

Reference: LA City Council Agenda Item #6 on the 12-10-14 City Council Agenda

Please distribute and place the following into the Council File for this item.

At the December 8, 2014 meeting of the board of the Sunland-Tujunga Neighborhood Council the following updated Community Impact Statement was voted unanimous to submit to the City Council.

Mark Seigel
President
Sunland-Tujunga Neighborhood Council

Council File #11-0404-S1
Regarding Financing 10046-56 Samoa Avenue, Tujunga, CA 91042

Community Impact Statement

Council File 11-0404-S1

10046-50 Samoa Avenue

The Sunland Tujunga Neighborhood Council (STNC) and its Land Use Committee (LUC) strongly urge the City Council to withhold TEFRA funding for the proposed Samoa Avenue Affordable Housing Project until the project is revised to address community concerns. As proposed, the project's design is insensitive to transitions between different land uses and physical differences in building heights and designs in the neighborhood; does not include primary entrances to the units facing the street; and, fails to integrate varied rooflines through the use of sloping roofs, modulated building heights, gables, dormers, or other innovative architectural solutions. It does not conform to the City's Walkability Checklist and Citywide Design Guidelines (residential). It is not located near or adjacent to a transportation/transit hub. Also, the latest pro forma made available to the STNC and LUC indicates that project costs are significantly above the average for this geographical area and are unreasonable. Finally, the project is significantly under-parked and will create parking congestion in the neighborhood.