

Date 4/25/17
Submitted in PLUM Committee
Council File No: 17-0021, 17-0021-S2
Item No. 8 + 9
Communication from
public

April 25, 2017

LA Council PLUM Committee

Dear Honorable Council Members:

RE; Tract No. 73939-CN 15508 Plummer St. & 9433 Sepulveda Blvd.

In going over the recommendations of the City Planning Department I noticed that none of the wants and needs of the 225 homeowners and tenants who live in the area and have signed the petitions have been considered except the R-3 zone facing Sepulveda Blvd. and it didn't need to be changed.

In 2006, EMILY GABLE-LUDDY Deputy Advisory Agency wrote that The adopted Mission Hills - Panorama City - North Hills Community Plan designates the subject property '15526 W. Plummer St.' for Low Residential land use with the corresponding zones of (T)(Q)RE9 , RS, and R1. The Hearing Office recommended that the subject property be rezoned to (T)(Q)RE9) as a transition zone between the 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 at 15600 Plummer and Orion have been re zoned to RS-1 (7500 sq. ft. lots.)

The subject property at this time is located at 15508 W. Plummer St. and we feel that the zone should be consistent with the property in the next block, We have been making this clear at every meeting With Williams Homes and now we see lots offered that most of them are 2432 Sq. Ft.

Having 7500 Sq. Ft. per lots is a long way from the minimum ½ acre and will provide a desirable precedent for the future and we will not have to go over this each time a contractor wants to build a tract of homes in our area.

When we approved the 21 houses we thought they would be consistent with the zoning and size of lots that have set a precedent in the past. The way the plan was drawn it appeared the property is larger than it actually is. Also the project summary is misleading as saying there are ten (10) houses per acre. In reality on the 7/8 acre of land there are seven (7) house and on the other 1 ¼ acre of land there are fourteen (14) houses.

Upon examining the proposal from the planning department we find the zoning has been changed from RA-1 to (T)(Q)RD1.5-1 these lots that are not even 3000 sq. ft. and they refer to these lots as detached residential condominiums which we find offensive since we have been arguing against condominiums being built in our community from August, 2016 when we first learned of this project.

We ask you to save our neighborhood and have the contractor build on no smaller than (RS-1) 7500 Sq. Ft. lots. (Just a quarter mile west, a contractor on Tupper St. between Aqueduct St. and Haskell St. is building large 2 story homes on R1 zoned lots and selling them at a profit.

If you cannot honor our proposals we respectfully request a continuance until we can elect our own councilmember for dist. 7 and have him/her seated so we can be properly represented. As you probably know, Williams Homes was working on this project since August 2015 and didn't inform the surrounding property owners until August 2016. If they had notified us when they started the project we would have probably saved them a whole year.

Respectfully Submitted,



Charles Johnson
9424 Orion Ave
Phone 818-893-7082
Neighborhood Watch Captain