

Marquez Knolls Property Owners Association, Inc.

January 7, 2015

West Los Angeles Planning Commission
200 N. Spring St. Room 272
Los Angeles, CA 90012

Subject: 49 Unit Apartment Building

ZA 2012 130 - Application for Coastal Permit - Project 16990-17000 Sunset Blvd.
Pacific Palisades

The Marquez Knolls Property Owners Association (MKPOA) represents 1,250 homes in Marquez Knolls, a community within Pacific Palisades north of Sunset Blvd. between Palisades Dr. and Bienvenida. MKPOA has been made aware of plans to build a 49 apartment unit complex at 17000 Sunset Blvd. The project is located outside of the boundaries of MKPOA and no position is taken by MKPOA on the project itself. The developer has assured us that the project will be develop "by right" without requests for variations or variances. MKPOA respects the rights of the property owners.

This letter addresses the City of Los Angeles and its departments involved in the permitting process of this project to assure that geology and traffic concerns are given thorough consideration.

MKPOA would like to express concern about the safety of Sunset Blvd during construction and after completion of the project. Marquez Knolls is "land-locked;" all entries and exists are via Sunset without alternatives. This important thoroughfare is travelled heavily and also serves as the only alternate route when Pacific Coast Highway is closed or obstructed. Any impact on traffic safety or traffic congestion must be considered by the City and mitigated at all stages of the permitting process. A partial or full closure of Sunset Blvd. will create traffic backup and can lead to a serious public safety hazard by potentially causing delays in law enforcement and emergency vehicle response time.

The stretch of Sunset Blvd. at and near this site is known for speeding traffic, collisions, and fatal accidents. Any unrestricted turn to or from the west bound lane of Sunset Blvd. would be hazardous and create a danger for the driver and those who might share the road. Accidents may cause partial or full closure of the road, creating public safety hazards described above. Traffic planning considerations must include the combined impact of this project and the other 49 unit apartment building currently in the planning stages at 17030 Sunset Blvd, on the same block.

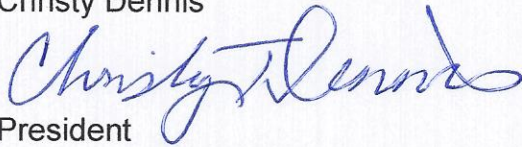
We understand that this project will require extensive excavation. The haul route, staging, and ingress and egress, as well as the hours of operation to avoid peak traffic hours, must be considered and coordinated with the 17030 project to reduce the impact on the community.

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The geology of the land, known to be a slide area, must be studied and engineered to today's standard. A slope failure at the site could not only damage the apartment building and the mobile home park below, but could damage Sunset Blvd. and create a serious public safety hazard for this vital traffic artery, again creating a public safety hazard described above.

We urge the City to proceed with utmost caution.

Sincerely,
Christy Dennis



President
Marquez Knolls Property Owners Association

CC via USPS:

14 copies included for review by
5 Commission Members
Director of Planning
Chief Zoning Administrator
Associate Zoning Administrator
City Planner
Commission Executive Assistant
City Attorney

CC via e-mail:

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