

Zoned for only 4 homes Approved for 49 homes

Only 1200 feet from West Hills Hospital complex -
key public amenity should be secured for this valley resource

Is this how little a developer has to give back to the public for a 1,200 percent upzoning along an LA River tributary?

The best natural land on floor of the West San Fernando Valley
and the public gets no new open space?

Public access and open space is just a paper street
already owned by the City.
All open space (2 small lots) is reserved for private HOA

Require a minimum of 10,000 square feet of
public open space along the Bell Creek Channel.

Dedicate to Mountains Recreation
Conservation Authority

HOA open space
as approved by CPC
(No public access)

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← Bell Creek Future River Left Trail →

BELL CREEK CHANNEL

(Existing Area is Already a Public Street)
Would be Only Public Open Space as Proposed.

← Bell Creek Future River Right Trail →

LAFCD Property

End of Woodlake Ave →

- Subject Tracts
- Public Land

