



PACIFIC PALISADES COMMUNITY COUNCIL

April 16, 2015

City Planning Commission
City of Los Angeles

Attn: James K. Williams, Commission Executive Assistant II

Via email to: James.K.Williams@lacity.org; cpc@lacity.org

**Re: Case No. CPC-2014-666-VCU-ZAA-SPR; CEQA No. ENV 2011-2689-EIR;
SCH No. 2012011001 – ARCHER SCHOOL FOR GIRLS (hearing date: 4/23/15)**

In our written comment on the DEIR dated April 22, 2014 (attached for convenience), Pacific Palisades Community Council (PPCC) stressed our concern about the potential for further increased levels of traffic congestion and negative impacts on Pacific Palisades (the community immediately to the west of Brentwood). PPCC emphasized the fact that Sunset is one of two primary routes of ingress and egress in the Palisades; that many community members travel that route regularly to and from work; and that traffic at peak travel times on Sunset, San Vicente and neighboring streets is already extremely congested. A particular concern expressed was the potential for an increase in the already lengthy emergency response time for locations in Pacific Palisades during peak hours. PPCC continues to have these serious concerns.

Pacific Palisades residents are naturally concerned about the start date for the newly proposed 3-year accelerated construction schedule. The Fehr & Peers memorandum of April 7, 2015 (part of Exhibit F to the staff report) indicates that one of the most impactful phases of the project (demolition and hauling) will not commence until 2017, yet the main body of the staff report contains no reference to a construction start date. If construction were to commence in 2015 or 2016, there would almost certainly be overlap with the California Incline replacement project, which starts on 4/20/15 and is planned to be completed by the end of May 2016. That completion date cannot be guaranteed, so other projects need to adjust their own schedules to accommodate projects already underway.

Substantial negative impacts on the Palisades community are anticipated due to the California Incline project. Forcing a community of 25,000 people to endure severe traffic congestion for several months along both of its primary access routes (Sunset and Pacific Coast Highway) as a result of significant overlapping construction projects is unacceptable. No plan should be approved for the Archer project without a thorough assessment of the potential cumulative impact of the proposed accelerated construction schedule along with impacts expected to be generated by the California Incline project or other major construction projects in the area.

Although PPCC has not yet taken a position on the proposed Archer project, we note with great interest that Brentwood Community Council (BCC) has passed a resolution opposing the project “due to the substantial number of adverse impacts it would impose on the community” and

supporting observance of the current school CUP, provided that “authorized traffic levels cannot exceed current actual levels” (BCC resolution adopted 2/3/15). PPCC shares BCC’s concerns about traffic impacts and similarly urges that no plan be approved without verifiable assurances to the impacted neighboring communities that all negative traffic impacts – including those identified in the LADOT traffic study of February 7, 2014 – can and will be mitigated.

Sincerely,

Christina Spitz
President
Pacific Palisades Community Council

Cc: Councilmember Mike Bonin, CD11
Tricia Keane, Planning & Land Use Director, CD11

Encl: PPCC Letter to Dept. of City Planning dated 4/22/14