EUSEBIO ZAMORA</del>	Eusebio Zamora	Beatrice St	
<del>CARLOS ZAMORA</del>	Carlos Zamora	Beatrice St.	(310) 111-1111
<del>RUBY ZAMORA</del>	Ruby Zamora	1 Beatrice St	
<del>ROSELIA ZAMORA</del>	Roselia Zamora	1 Beatrice St	
<del>FLORENTINA POICE</del>	Florentina Poice	Beatrice St.	310 111-1111
<del>CORY WATKINS SIZCH</del>	Cory Watkins Sizch	1112 Beatrice St	310 111-1111
<del>ANNONA TOOLEY</del>	ANNONA TOOLEY	BEATRICE ST.	
<del>MANUEL S. VIEGA</del>	MANUEL S. VIEGA	BEATRICE ST.	
<del>THERESA LUD</del>	Theresa Lud	Beatrice St	
<del>SARA PIZATELLA</del>	SARA PIZATELLA	6 Beatrice	
<del>GIUSEPPE MASALCI</del>	Giuseppe Masalci	1 Beatrice St.	
<del>APRIL LIGATO</del>	April Ligato	Beatrice St	







Looking East

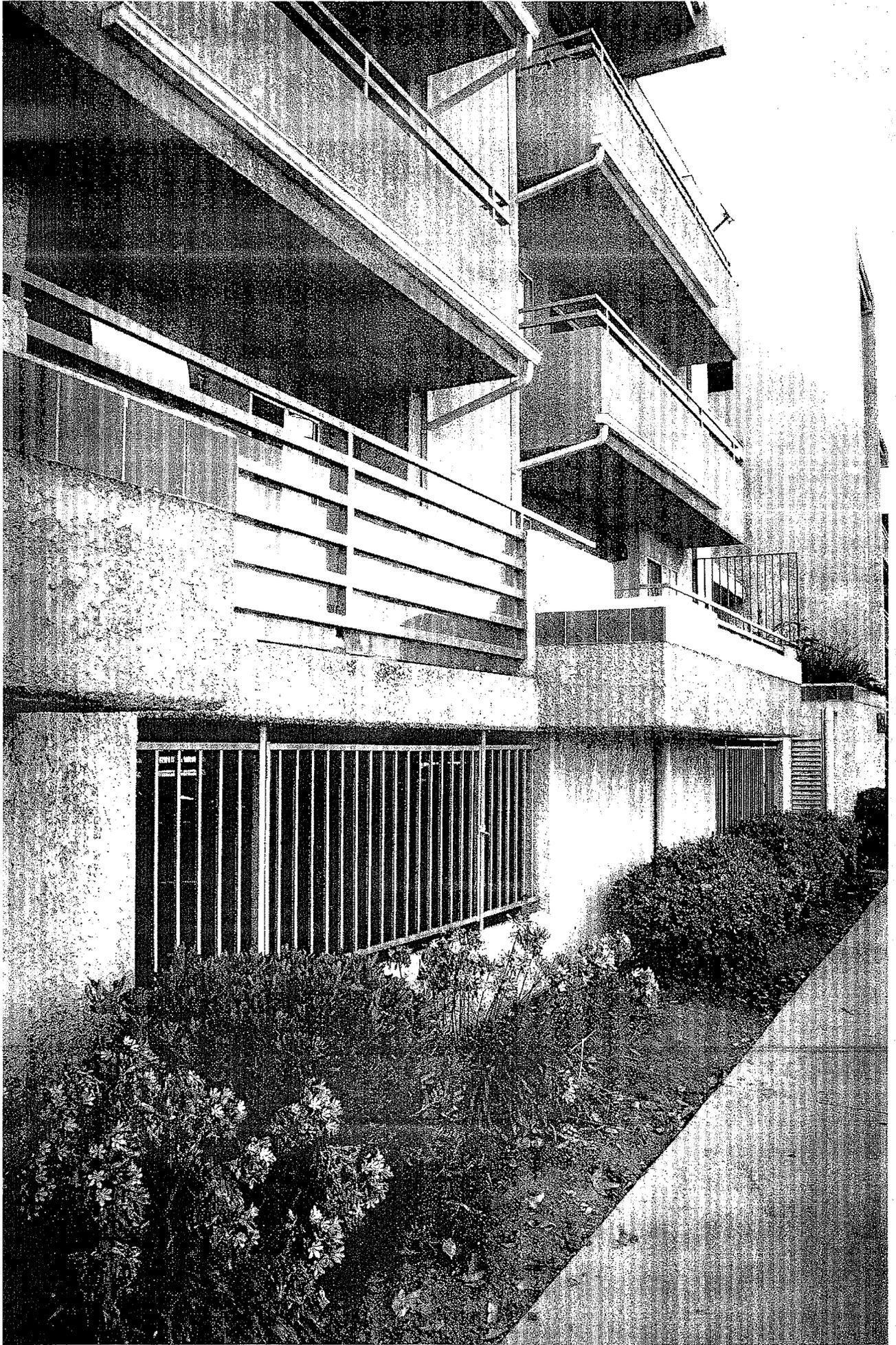


looking West alley





This apartment's subterranean parking entry/exit on Grovesnor.

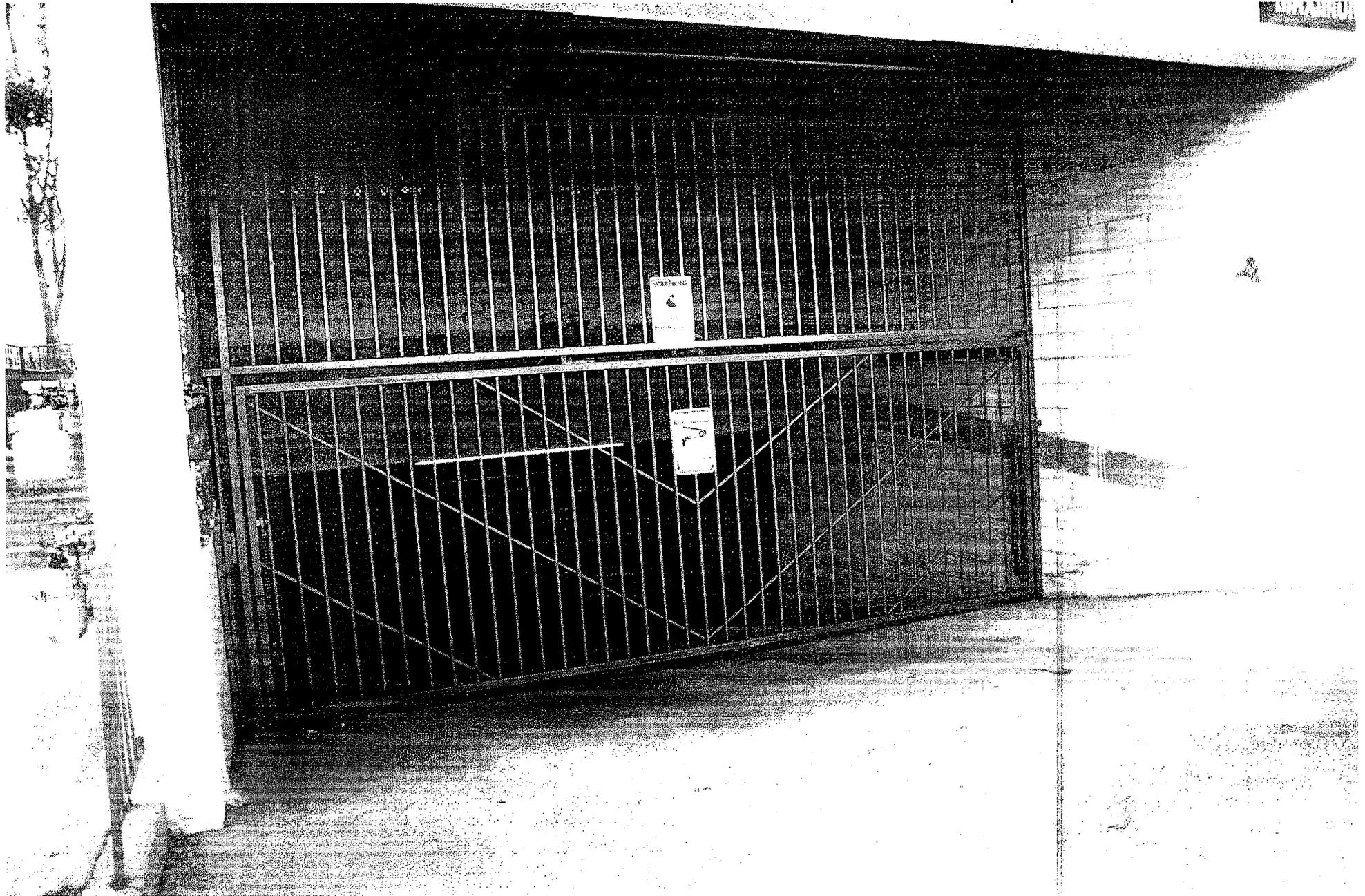


② Same building in photo ①

③ Club Marina Apartments

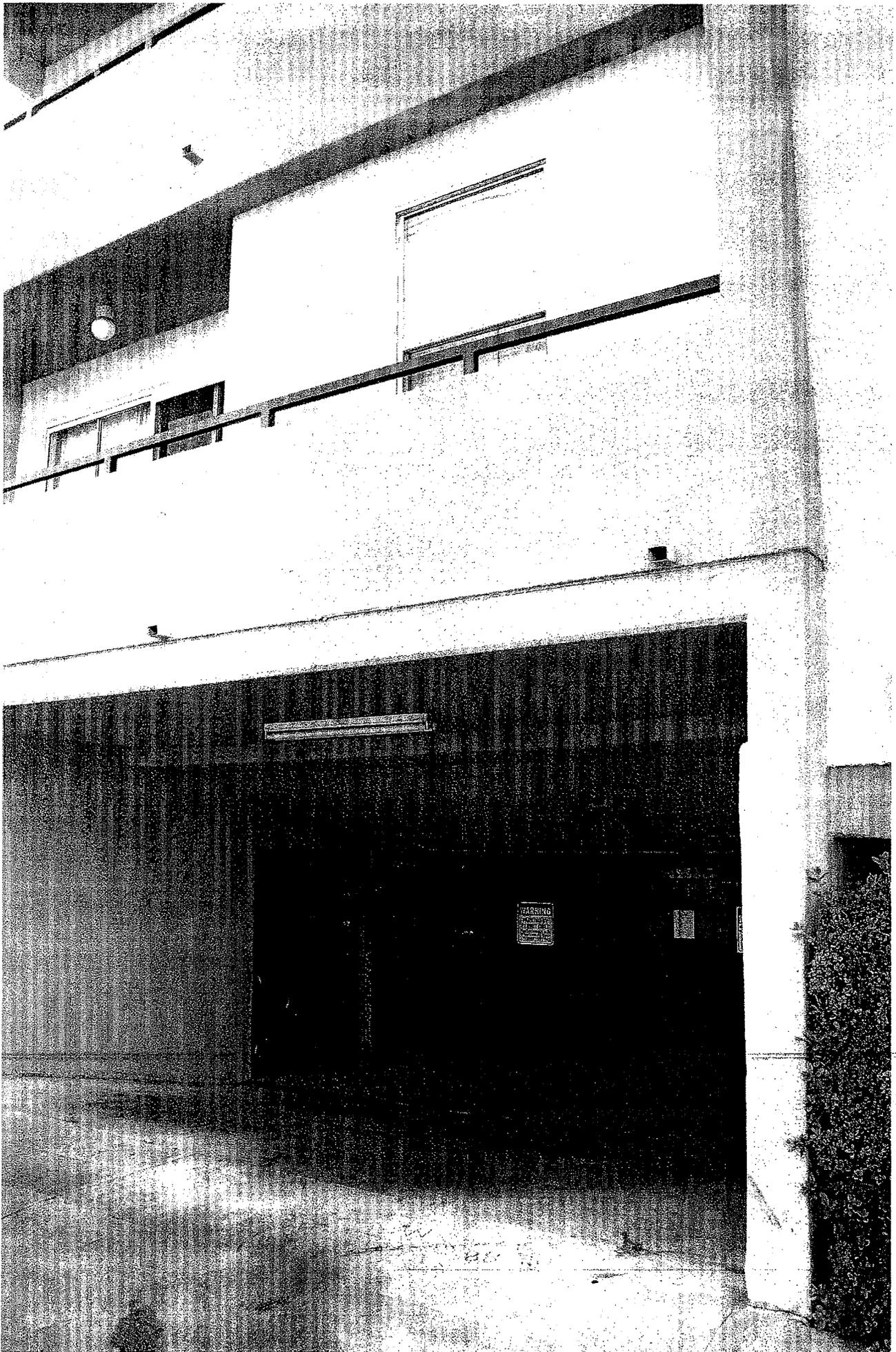


④ Club Marina Apartments Subterranean Entry



⑤ Even this 2 story apartment building is 1/2 subterranean.





⑥ same building as in photo ⑤



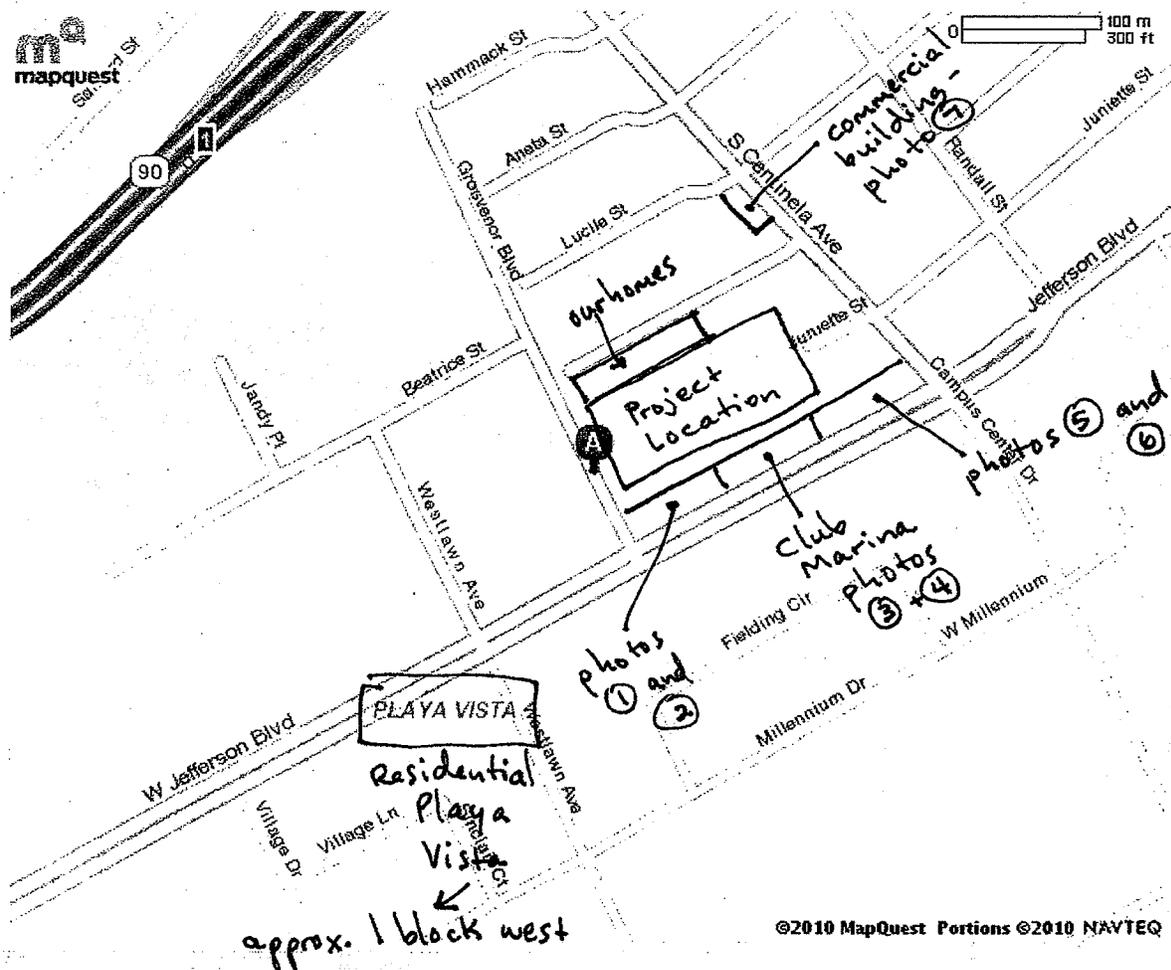


# MAPQUEST

Notes

## Map of 5550 Grosvenor Blvd

Los Angeles, CA 90066-6956



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