

TERA

THE EAGLE ROCK ASSOCIATION



January 26, 2018

Ms. Mee Semcken
Lee Consulting Group
1336 Thayer Avenue
Los Angeles, CA 90024

RE: 2803 W. Broadway - CPC-2017-4388-GPA-ZC-CU-ZV-ZAD-SPR

Dear Ms. Semcken:

Thank you for appearing before The Eagle Rock Association (TERA) at our meeting on January 10, 2018. The board appreciated hearing and discussing the details of the self-storage project proposed to be located at 2803 W. Broadway.

Our understanding, from your presentation, is that the proposed project will consist of a 4 story, 65 foot tall, approximately 85,000 square foot facility with fourteen parking spaces. Since our meeting, it is my understanding that 600 square feet of the facility had been set aside for a community room and that an exterior Eagle Rock-themed mural has been added to the project.

In general, TERA supports the use of this property as a self-storage facility. We understand the size, shape, and location of this lot present challenges to finding the perfect use or creating the perfect design at this location. We recognize a self-storage use is in character with other commercial uses located nearby. In addition, we believe this use is preferable to a residential or restaurant use as the location would be unhealthy for residents, patrons and employees due to prolonged exposure to toxins and pollutants generated by the nearby freeways. We also believe a storage facility will result in far fewer vehicle trips and require less parking than either of those uses.

That being said, this particular project is problematic for TERA. For one, the expedited nature of this request has made it difficult to have a dialogue and to give constructive input about the project. I believe such a dialogue could have helped lessen the community's opposition to it.

In addition, this project requires many deviations from the underlying zoning, the most significant being the request to double the Floor Area Ratio (FAR) from 1.5:1 to 3:1.

TERA believes that significant entitlement requests like these should be balanced against public necessity and the greater community good. We do not see the increased FAR request as a public necessity. And, while we appreciate the inclusion of the community room and the mural as efforts toward providing community benefits, we feel they do not outweigh the negative factors such the considerable size of the facility and the community's opposition.

As such, TERA cannot support the project as currently proposed. However, TERA would be willing to consider a similar project if it were designed in way that the community good far outweighed the impacts of the entitlement requests.

Sincerely,



Greg Merideth
President

cc: Oliver Netburn, City Planning Department
Sean Starkey, Deputy, Council District 14
Kevin Ocubillo, Deputy, Council District 14
David Greene, Eagle Rock Neighborhood Council