

# **ADDITIONAL CORRESPONDENCE**

**AGENDA ITEM NO. 8a, b, c**  
**AUGUST 18, 2010 REGIONAL PLANNING COMMISSION**  
**PUBLIC HEARING**

**PROJECT NO. TR068503 - (2)**  
**TENTATIVE TRACT MAP NO. 068503**  
**CONDITIONAL USE PERMIT CASE NO. 200700039**  
**ENVIRONMENTAL ASSESSMENT CASE NO. 200700036**

[Address]

## facsimile transmittal

To: **Mr. Donald Kress** Fax: **213-626-0434**  
From: **Catherine Newman** Date: **8/14/2010**  
Re: **Permits TR068503-(2)TR068503 CUP** Pages: **11 including cover**  
**200700039 ENV200700036**

C

Urgent     For review     Please comment     Please reply     Please recycle

The signatures that appear on the attached pages are the immediate property owners and community members surrounding the proposed building project. We are voicing our collective concerns and objection against the proposed project.

Sincerely,

  
Catherine Newman

August 11, 2010

Mr. Donald Kress  
Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

Dear Mr. Kress:

We (the property owners and the community surrounding the proposed project) are opposed to the project to adopt a Negative Declaration

Permit(s): TR068503 -- (2), TR068503 CUP 200700039 ENV 200700036

Project Location: 12650 Western Avenue West Athens – Westmont

Description: TENTATIVE TRACT MAP: To create one multi-family lot with 14 attached condominium units in two buildings of seven units each on 0.90 gross acres.

CONDITIONAL USE PERMIT: For residential use in a commercial zone.

We are opposed to this project for the following reasons:

1. The project will bring added traffic to the area as well as cause additional traffic congestion.
2. Street parking is presently congested because of local business workers, church members and people parking on the 1600 and 1700 blocks of West 126<sup>th</sup> Street and 127<sup>th</sup> Street, and the 12600<sup>th</sup> and 12700<sup>th</sup> Blocks on Harvard Boulevard. Four guest parking spaces are not adequate for fourteen families. Hired workers, guest, friends and family members often are not able to park on our blocks when they visit our homes. Because the parking is inadequate for fourteen condominium units, extra parking will flood into the neighborhood. This could cause an increase of vandalism and auto theft.
3. The condominium units will compromise the quality of life for all neighbors. We don't know whether buyers or renters will live in the units.
4. Investors may sell the condominium units to individuals who will rent the property. Therefore, making our proper values go down. The sale of our homeowners' properties may become difficult. We already have problems with burglaries, gang activities, drugs, vandalism, and graffiti.
5. An addition of fourteen condominium units will increase the population. The more people, the more noise problems.

6. Our community is impacted by Mc Donald's, a gas/food mart, liquor store, Money Gram, Barber Shop, church, medical clinic, Peterson Hydraulics Inc. and several other businesses surrounding our community.
7. 25 feet by 25 feet grass playing area is not adequate for fourteen families. Play areas will extend to the existing community/neighborhood, enticing children to extend their play (basketball, baseball, soccer, skateboarding, riding bicycles) in the streets. Therefore, creating a safety hazard/concern/risk.
8. Homeowners' views and natural breeze will be obstructed with a fourteen unit two-story structure.
9. The noise, dust, trash, and big equipment, over an extended time to build fourteen two-story condominium units may become a public health hazard for individuals who have medical challenges.
10. With fourteen new condominiums, there will be increased solicitations from outside vendors.

We take pride in our community. Many of our families have lived in this community for over forty years. Therefore, we do not want the zoning changed from commercial to residential use for the construction of condominiums.

Sincerely,

Property owners and community members surrounding the proposed project on 12650 Western Avenue West Athens-Westmont.

See attached signature page.

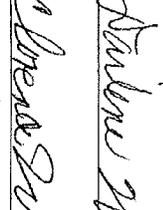
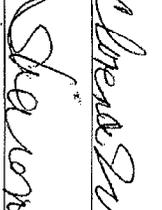
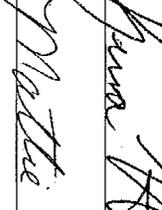
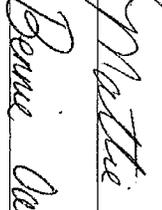
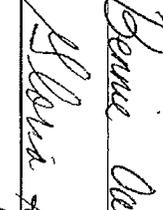
The signatures that appear on the attached pages are the immediate property owners and community members surrounding the proposed building project. We are voicing our collective concerns and objections against the proposed project.

PROJECT LOCATION: 12650 WESTERN AVENUE WEST ATHENS - WESTMONT  
 CONDITIONAL USE PERMIT: For residential use in commercial zone

Permit(s) TR068503-(2)  
 TR068503 CUP 20070039  
 ENV 200700036

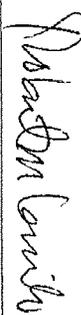
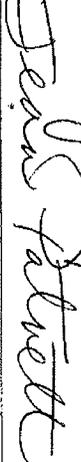
Signatures of Property Owners and Community Members residing at the 1600 block and 1700 block of 126th street, 127th street and the 126th and 127th blocks of Harvard Blvd surrounding the proposed project to

**Adopt a Negative Declaration**

	Full Name (Print)	Address	City	State	Zip	Years of Residency	Signature
1	Poland Morales	1743 W. 127th St	LA	CA	90049	17 yrs	
2	Martha Morales Madriz	1743 W. 127th St	LA	CA	90047	17 yrs	
3	DARLENE WILSON	1733 W. 127th St	LA	CA	90047	47	
4	Clarence Wilson	1733 W. 127th St	LA	CA	90047	47	
5	Sharon Tyler	1737 W. 127th St	LA	CA	90047	4 yrs	
6	KRISTEN MORALES Mena	1743 W. 127th St	LA	CA	90047	17	
7	Honwillson	1737 W. 127th St	LA	CA	90047	14	
8	MATTHE CATELEY	1703 W. 127th St	LA	CA	90047	42	
9	Bennie Oakley		LA	CA	90047	19	
10	ALABRIA JONES	1713 W. 127th St	LA	CA	90049	40	

PROJECT LOCATION: 12650 WESTERN AVENUE WEST ATHENS - WESTMONT  
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Permit(s) TR068503-12)  
 TR068503 CUP 20070039  
 ENV 200700036

	Full Name (Print)	Address	City	State	Zip	Years of Residency	Signature
11	ROLAND LACAMILLO	1728 W. 127TH	LA	CA	90047	35	
12	Kathleen Lacamillo	1728 W. 127th	LA	CA	90047	35	
13	Carlos Horni	1728 W. 127th	LA	CA	90047	23	
14	Brandi Horni	1728 W. 127th	LA	CA	90047	6	
15	Anthony Ruppel	1653 W 127	LA	CA	90047	18	
16	JENNIFER PATNETT	1653 W. 127	LA	CA	90047	22	
17	CLARENCE WILSON	1718 W. 127th ST	LA	CA	90047	40	
18	Maria Reyes	1736 W. 127th LA	LA	CA	90047	22	
19	Tracey Floyd	1633 W. 127th	LA	CA	90047	42	
20	Joe Floyd	1637 W. 127th	LA	CA	90047	42	
21	Dolores Fabelo	1629 W. 127th ST	LA	CA	90047	48	

PROJECT LOCATION: 12650 WESTERN AVENUE WEST ATHENS - WESTMONT  
 CONDITIONAL USE PERMIT: For residential use in commercial zone

Permit(s) TR0688503-(2)  
 TR0688503 CUP 20070039  
 ENV 200700036

	Full Name (Print)	Address	City	State	Zip	Years of Residency	Signature
22	Esther Thompson	1600 W. 127th St	LA	CA	90047	43	Esther Thompson
23	Elmira Mitchell	1619 W. 127th St	Los Angeles	CA	90047	46	Elmira Mitchell
24	Wynish McDowell	1413 W. 127th St	LA	CA	90047	7	Wynish McDowell
25	Ronald Jackson	1409 W. 127th St.	LA	CA	90047	45	Ronald Jackson
26	Bobby Brown	1708 W. 126th St	LA	CA	90047	24	Bobby Brown
27	Bobby Brown	1708 W. 126th St	LA	CA	90047	24	Bobby Brown
28	Melvin Williams	1720 W. 126th Street	LA	CA	90047	27	Melvin Williams
29	Earle Ethelway	1732 W. 126th St	LA	CA	90047	50	Earle Ethelway
30	Michael Newman	1704 W. 127th St	LA	CA	90047	30	Michael Newman
31	Harvey Hampton	1742 W. 127th St	LA	CA	90047	3	Harvey Hampton
32	Erin Hampton	1742 W. 126th St	LA	CA	90047	3	Erin Hampton

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Permit(s) TR068503-(2)  
 TR068503 CUP 20070039  
 ENV 200700036

	Full Name (Print)	Address	City	State	Zip	Years of Residency	Signature
33	Ethel Marcelina	1733 W. 124th St				40 yrs	Ethel Marcelina
34	Zorace Ruth	1719 W. 124th St	LA	CA	90047	41 yrs	Zorace Ruth
35	JOE BOLDER	1722 W. 124th St	LA	CA	90047	42 yrs	Joe Bolder
36	Richard Combs	1739 W. 126th	Los Angeles	CA	90049	5 yrs.	
37	Lynda Anderson	1743 W. 126th	Los Angeles	CA	90047	25 yrs	Lynda Anderson
38	FAYE FRIELEY	1749 W. 124th St	Los Angeles	CA	90047	38 yrs	Faye Frieley
39	Adrienne Fuchs	1749 W 126th	Los Angeles	CA	90047	23	Adrienne Fuchs
40	Elizabeth BICKMAN	1746 W. 124th	LA	CA	90047	41	Elizabeth Bickman
41	James Hunter	1658 W. 126th	LA	CA	90047	35	James Hunter
42	William Hunter	1658 W. 126th	LA	CA	90049	35	William E. Hunter
43	Miriam A. Longel	1657 N. 126th	LA	CA	90047	2	Miriam A. Longel

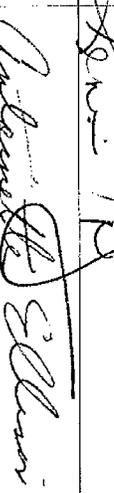
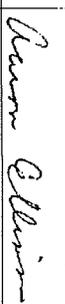
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Permit(s) TR068503-(12)  
 TR068503 CUP 20070039  
 ENV 200700036

	Full Name (Print)	Address	City	State	Zip	Years of Residency	Signature
44	ROBERTO LOWERY	1657 W. 126TH ST	LA	CA	90017	2 years	ROBERTO LOWERY
45	Gladys Broadworth	12613 S. Harvard Blvd	LA	CA	90047	38 years	Gladys L. Broadworth
46	Earl Hlyed	1728 W 126TH	LA	CA	90047	3 years	Earl Hlyed
47	JANE FLORES	1736 W 126TH	LA	CA	90047	22 years	Jane Flores
48	TERESA AVILA	1736 W 126TH	LA,	CA,	90047	22 years	Teresa Avila
49	Deborah Dixon	751 W 126TH	LA	CA	90047	40 yrs	Deborah Dixon
50	Samuel Oskod	1751 W 126TH	LA	CA	90047	40 yrs	Samuel Oskod
51	CATHERINE SMITH	1749 W. 126TH	LA	CA	90047	38 yrs.	Catherine Smith
52	J. Libe Tzuid	1624 CURRY	LA	CA	90047	8	J. Libe Tzuid
53	Shamille Mouta	1634 W 127th	LA	CA	90047	8	Shamille Mouta
54	Milton Mouta	1634 W 127th	LA	CA	90047	✓	Milton Mouta

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	Full Name (Print)	Address	City	State	Zip	Years of Residency	Signature
55	Rolando M. Jackson	1712 W. 127th	LOS ANGELES	CA	90047	41	
56	Cecily Newman	1724 W. 127th St <del>1719 W 127th</del>	LOS ANGELES	CA	90047	6	
57	Robert Johnson	<del>1708 W 127th</del> 1708 W. 127th	LA	CA	90047	4	
58	H. ANTHONY MANWATER	L.A.	LA	CA	90041	30	
59	Sandra Cesar	1708 W 127th LA	LA	CA	90047	3	
60	Renée Prejean	713 W. 127th	LA	CA	90047	3	
61	ANTHONY ELLISON	1727 W 127th	LA	CA	90047	16	
62	Michael Ellison	1729 D 127th	LA	CA	90047	16	
63	Michael A. Ellison Jr	1725 D 127th	LA	CA	90047	16	
64	DANN ELLISON	1725 W 127th	LA	CA	90047	16	
65	Clifford Newman	1724 W. 127th Los Angeles, CA	Los Angeles	CA	90047	39	

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	Full Name (Print)	Address	City	State	Zip	Years of Residency	Signature
66	Dawn Y Ventura	1622 W 127th St	LA	CA	90049	1	Dawn Y Ventura
67	Gloria Ventura	1622 W 127th St	LA	CA	90049	1	Gloria Ventura
68	Katari Ventura	1622 W 127th St	LA	CA	90049	2	Katari Ventura
69	Marghelle Tatum	1618 W 137th St	LN	CA	90047	38	Marghelle Tatum
70	Rae D Simms	1604 W 127th St	LA	CA	90047	35	Rae D Simms
71	Alice Anderson	1700 W 126th	LA	CA	90047	20	Alice Anderson
72	William G. Manly	1659 W 127th	LA	CA	90047	44	William G. Manly
73	ANTHONY CARTER	12705 S HARWARD 1709 W. 127th	LA	CA	90047	5	Anthony Carter
74	Margre Hamilton	5th LA 90047	LA	CA	90047	2	Margre Hamilton
75	Lelita Knight	1735 W 127th LA 90047	LA	CA	90047	3	Lelita Knight
76	Elias Ramos	1752 W 126th	LA	CA	90047	8	Elias Ramos

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	Full Name (Print)	Address	City	State	Zip	Years of Residency	Signature
77	Yolanda Texera	1752 W 126 ST	LA	CA	90047	3	Yolanda Texera
78	Andrea Maceda	1752 W 126 ST	LA	CA	90047	3	Andrea Maceda
79	Praciela Maceda	1752 W 126 ST	LA	CA	90047	3	Praciela Maceda
80	Harold Marywester	1659 W. 127th St C.I.	C.A.	CA.	90047	44 YRS	Harold Marywester
81	Catherine Newman	1724 W 129th St	LA	CA	90047	44	Catherine Newman
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## Kress, Donald

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**From:** joe bolder [joebolder@att.net]  
**Sent:** Thursday, August 12, 2010 9:55 PM  
**To:** Kress, Donald  
**Cc:** rthomas@supervisor.lacounty.gov  
**Subject:** Permit TR068503-(2), TR068503 CUP 200700039 ENV 200700036

Mr. Kress:

Please not granting the Condition use permit to building this multi-family unit which would impact the community in various ways. Please grant single family permits same as the neighborhood.

These action would impact the parking, county service sewage system which has not been up graded since the 1954 installation. At present we are having problems with the fire safety systems in the community with fire hydrants pipes braking. At the present time there is no parking on the neighborhood streets because of over parking from the Apartment at the corner of 126 street and Western ave. AT present due to parking congestion many of the neighbor are unable to park in front of their homes.

At present the we have too much residential and commercial traffic traveling the neighborhood streets day and night from exiting from the major highways surrounding the neighborhood Western Ave, Elsegundo Blvd and Normandie Ave.

Please research the Board of Supervisors Records dating back approximately 20 years ago we had the same problem concerning the property at 120 street & Western Ave. the community recommended building single family dwelling; and the board granted building permits for single family dwelling. East side of Western Ave & north of 120 Street.

I been living and voting this neighbor for forty one years there have been many improvements in this community the neighbors are trying to continual the improvements .