

ITEM 4

Date: 10/16/18
Submitted in PLUM Committee
Council File No: 17-0021-52
Item No.: 4
Communication from
Appellant

October 16, 2018

Good Afternoon, chairman Jose Huizar, and Members of the PLUM committee;

I do not understand why we are here still protesting this zone change since 2016, 99% of the property owners and tenants are against building condominiums in this area.

It is proposed to put 75 dwellings on 3 and 1/3rd acres. The area within 500 feet of the project consist of 67 homes on approximately 40 acres. That is an increase in the homes in this area of 1200 percent per acre.

I noticed the condos are 3 to 5 bedrooms. I have been talking to some of the people who bought the new condominiums and homes with 3 to 5 bedrooms in this area and was told it takes 2 to 3 couples to purchase these expensive homes and that it is OK with the mortgage companies, whatever it takes to make the payments. No consideration at all about where they are going to park the extra cars, like this project, they only have a 2 car garage.

The plan designates the subject property as low residential with corresponding zones of RE9, RS, and R1 thus (T)(Q)RE9-1 would be consistent with the land use designation on the plan map. This is what S. Gail Goldberg, AICP Advisory Agency found in 2006 and we see no reason for it not to apply today.

This property should be rezoned to RE9 as a transition between RA and the range of zones permitted in the land use designations in the adopted community plan. No property on the block (block face or across the street) have been rezoned to a higher density. Further properties to the west in the next block are zoned RS-1.

There is a Senior living apartment house adjacent to this property built without input from the surrounding property owners and without a zone change. We do not believe that the environmental study is correct or up to date since it was taken in 2015 or 2016 when this project was first submitted. And there is no community impact study.

With all the new construction of condominiums and apartments in the area there are a lot more automobiles and trucks on the street. And this will surely impact the neighborhood more than it would have in 2016.

All the studies are finding that seniors, after their families are grown and out of the house, are selling their two story homes and downsizing to smaller 2 bedroom 1 or 2 bath houses and there is a shortage of these homes.

The Mission Hills-Panorama City-North Hills community plan text includes the following relevant land use goal, objectives, policies and programs:

Goal 1: A SAFE SECURE, AND HIGH QUALITY RESIDENTIAL ENVIRONMENT FOR ALL ECONOMIC, AGE, AND ETHNIC SEGMENTS OF THE COMMUNITY.

We believe this project will violate this pledge of keeping a safe and secure, and high quality residential environment.

Respectfully submitted:



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