

C.F. 13-1499

#6

Westchester Community Input  
on TriCal 74<sup>th</sup> & La Tijera  
Proposed SB1818 Build Plan

Council File # 13-1499  
Planning Case # Case No.  
CPC-2012-3436-DB-SPR

Submitted for LA City Council  
Member Consideration re:  
Vote on 2014-01-28

## 312 Community Members most effected by this project request you vote to DENY the developer's to-the-max SB1818 variance requests.

**It's bad planning** The allowance of SB1818 zoning variances on this project are not appropriate for this location. Beyond negative public opinion, this same position is documented by the Planning Commission's NO vote, citing TriCal's plan as being out of synch with the City Area Plan for this location.

**The APPROVE position taken by Planning and Mike Bonin's office doesn't reflect the input of key stakeholders** The public record on this case records "COMMUNITY IMPACT STATEMENT: None submitted."

In fact there has been considerable community dialogue about the project. Community members have put literally hundreds of hours into bringing community opinion into the conversation.

We have formally gathered input from the key stakeholders — those residents closest to the project who stand to face property value losses and long-term, daily negative traffic impacts — and this report documents the fact that opinion is overwhelmingly against the project.

**As the survey results show, the community is not fretting over aesthetics or classic "Nimby" issues.** It's hard to charge this community with Nimby protectionism when we absorb the entire City's traffic for LAX and the area of the TriCal project absorbs more than its fair share of high density general traffic for the 405 as well.

**The survey results show the community immediately adjacent to the project is concerned about the negative PLANNING IMPACTS of this SB1818 project on the area**

- TRAFFIC near a major on/off ramp to the 405
- POPULATION DENSITY far beyond the norm for the area
- URBAN PLANNING that has resulted in a project completely out of scale and character for its context

There is no valid reason—other than greed—for the City of Los Angeles to support TriCal's push for maximum density in this plan. We urge you to vote DENY.

Kimberly Fox  
W 74<sup>th</sup> Street  
kimberlyfox@hotmail.com

Leigh Hill  
W 74<sup>th</sup> Street  
quichasa@sbcglobal.net

# WESTCHESTER AREA COMMUNITY SURVEY SURVEY FORM SAMPLES

*Hard Copy Survey Form, Filled Out Via Door-to-Door Canvassing by Community Members*

74<sup>th</sup> & La Tijera Apartment Building Proposed Project Petition  
 January, 2014 — *Your Chance to Share your Views!*

Name (First & Last)	
Street Address	
Email (optional)	

**1. YOUR OPINION ON THIS PROJECT (choose one only)**

<input type="checkbox"/>	The current TriCal plan for 74th & La Tijera should be APPROVED
<input type="checkbox"/>	The current TriCal Plan for 74th & La Tijera should be DENIED

**2. If you believe the TriCal / 74th & La Tijera project should be denied, please rank these issues in terms of your level of concern about each.**

**Rank 1 through 4, with 1 = Top concern**

<i>Rank</i>	<i>Issue</i>	<i>Notes</i>
	<b>Traffic Impact</b>	Traffic tie-ups at the intersection of 74th & La Tijera
	<b>Population Density</b>	Too many apartment units in the building due to Density Bonus allowance
	<b>Building Height</b>	Additional height allowance provided by Density Bonus creates a building that's too tall, based on its surroundings
	<b>Urban Planning</b>	In general the project is out of character for the area
	Other? Explain...	

**Any final comments?**

## Online Survey Form – Page 1 of 2 Publicized via Flyer Drop + NextDoor Posts

[SURVEY PREVIEW MODE] Your Opinion: Proposed 74th & La Tijera Apartment Project Survey

1/14/14, 1:19 AM

Your Opinion: Proposed 74th & La Tijera Apartment Project

[Exit this Survey](#)

### THE SITUATION:

On January 28 2014, the LA City Council will make a final decision whether to approve or deny permission for developer TriCal to activate "density bonus" zoning allowances to build a 5-story, 140-apartment unit + 2600 sq ft retail building on the NorthWest corner of 74th & La Tijera (a lot that's empty except for Stewarts Liquor). The current building plan size exceeds normal zoning allowances thanks to a "Density Bonus" made possible by the developer offering offering 13 very-low income apartments as part of their residential mix.

(Please note: while the building is technically 5 stories at its tallest point, that includes 1 story of basement apartments. If you measure from street level at the tallest part of the building the height visible from the street will be 45' or 4 stories from the sidewalk up.)

### THIS SURVEY PROJECT:

A group of several of neighbors in the area near the project have organized to help you in the community quickly and easily express your views on this project as the City Council meeting on January 28 will be the truly final decision. We want to be sure the opinions of the residents most impacted by the project are heard.

We will make the results of this survey available to our Council rep (Mike Bonin) and to the LA City Council at large BEFORE the January 28th meeting.

### YOUR SURVEY DEADLINES:

If you want your opinion included in the report we will provide Bonin and LA City Council before their sub-committee meeting on Tues, January 14, then you'll need to respond by 5pm on SUNDAY, JANUARY 12.

Otherwise, we will be closing the survey on Tuesday, JANUARY 21 so we have time to analyze the data and provide it in advance of the final key City Council meeting on January 28.

And at the end of the survey we'll provide info on how you can stay in touch regarding ongoing

## Online Survey Form – Page 2 of 2

[SURVEY PREVIEW MODE] Your Opinion: Proposed 74th & La Tijera Apartment Project Survey

1/14/14, 1:19 AM

status of the project. Thanks!

### 1. YOUR OPINION ON THIS PROJECT:

The current TriCal plan for 74th & La Tijera should be APPROVED

The current TriCal Plan for 74th & La Tijera should be DENIED

**2. If you believe the TriCal / 74th & La Tijera project should be denied, we will now ask you to rank these issues in terms of your level of concern about each.**

**FIRST, PLEASE PICK THE #1 CONCERN YOU HAVE ABOUT THE PROJECT (select ONE only)**

Traffic Impact: Traffic tie-ups at the intersection of 74th & La Tijera

Population Density: Too many apartment units in the building due to Density Bonus allowance

Building Height: Additional height allowance provided by Density Bonus creates a building that's too tall, based on its surroundings

Urban Planning: In general the project is out of character for the area

Other (you'll have space below to leave specific comments about this item)

**3. PLEASE PICK THE #2 CONCERN YOU HAVE ABOUT THE PROJECT (select ONE only)**

Traffic Impact: Traffic tie-ups at the intersection of 74th & La Tijera

Population Density: Too many apartment units in the building due to Density Bonus allowance

Building Design: Additional height allowance provided by Density Bonus creates a building that's too tall, based on its surroundings

Urban Planning: In general the project is out of character for the area

Other (you'll have space below to leave specific comments about this item)

**4. PLEASE PICK THE #3 CONCERN YOU HAVE ABOUT THE PROJECT (select ONE only)**

Traffic Impact: Traffic tie-ups at the intersection of 74th & La Tijera

Population Density: Too many apartment units in the building due to Density Bonus allowance

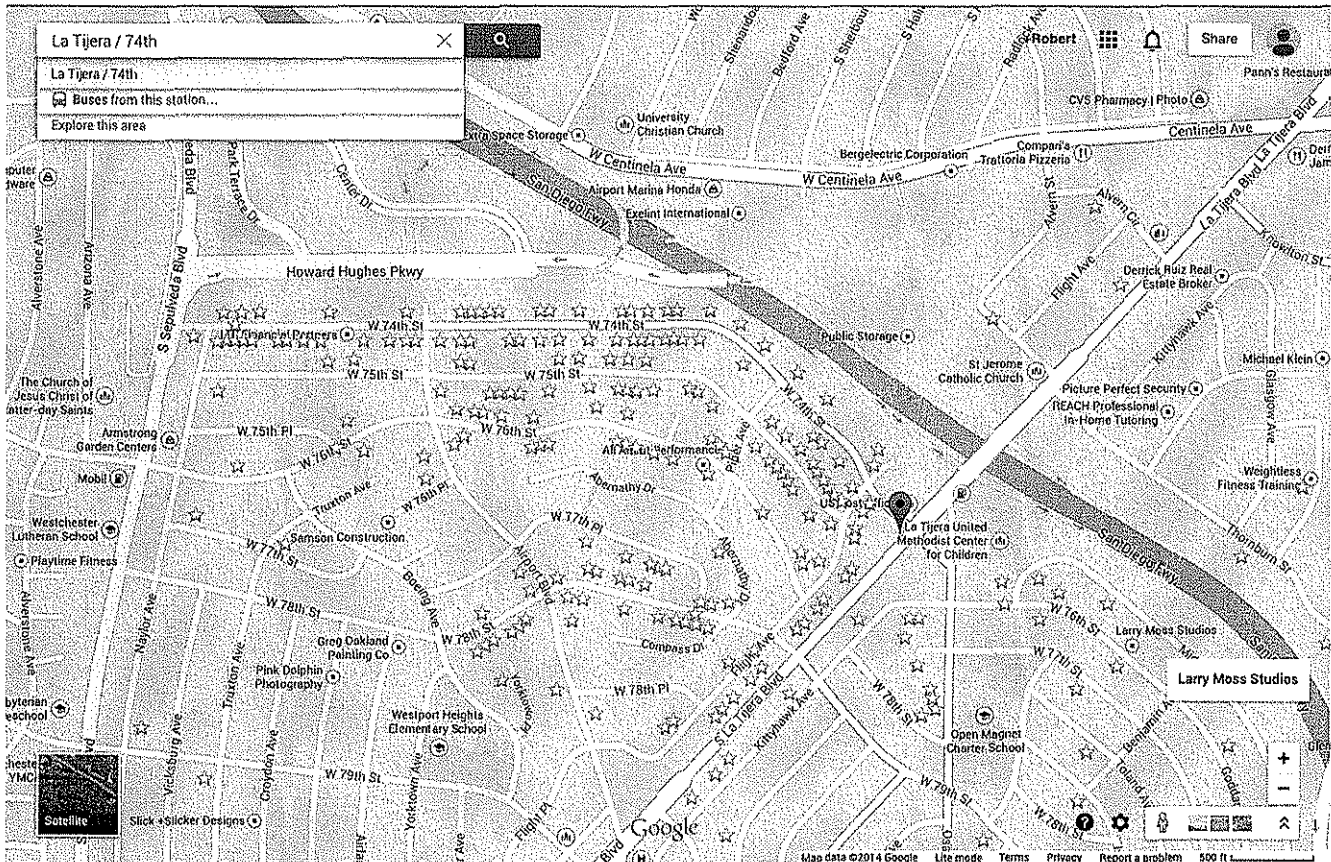
Building Design: Additional height allowance provided by Density Bonus creates a building that's too tall, based on its surroundings

Urban Planning: In general the project is out of character for the area

# WESTCHESTER AREA COMMUNITY SURVEY

## COMBINED (HARD-COPY + ONLINE) SURVEY RESULTS SUMMARY as of 2014-01-25

## WHO RESPONDED? Geographic Mapping of Households Closest to the Proposed TriCal Project Participating in this Survey



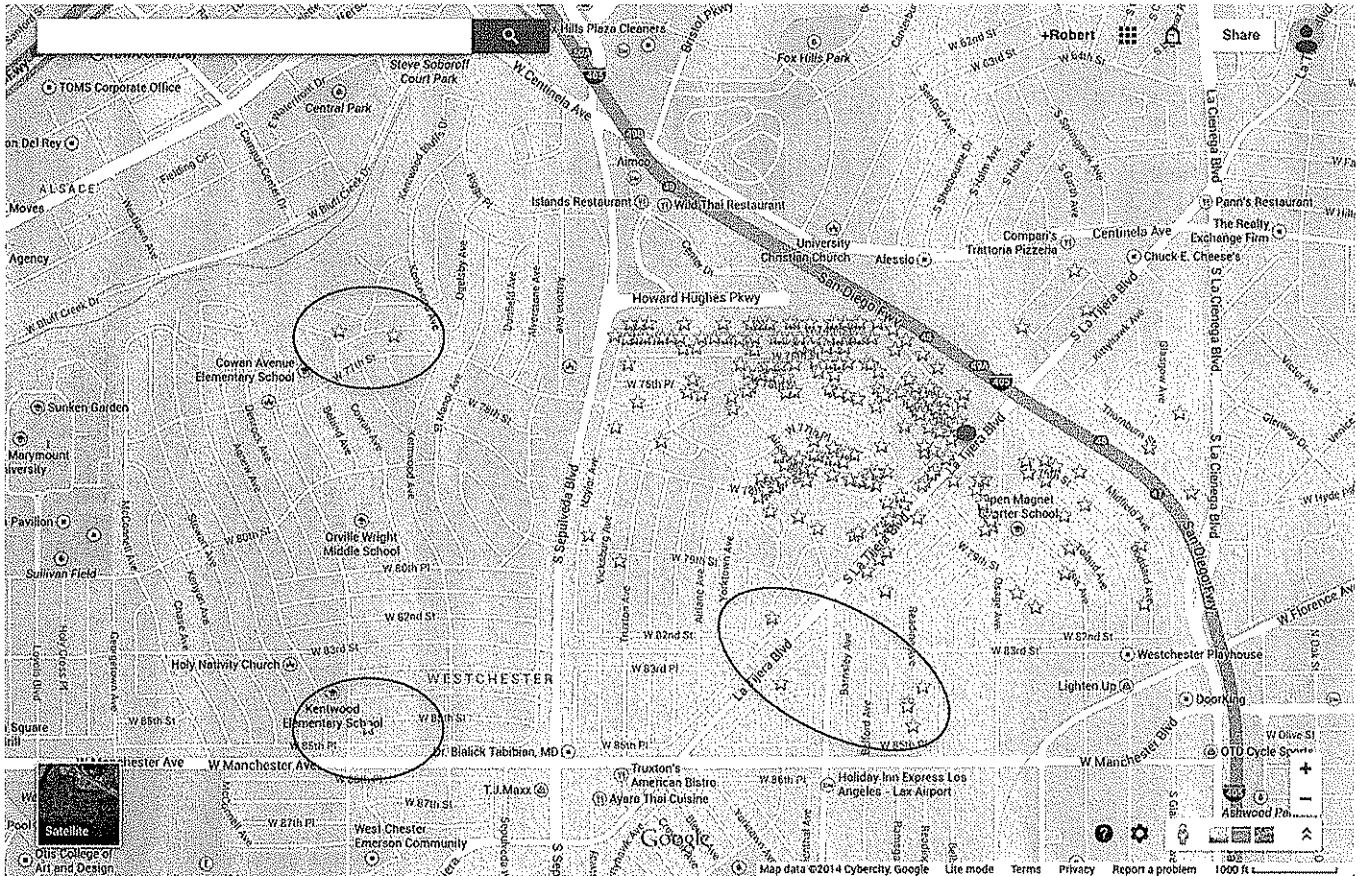
**WHAT THIS IS** A map documenting the location of households giving input. The proposed TriCal project is where the red pin is shown.

**WHY IT'S IMPORTANT FOR YOUR CONSIDERATION** This map documents the fact that this survey gives concrete input from the tax paying citizens most effected by the over-built TriCal project. And we did this ourselves, because no one solicited these households' input in a structured, data-based process

- Not TriCal
- Not Mike Bonin's Office
- Not the leadership of the Westchester/Playa Neighborhood Council



## WHO RESPONDED? Geographic Mapping of All Households Submitting Input Re the Proposed TriCal Project



**WHAT THIS IS** A map documenting the location of ALL of the households giving input. The proposed TriCal project is where the red pin is shown.

**WHY IT'S IMPORTANT FOR YOUR CONSIDERATION** This map documents the fact that concerns about this project are not merely "nimby-ism." There are larger, general concerns about this project for two main reasons:

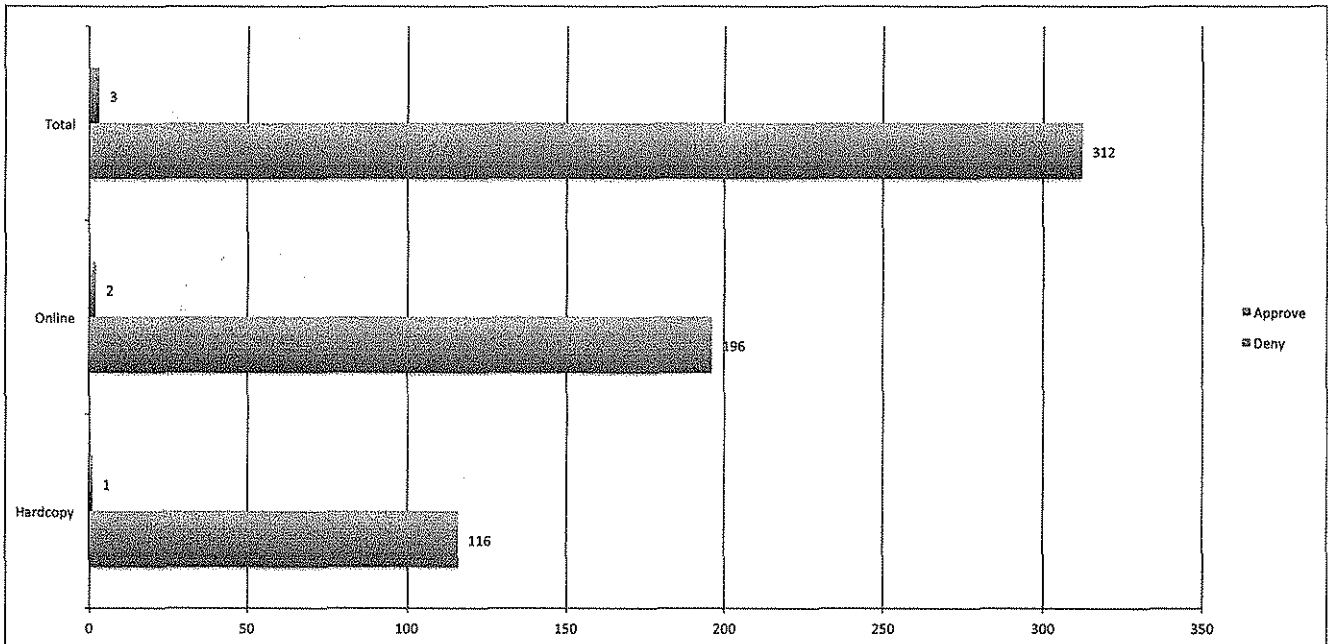
**1: TRAFFIC** > the intersection of 74<sup>th</sup> and La Tijera is a major entry point to the 405 for the entire Westchester region.

**2: BEYOND-CODE DEVELOPMENT TRENDS IN WESTCHESTER** > there is serious, general neighborhood concern that SB1818 will result in multiple over-built projects with no meaningful neighborhood impact analysis on such development exerted by PLANNING or by MIKE BONIN's office.

## WHAT DID THEY SAY?

### Combined Survey Results Recap

Question 1: The Current TriCal Plan for 74<sup>th</sup> & La Tijera should be APPROVED or DENIED?



### ANALYSIS

Survey respondents (who, survey maps show, live close to the project) are overwhelmingly against it.

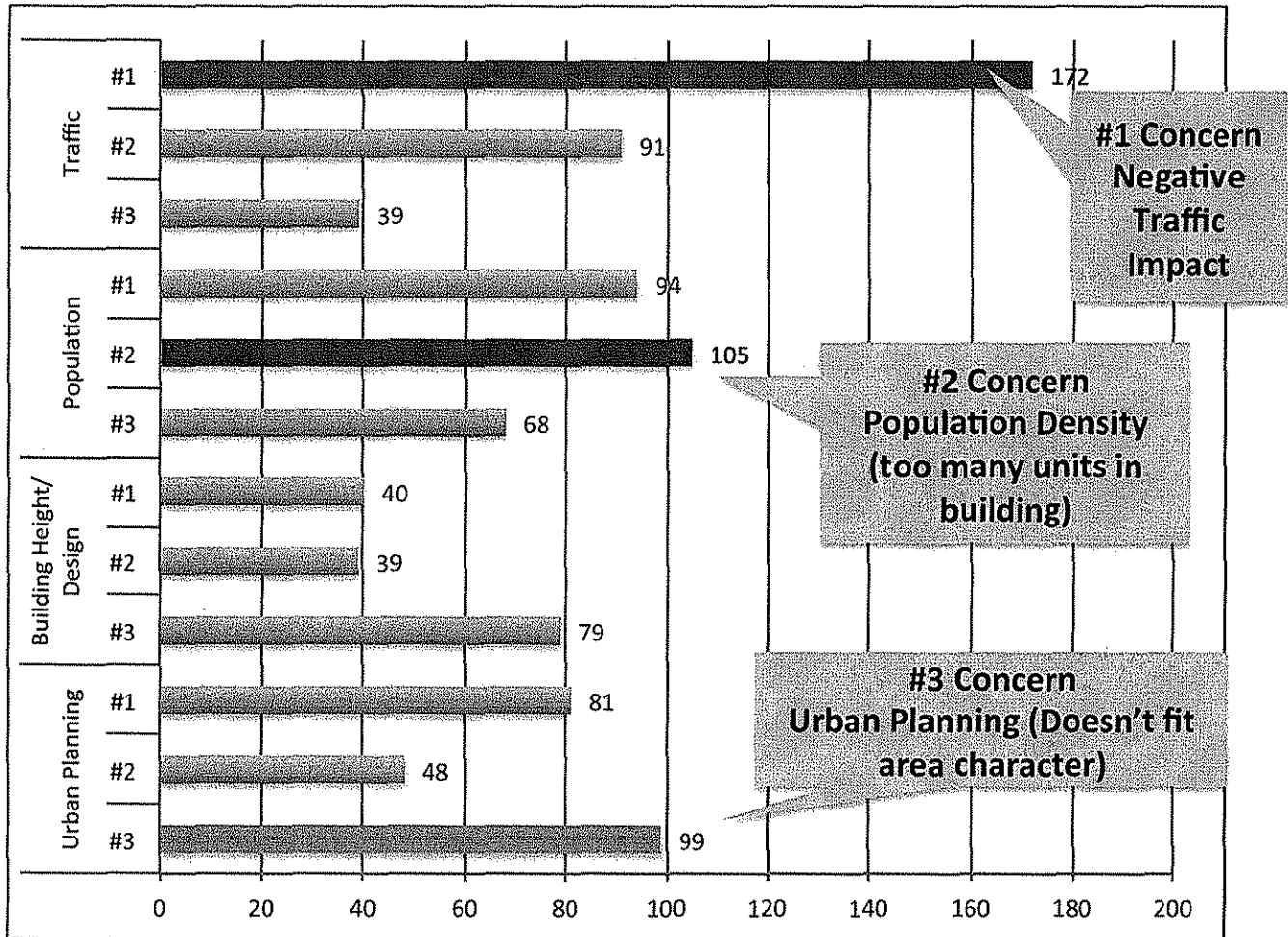
315 Total Responses

Deny = 312

Approve = 3

## WHAT DID THEY SAY?

Combined Survey Results Recap / Community Concerns Prioritized  
117 Hardcopy + 201 Online = 318 Total Respondents



## ANALYSIS

The results are consistent throughout.

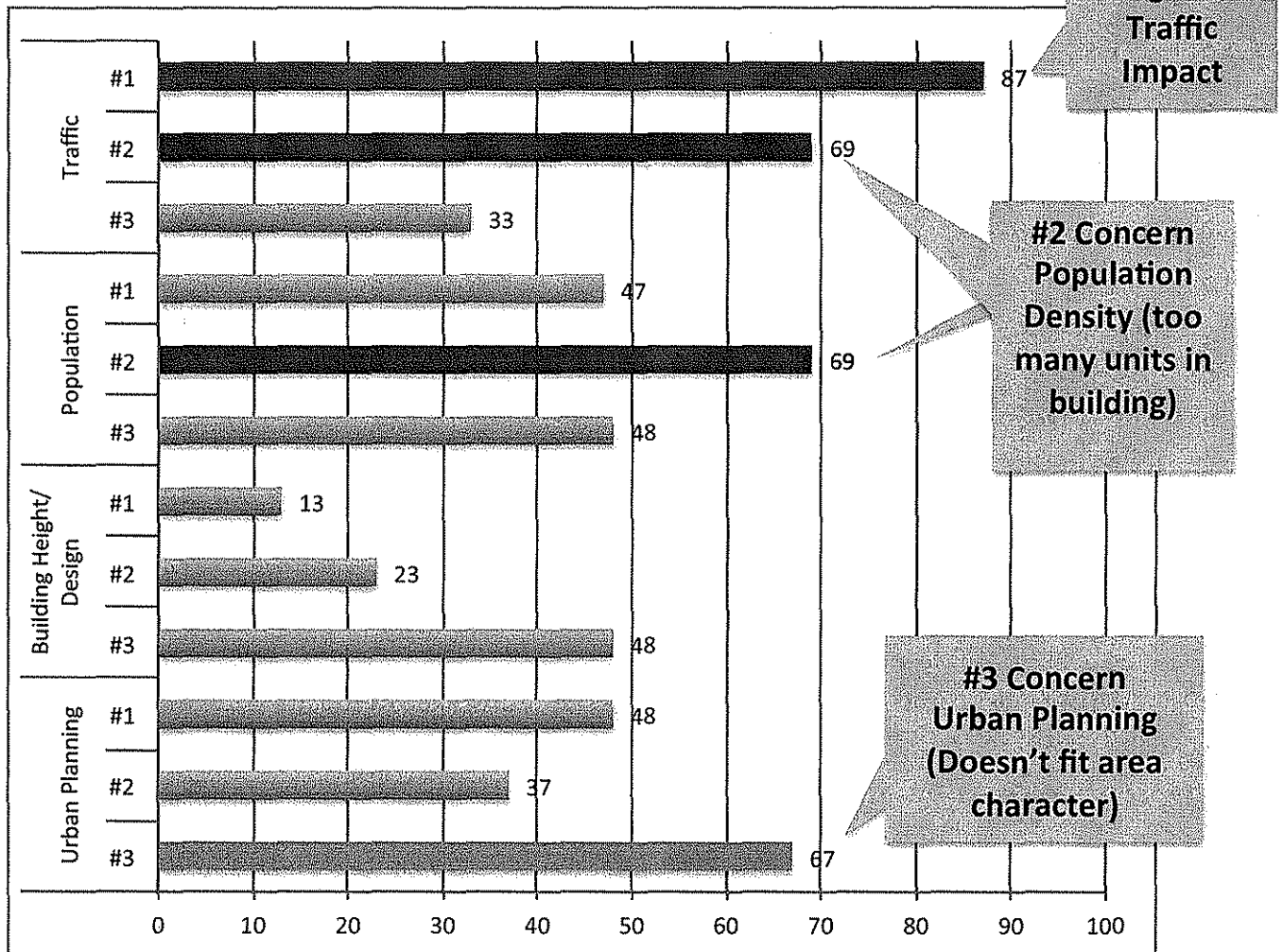
Community members are prioritizing concerns that are not about aesthetics or classic Nimby issues. They're concerned about COMMUNITY IMPACT resulting from an incomplete planning process.

## WHAT DID THEY SAY?

Online-Only Survey Results Recap / Community Concerns

Prioritized

Based on 201 Respondents



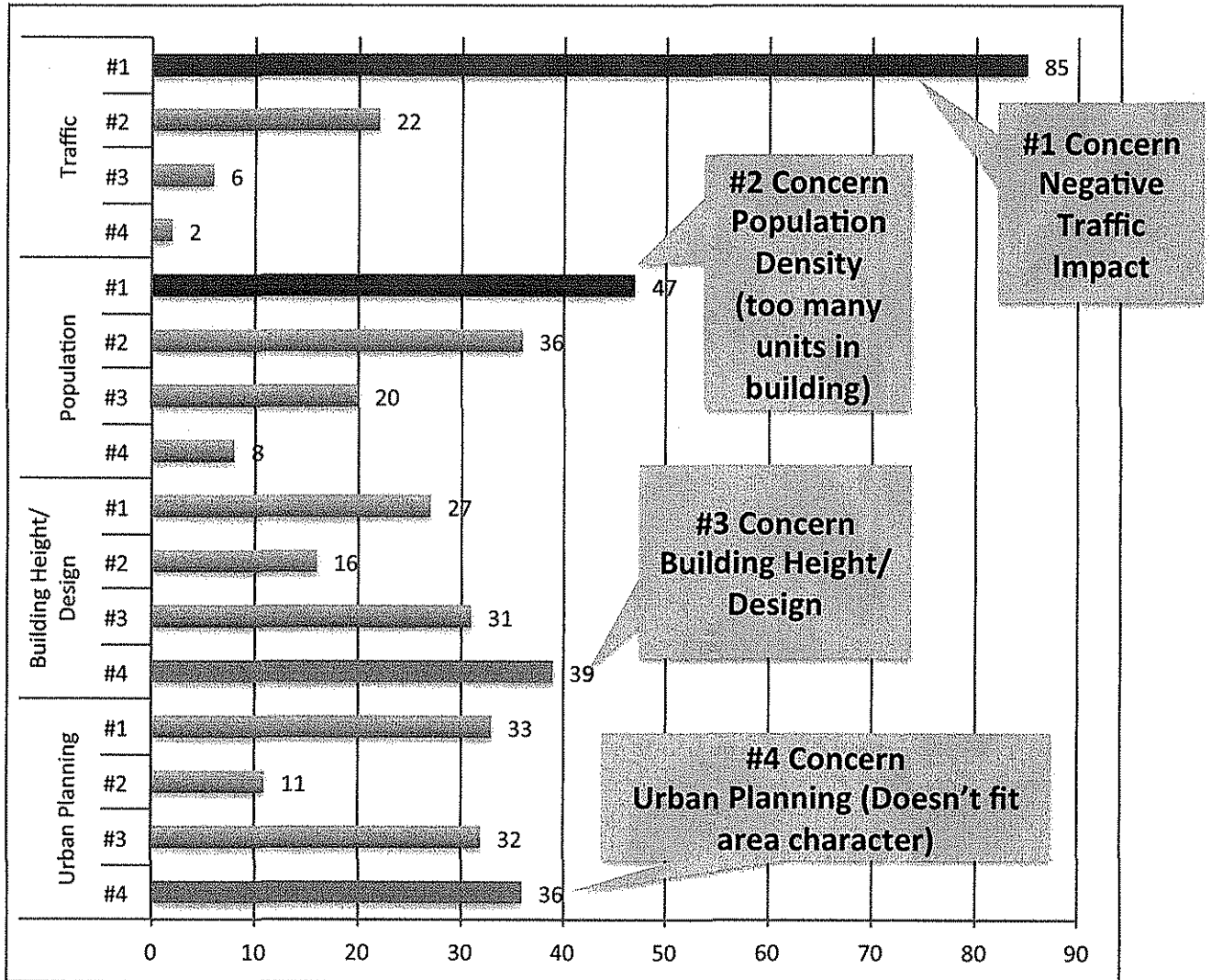
## ANALYSIS

Responses did not focus on building design or height but rather macro-level issues pointing not to aesthetics but to community impact issues.

## WHAT DID THEY SAY?

Hardcopy-Only Survey Results Recap / Community Concerns  
 Prioritized

Based on 117 Respondents



## ANALYSIS

Very similar to priorities of concern expressed in online survey.

# WESTCHESTER AREA COMMUNITY SURVEY

COMBINED (HARD-COPY  
+ ONLINE) SURVEY  
COMMENTS  
as of 2014-01-25

#### 74th & La Tijera Online Survey - Open Comments Results

- 1 Due To the size of this project, an already congested area will be impacted negatively by more car trips. Traffic nightmare.
- 2 Inadequate parking will block traffic on nearby residential streets.
- 3 Parking issues: There will apparently not be enough parking spaces or street parking to accommodate all residents and visitors of this building. This will result in excessive parking at the post office and on nearby single-family residential streets that already are heavily used for parking.
- 4 My wife and I moved into this neighborhood one year ago with our two babies. What attracted us the most was the character of the neighborhood. If this development is constructed it will take away a lot of the mid-century home character Westchester has maintained. On another note, my house was definitely not based on low-income earnings. My wife and I worked very hard and saved for a long time to be able to buy in Westchester. By introducing low-income properties in the midst of a surrounding that is on the other end of the spectrum is totally perplexing to me. Please decline the developers from maximizing their profits by jam-packing people in a small volume of space in a neighborhood that is not suited for it.
- 5 City codes do not allow for enough parking for visitors. Everywhere you see apartments you see parking problems. Visitors to this building will park up to 3 blocks away changing the character of the homes in this area.
- 6 74th Street and LaTijera traffic is already a mess. Building the apartment in this location will only add to the congestion!
- 7 As proposed, the size of the buildign would dwarf the surrounding homes in the nieghborhood, none of which are higher than two stories. I also doubt that any City Council Member would approve the project if it was slated for construction on their street.
- 8 I have lived in the area most of my life, and the traffic on LaTijera has gotten exponentially worse - this will make it unbearable. It is hard enough to get to the neighborhood across the way and to the post office without adding a huge amount of traffic / population.
- 9 Too many more people + too many more cars will downgrade the overall safety of our neighborhood. NO TO THIS PROJECT!!!
- 10 It well depreciate the homes values.( Hight Traffic impact ) and Unwanted people to the area.
- 11 Would degrade the neighborhood and seriously impact the busy traffic in this area.
- 12 the traffic impact on the intersection of 74th and LaTijera
- 13 Concerned about crime, given the "very low income" units.
- 14 decrease in property values
- 15 This is too big a building project for this area which will be detrimental to the safety and well-being of the drivers and residents in this area.
- 16 74th&LaTijera already has many accidents; this will increase. Due to airport traffic and existing 2 gas stations, traffic problems will magnify. Traffic along 74th to Sepulveda will adversely impact families and put children at greater risk. Local traffic will worsen dramatically - no retail or service is within walking distance. Local parking will become a problem.
- 17 The intersection is already very dangerous. In 3 years living here, I've already witnessed five major accidents. Adding to the density will be disastrous. And it's totally out of character with the existing neighborhood.
- 18 405 to 79th St will become an absolute nightmare. It will be unsafe for both pedestrians and vehicles and the traffic impact will spill onto 405 during peak traffic periods.
- 19 Wrong Project for intersection
- 20 The entire area south of the 405 towards the airport is predominantly single family residencies, with a very high population density, the amount of traffic passing through this area is already high and adding a 140 unit apartment building will significantly impact the quality of life for those living in the area. We'd rather see retail establishments that would increase the social interaction amongst those that live in the area, a place where one could gather and interact with neighbors.
- 21 The low-income housing will bring now the property values in the Osage neighborhood. The building will be too big, tall and densely populated for the space and its surroundings.

- 22 We already experience a high rate of crime in Westchester due to easy freeway access and we are concerned that adding this density of population could contribute to even more criminal activities.
- 23 The area surrounding the proposed building structure is composed of single story single family dwellings and single story family owned businesses. This project will allow a building that does not blend in with the current community landscape. NOT A GOOD PLAN AT ALL!!!!
- 24 There are already massive traffic tie ups and accidents at this intersection with all the gas stations and the post office. Adding more traffic will make it an absolute nightmare to get out of the surrounding neighborhoods.
- 25 STOP CROWDING THE CITY. THERE'S PLENTY OF ROOM OFF THE 5-NORTH.....
- 26 We are in need of some retail and more density to bring more vitality to the project. People who oppose it really want another gas station. I am not sure why!!
- 27 Presently too many commuters already use the La Tijera & 74th St. intersection as the most direct route to Sepulveda going North. Traffic at the 74th and La Tijera intersection will be a nightmare for 74th, 75th, 76th Sts, etc.residents.
- 28 Parking will also be a huge issue- they will go into the neighborhood to park. It will lower the value of houses in the area. It is exactly what we don't need and my neighbors and myself are strongly opposed.
- 29 I am not opposed the development but it's size. To have a zoning plan yet allow exceptions like this makes zoning plans farcical. I urge the council to decline and suggest the developer alter their plans.
- 30 The on and off ramps are supporting an old infrastructure, a bridge so to speak, that has a history of needing to be reinforced and fixed due to sagging.
- 31 This is a quaint neighborhood and by adding all of these apartments, it will impede on traffic, parking and crime.
- 32 What Westchester really needs is more good restaurants. The Coffee Company and Truxton's are both goldmines. Truxton's has done so well they just opened another one in Santa Monica. A little neighborhood market would also be good on that corner.
- 33 Just too big for area!
- 34 The proposed building is too big to tall, and just way out what the other buildings look like in the area. this intersection is way too busy already, I can't even think what it will be like with another 200 cars coming into traffic on 74th none the less. Also all the cars that will come and park along the side street next to this building.
- 35 Both 74th and 78th street are very congested during peak periods each day. Adding this many units will make these streets even more congested and unbearable for residents on these streets. In addition this is too many apartments in the building and this building will be out of character for this area. TriCal will develop and leave with profit and the neighborhood will be left with all of the negative consequences.
- 36 This project would allow direct sight onto my property, raising privacy and safety concerns. The excess traffic and population would create undesirable noise and pollution. I purchased my home in this area to avoid these types of projects and nuisances.
- 37 The project is in general a very bad idea for the area. There are SFR homes surrounding the area and some of the long term owners will lose their privacy and our quiet neighborhood will become a mess
- 38 It will change the character of the neighborhood. I moved away from apartments for a reason.
- 39 Project is too large for the area, traffic safety concerns and so much traffic near surrounding school with children walking. Not safe!!!
- 40 Only one planned driveway in and out of this building will cause nightmarish traffic situations.
- 41 Impact of enrollment on one neighborhood school, crime increase in an area that is already too large for the Pacific Division to adequately patrol, parking concerns on 74th street, freeway entrances are already severely backed up on La Tijera and Sepulveda- this would make it frighteningly worse.
- 42 The project is totally out of character for the area
- 43 Where will all the cars park? This proposed project is so wrong for this location for so many reasons.
- 44 There are also neighborhood privacy, and property devaluation issues that are not even mentioned.



- 45 Traffic is already heavy on 74th as people SPEED through to Sepulveda, and already congested because of the post office. Parking will be a problem. Project is completely out of character for the neighborhood and will negatively impact everyone.
- 46 I understand it is private property and zoning allows them to build apartments there but should not be allowed to overbuild or inappropriately build
- 47 Increase in crime in area, property value will go down
- 48 Depreciation of property value, crime increase
- 49 Parking will get really, really bad on 74th St. and Flight Ave
- 50 This project neither benefits nor preserves the character of our community.
- 51 This project takes away more retail and adds more people. More traffic from more residents and from current residents not being able to walk and shop. Also, the 90045 post office is already so understaffed many residents get no mail delivery multiple days each month. The freeway onramps already back up past 74th street as is. The infrastructure cannot handle this project!
- 52 This proposed apartment complex would be innappropriate being built next to a liquor store.
- 53 Homes in the nearby roads will become unsaleable and worthless, and the new building structure will considerably lower the tone of a good neighborhood.
- 54 Traffic, population.. There is already way too much traffic and congestion in the residential area.
- 55 This just does not fit our neighborhood.
- 56 Neighborhood Parking- currently the streets are open and easy to park for people who have homes in the area- with 140 units all of those people or their guests will constantly prevent parking for home owners in the area.. this is way too many units!
- 57 Totally out of character with a community of single dwelling homes.
- 58 Such high density structure(s) will greatly reduce the property values in the area, discouraging future buyers of properties in the area to move into the area. In addition low income high density housing typically increases crime activity, and that will disrupt the safe Westchester/Westport area that we all enjoy now. I definitely am not in support of this project in this area.
- 59 The low income apartments will attract the wrong type of people to the neighborhood
- 60 noise and crime
- 61 The proposed car parking is for over 200 cars which is 24/7 and overwhelms an almost impossible intersection with noise, polution & saftety concerns.
- 62 it will affect house prices in the area.... very downgrading
- 63 This project is completely ridiculous for such a residential small neighborhood and the impact would be hideous. Ridiculous and totally unfair
- 64 Low income housing in the area will depreciate home values in the immediate area.
- 65 The impact this project will have on the community crossing over south of La Tijera for residents to take kids to school. This already causes problems and added traffic through 74th. Additionally the overflow takes 79th/78th adding more congestion.
- 66 The corner of 74th and La Tijera is difficult to maneuver as it is with the congestion of the Post Office. Such a large complex would certainly make the area over congested and incredibly difficult for surrounding homeowners to make a left or right turn off of La Tijera onto 74th St. We have the traffic that is generated from the post office then you add a large apartment complex and you've created an unmanageable and unsafe situation. Backup and gridlock is inevitable.
- 67 The total impact will be too much for this small area of this small community
- 68 74th & La Tijera already has too much traffic due to the post office, this will create more congestion in the area, and will create need for better traffic signals in the intersection. Is the city willing to invest on a new traffic signal? Also area does not have any 4 story apartments near by will obstruct area landscape compared to the residential area landscape.

- 69 Low income housing will lower the value of the area.
- 70 there is no recreational area for the residents as it is little alone 150+ more people
- 71 This is already a high traffic area and there is not the public services to service the surrounding area as it is.....
- 72 Very worried about traffic safety and the congestion will cause more accidents. Access onto 74th Street is to be avoided at all costs, it is way to narrow to cope with an increase in so many cars and it is far too near the stop lights
- 73 this will create traffic not just at the named intersection but also immediately at the apartment driveway and this will have impact on all of the surrounding streets (74th, 75th, 76th, etc). UNSAFE!
- 74 Having this building in our neighborhood will drive down real estate price for our homes as they will no longer be in a single-residence area. Our high property taxes don't deserve very-low income neighbors and the problems that it most likely generate.
- 75 Traffic safety: not just congestion but lack of ingress/egress makes this dangerous for kids walking to St Jerome's school and pedestrians of all sorts.
- 76 An apartment building on this corner is completely unacceptable in an area that is mainly "single family dwelling." Property values will be greatly negatively impacted if this project was approved.
- 77 This project will invite non-homeowners that are not vested in the safety of this community. Traffic and parking will become highly congested. NOI
- 78 74th St is very narrow (one way each direction) with parking on the east side only in this area. This intersection is already very busy in morning & late afternoon with cars forced to wait through one or two light cycles. It would help if project gave space for an additional lane the length of their property along 74th St.
- 79 Big concern about the single driveway access in and out, right across the street from the post office. It is often very crowded there in the morning already.
- 80 I am greatly concerned about devaluation of my home should this go forward. Also - the traffic on 74th will be horrible.
- 81 74th St. Already a major access from Sepulveda to La Tijera to the 405 Fwy.. The traffic which would result from this project would negatively impact access.
- 82 I also believe that there will be a traffic impact: Traffic tie-ups at the intersection of 74th & La Tijera. Basically, all of the issues mentioned above are a concern of mine.
- 83 In 37 yrs. I watched this area change. We local business such as Stewarts. not more people.
- 84 It seems this project will cater to single persons/adults. This neighborhood is a family-oriented one with many school children. This project does not fit the neighborhood.
- 85 The Tri-cal plan has egress issues onto 74th and La Tijera. I think new residents will use 74th and 76th as a freeway bypass to get to Sepulveda, impacting residential streets.
- 86 I am concerned for the safety of children residents of this proposed apartment. Traffic is heavy and the streets are narrow, there will be no safe places for children to play
- 87 The corner of 74th and La Tijera is a highly congested area with many accidents now, adding that many more people will increase the problem. The building will not fit the look of the area, and will impact the value of our homes. I am sure something more suitable could be designed.
- 88 Thanks for all of the work you and others have done fighting this neighborhood intrusion.
- 89 Keep this abomination out of our neighborhood, PLEASE!!!
- 90 The building is too tall and out of character for the neighborhood.
- 91 THE BUILDING IS NOT IN THE NORMAL SIZE FOR SINGLE FAMILY HOMES IN THE AREA. TRAFFIC WILL BE A NIGHTMARE. THE HEIGHT WILL BLOCK MORNING SUNLIGHT ON MY HOUSE.

- 92 air pollution, ground litter, crime increase, decrease in "new" neighbors' quality of character, decrease in single residence home values, parking problems on nearby streets, my tax dollars are being used inappropriately, loss of confidence in City & Developer location selection for increased population, feels like I'm living in the deep South with all its inherent problems, saddest day of my life!
- 93 This would also be a complete EyeSore and does not belong in the area. It is completely out of character for the area, and should be denied.
- 94 I live almost directly behind the proposed project and it will bring down property values and create a more dense area with horrendous traffic on 74th st.
- 95 Would you want a highrise with potentially 500 residents in in the middle of your 1940s era residential neighborhood? No.
- 96 I am concerned about the parking issues for surrounding streets. We have no street parking limits in this area as they have never been necessary here. There will be many cars for these 140 units and I am concerned not enough parking spaces provided
- 97 Parking: Inadequate parking will have tenants and visitors parking in residential areas which should be reserved for non-apt. residents.
- 98 If you need us to sign anything or need additional information, feel free to contact us.
- 99 The traffic from apartment complex that comes through the neighborhood to exit on Sepulveda - already plenty of cars cutting through. I am uncertain whether they are getting tax breaks but if there was even \$1 of waiver considered, this would be my #1 objection.
- 100 The city keeps saying yes to more buildings, and then asks us to conserve our resources like water and electricity !
- 101 That intersection would be a nightmare with parents taking kids to school at Open Magnet, dodging post office traffic and cars blocking traffic trying to make left turn onto La Tijera from 74th St., cars blocking traffic trying to get into the two gas stations. More traffic on neighborhood streets with people trying to find alternative routes to get out of neighborhood. Developer wants to make big money with no regard to neighborhood.
- 102 This project sets a dangerous precedent for land use in Westchester and will result in the construction of a complex that is inappropriate for the area.
- 103 Our neighborhood wants and needs small boutique type shops ie coffee, nail salon, small rest etc. like Stewarts, which is a landmark and we want it to stay in some form. We have nothing close by like this which would be a wonderful addition to our neighborhood. Recycling or a body shop are more bad ideas for our area especially recycling, don't want to see either. Recycling center id dirty and attracts the wrong type of people into our area.
- 104 why not develop a project that supports the entire area like offering a "real "classy restaurant which the area lacks and desperately needs?
- 105 The list was difficult to pick from. They could be 1A 1B 1C 1D. We need a "Traffic Mitigation Plan" for 74TH Street before anything should be done. I believe this has been avoided because finding would be good for residences and bad for the developers and city. None the less, the information is required for a true decision. This neighborhood cannot sustain all the additional cars, people, visitors, ... There already is too much traffic on 74TH Street including the post office traffic and the cut through traffic from Manchester to Sepulveda and LaTijera to Sepulveda. 74Th Street is not wide enough to sustain the amount of traffic that will be generated day and night. Need to connect Northbound La Tijera onramp with the 405N Exit ramp for the Howard Hughes Center. They touch each other at ground level. This would eliminate much of the La Tijera traffic cutting through the post office and using 74TH St. to cut through to Sepulveda. At the neighborhood meetings the LAPD always say the more cars means the more crime. They are correct because we have seen a rise in neighborhood crime. The "fish bowl" effect. If you then include the low income housing traffic and their visitors traffic that means more crime. Please help us. Saverio Catanzariti
- 106 Additional traffic will lower property values that are only now coming back after seven years of downturn.
- 107 According to the DOT regulations a feeder street (which 74th St would become) must be 44 feet wide and it is only 36 feet wide presently. At the next cross street one house away it narrows to only 30 feet. This street cannot handle the additional traffic with its current width so we need to get an ingress and egress on La Tijera so as to limit the overwhelming overload to 74th St.
- 108 The ingress and egress plan is completely inadequate. The area is highly congested already. Is there any methane mitigation from the prior Gas Station?
- 109 Yes traffic impact on 74th traffic in total especially with the residential plans at Howard hughes.
- 110 As state above, my main concerns are with increased population and congestion of area. But also setting precedent for large apartment buildings in a single family home residential neighbourhood

- 111 All of the above are issues of concern. The parking/garage access is poorly planned and will create major traffic issues for that corner.
- 112 Parking in local neighborhood would potentially create a neighborhood prime for more crime of breaking. Parking also would be limited to residents. Near LMU the residents struggle daily and now need permits. There currently are too few police to cover the crime here now. The response is very long. Personal experience with our car totaled by a driver while parked in front of our house. Over an hour to respond. No need to have more cars on the residential streets. Underground apartments is not the answer. Scale down the project, mitigate the traffic, and increase city services before anything. Apply the same stringent requirements for providing parking as were applied to the business across the street. Close off all access to driveways on 74th. Street. Protect the privacy of the neighbors in the area. Improve the intersection traffic flow. Improve street lights
- 113 Why must it be a high density development? Level of traffic on 74th will increase between La Tijera & Sepulveda. High Density development may undermine the property values of the area.
- 114 this over sized project will inevitably increase crime in our quiet neighborhood
- 115 Possible increased crime.
- 116 As a family whose garden currently faces the empty lot the thought of such a massive building horrifies us. It will completely take over our neighborhood. Our roads are already dangerous for our children being by the post office and 405, this will make them even worse. We almost never have space to park outside our own house, and I've witnessed plenty of post office customers parking in the empty lot, with all those extra units I can't even imagine how bad the parking will be. I don't think they should be able to build something so out of character with the rest of our happy beautiful neighborhood just because they have the money. It will be a real shame if this goes ahead. As an afterthought, Stewarts is at the center of our community, as the only long term independent business left in our small area it would be incredibly sad for it to go.
- 117 Possible increase in criminal activity.
- 118 Additional traffic impact through the Westport Heights neighborhood with the project residents cutting through from Sepulveda to La Tijera via 74th, 75th or 76th Streets. We already have a problem with people speeding on 75th Street, which doesn't have speed bumps, to avoid the bumps on 74th and 76th Streets
- 119 My #1 concern is traffic and along with that the safety of our streets. It is not just limited to 74th and La Tijera - there will be significant impact to many (if not all) neighborhood streets as drivers cut through our neighborhood seeking alternate routes (many speeding as already happens on 76th). Our neighborhood simply cannot support the number of people and/or vehicles this project would bring with it.
- 120 I think the project should be modified to reflect neighborhood concerns and go forward. An ugly empty lot for several years diminishes the neighborhood.
- 121 I live at the corner of 74th and Sepulveda, and I am concerned about the traffic impact in front of my house on Naylor. Even if you restrict people from going North on 74th via signs, they will still do it, and that is a lot of cars to add to the already congested mix. People honk in the morning when they are frustrated because traffic is backed up. We're concerned about the noise and the traffic volume,
- 122 I live on 74th, closer to Sepulveda Blvd. The amount of traffic now from 74th and La Tijera, going west and also connection from Airport to 74th, all submerging onto 74th, is not acceptable right now. This project will only make a bad situation worse. I am completely against this project and the impact that it would bring to "our" residential area. Please do not do this to my home and my neighbors. We deserve our peace in our homes.
- 123 This project is not in character with this neighborhood
- 124 The building is simply out of scale/character for the neighborhood.
- 125 Just will bring more crime to the area
- 126 Don't want to be unreasonable, agree that something should be built there. But this project needs to be redesigned to avoid easily fixable negative impacts.
- 127 This project has been reviewed and rejected already by those who studied the situation. It is concerning that, without resolving the concerns that caused the rejection, the contractor is attempting to do an end-around of the process and get it approved as it. This does not show good faith which does not bode well for them following other processes or guidelines

### 74th & La Tijera Hardcopy Survey - Open Comments Results

I have lived here for 43 years and this is not fitting. No need to destroy what we have preserved

We think this project does not belong in this neighborhood`

This would be terrible for Westchester, ruining its character while creating countless problems`

Will increase traffic!

The corner is getting too crowded for one more thing to happen. Leave the neighborhood the way it is.

Dangerous on 74th and La Tijera - accidents. This is [illegible] our neighborhood

What about water shortage?

Traffic hazards increase as well as traffic density. This is undesirable and dangerous.

Crime might be potential

Please do not build apartment complex in this location. I have resided in my home for 33 years and will significantly alter the neighborhood for the worse

Please do not approve this

I don't mind the stores. I do mind apartment buildings.

This will create traffic in the surrounding community that we cannot support.

Only beneficiary is developer! The community always has to accommodate the developers. People will be exposed to traffic. More younger families have moved into the area. Children will be endangered!!! Elderly citizens will also be at risk. Child molesters can move in.

No benefits.

I don't feel that a "complete" neighborhood impact has been done.

Wrong place to make a home!

This is a poor use of the land and is totally out of character for the area

Too many cars!