

# Tarzana Property Owners Association

June 30, 2014

## **Planning and Land Use Management Committee**

Councilman Jose Huizar  
Councilman Gil Cedillo  
Councilman Mitch Englander

**Subject: Los Angeles River Improvement Overlay (LA-RIO)  
Council File Number 12-0096-S1**

The Tarzana Property Owners Association has long been a strong supporter of efforts to improve the Los Angeles River. We submitted a letter with specific comments on the proposed establishment of River Improvement Overlay Districts and the Los Angeles River Improvement Overlay District on January 13, 2014. In that letter we expressed concern with a number of the provisions of the proposed ordinance. We are pleased to see that our concern with excessive restrictions on permissible plants and the extension of the outer boundary to include significant portions of the Tarzana business district along Ventura Boulevard have been positively addressed. We are still somewhat concerned, however, with two proposed provisions:

**Size of the LA-RIO.** The size of the specific LA RIO is much too large. It encompasses the entire length of the river. Specific implementations of general ordinances are meant to consider specific areas, not the entire City! The specifics of river adjacent development, river access, and potential for public use of the river vary considerably in different areas. We suggest establishing specific RIOs for uniquely different river areas.

**Width of the LA-RIO.** The width of the LA-RIO boundary is still too large. In Tarzana and the immediately adjacent areas it extends about three quarters of a mile from the LA River in some cases. A property located that far away does not affect the river and is not affected by it. How would a resident in an apartment on Sherman Way, a major thoroughfare in the Valley, relate to the river? As an example, we suggest that for the portion of the LA-RIO in and adjacent to Tarzana, from Winnetka Avenue to White Oak Avenue, the northern boundary be set at Vanowen Street, rather than Sherman Way, and the southern boundary along Topham Street/Oxnard Street be extended to White Oak Avenue rather than to suddenly jump to the 101 Freeway between Lindley Avenue and White Oak. These are Tarzana specific recommendations; other areas of the City may have similar suggestions.

In summary, we are strongly supportive of the efforts of the Planning Department and the City Attorney's Office to develop a viable LA-RIO and suggest that consideration be given to the points we have raised.

David R. Garfinkle  
President, Tarzana Property Owners Association



P.O. Box 39654, Los Angeles, CA 90039

June 29, 2014

**To Whom It May Concern:**

The Atwater Village Resident Association (AVRA) supports the resolution to be presented to the Atwater Village Neighborhood Council (AVNC) at its special meeting on June 30, 2014, regarding the proposed River Improvement Overlay District ordinance (RIO) and the proposed Los Angeles River Improvement Overlay District ordinance (LA-RIO). We also support the position of the Atwater Village Chamber of Commerce (AVCC) in regards to the RIO/LA-RIO.

AVRA agrees that removing Atwater Village in its entirety from the RIO/LA-RIO boundaries is the best solution for the current sentiment felt by our membership and the community of Atwater Village. The City has already removed portions of land around the Los Angeles River that belong to powerful businesses, such as NBC Universal. In so being, we feel that the City can do so for an entire village of residents, businesses and industries that is completely enveloped by these proposed RIO/LA-RIO ordinances.

Because the RIO and LA-RIO impact all of Atwater Village, we feel that the lack of outreach and information provided to this community demonstrates a need for caution. If an Overlay District of this scope is met with confusion, concern and distrust by the community, then it is the responsibility and duty of our elected representatives to take action and protect our community. The AVNC and our City Councilmember are charged with this task. AVRA has confidence in the ability of our elected officials to safeguard our community, and to return our voice to the chorus of voices that decide our future.

A 75% stakeholder vote to be included in the RIO/LA-RIO should be the method of implementation carried out by this community, to include Atwater Village in the RIO/LA-RIO. Once the RIO/LA-RIO is understood and shown to be a positive benefit for this community, Atwater Village can decide for itself whether or not to be included.

Thank you for your consideration.

Mark Waldner  
President

Lisa Waldner  
Treasurer



June 29, 2014

**SUBJECT: L.A. RIVER IMPROVEMENT OVERLAY / DESIGN GUIDELINES - COUNCIL FILE #12-0096-S1**

Dear Councilmembers,

We understand that Los Angeles' City Council is voting to make the proposed Los Angeles River Improvement Overlay District (LA-RIO) and the proposed River Improvement Overlay (RIO) Districts part of the city's municipal code that vastly alters the zoning regulations for Atwater Village and other riverside communities.

The Atwater Village Chamber of Commerce (AVCC) finds that the RIO and LA-RIO as proposed are incomplete and undefined. They lack the details that should properly define design guidelines and the laws that Atwater Businesses and Residents must follow.

In addition, the RIO and LA-RIO alters the regulations affecting a property owner's by-right abilities to build on their own property and replaces defined rules with undefined and discretionary regulations. It also creates several new layers of bureaucracy, procedures, cost and fees that are undefined.

To put it simply, the RIO / LA-RIO as currently proposed is bad for business and bad for Atwater Village.

**The AVCC is steadfast opposed to the City's adoption of these ordinances as currently proposed.** We urge the removal of Atwater Village from RIO / LA-RIO boundaries until it can be properly vetted and voted on by the community.

Sincerely,

Andy Hasroun  
President  
Atwater Village Chamber of Commerce

cc:  
The Honorable Eric Garcetti, Mayor - City of Los Angeles  
The Honorable Mitch O'Farrell, City Councilmember - CD13  
The Honorable Tom LaBonge, City Councilmember - CD4  
Governing Board, Atwater Village Neighborhood Council



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A handwritten signature in black ink, appearing to read "Andy Hasroun", is written over the word "Sincerely,".

Andy Hasroun  
President  
Atwater Village Chamber of Commerce

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