

LA Neighbors United

October 9, 2009

James Williams
City Planning Commission
City of Los Angeles
200 N. Spring Street
Los Angeles, CA 90012

RE: DIR-2008-1178-DB-SPP-1A
ENV-2008-1179-MND
11933 Magnolia Boulevard, Valley Village

Dear Mr. Williams:

We urge members of the City Planning Commission to grant the appeal of the Planning Department decision in this case. The application in its current form is unacceptable; the project should be rescaled.

Our support for the appeal is grounded in the following concerns:

- 1- The negative impacts of the project, combined with two other projects already approved, are not sufficiently mitigated by conditions imposed by the City. In particular, the streets that connect these projects to the nearby Orange Line station have incomplete or nonexistent sidewalks, posing a safety risk for pedestrians to access the transit, and for kids who will have to dodge the cut-through traffic as they walk to four area schools. (The three new developments together will add nearly 1,000 daily car trips to the neighborhood, based on conservative estimates.)

Also, notably, the planned Magnolia Boulevard improvements are insufficient to accommodate the new traffic that will be generated by these projects.

Frankly, we find it remarkable that a full EIR was not conducted given the cumulative impact of the three new projects.

- 2- The City erroneously continues to contend that a rear yard portion of the site is a side yard, and thus is allowing a reduced setback. As a result, neighbors on both sides of the property line at the rear of the site will suffer from a lack of privacy and open space.
- 3- The density-bonus granted to the developer is excessive and unnecessary to provide 12 units of affordable housing. No pro forma was submitted to justify the award. Twelve units of affordable housing can be provided in an economically feasible manner without increasing overall project density to 146 units.
- 4- There is a significant net loss of affordable housing, counter to the intent of SB 1818. Fifty-one RSO units are being demolished to create 12 low-income units.

This project should be rescaled to respect the neighborhood. The fact that the property is adjacent to an RD1.5-1 site is a compelling reason to develop this site with sensitivity, not to overdevelop it as the current project plan would do.

Thank you for your consideration.

Sincerely,



Cary Brazeman