

Date: 2/28/17  
Submitted in PLUM Committee  
Council File No 17-0147  
Item No. 13  
Communication  
from appellant

# Case No. VTT-74064-SL- A

New huge 12,000 square foot eight unit three story with roof terraces  
on 2 SMALL LOTS of 12,794 square foot.

- ☐ Proposed structure is **NOT** within the Zone ordinance **RD 1.5-1-RIO**. Those two lots comes to 12,794 square feet. The proposed development has 8 units at 1,500 square feet each so that comes to 12,000 square feet in total. Then that leaves 794 square feet remaining. According to the LAMC, it states each side must be at least 5 feet wide and **BOTH FRONT AND BACK YARDS** to be **NOT** less than 15 feet in depth. That exceeds the remaining 794 square feet. **This density situation exists on this small lots development. SEC. 12.09.1 B Area. (See SEC. 12.09.1 "RD" RESTRICTED DENSITY MULTIPLE DWELLING ZONE attachment.) RD 1.5-1-RIO indicates limited building structure.**
- ☐ Structure **CANNOT** exceed two stories high SEC 12.21C (See SEC. 12.09.1 "RD" RESTRICTED DENSITY MULTIPLE DWELLING ZONE attachment.)
- ☐ **Severe lack of respect and privacy of neighborhood structures.**
- ☐ Lack of solar access for adjoining R-1 properties in which will destroy the privacy of the existing homes on all sides and will severely reduce the property values of the R-1 homes it will loom over



View of Tujunga Ave street taken on quiet Sunday morning





# Current 4531-4537 Tujunga Ave 2 triplex properties









The density of this structure is out of proportion within the neighborhood which is 95% one-story homes.











**View from our backyard with open space and ample lighting on Kraft  
Ave**





Left side from our garage where this structure  
as shown to be replaced with this mega  
development



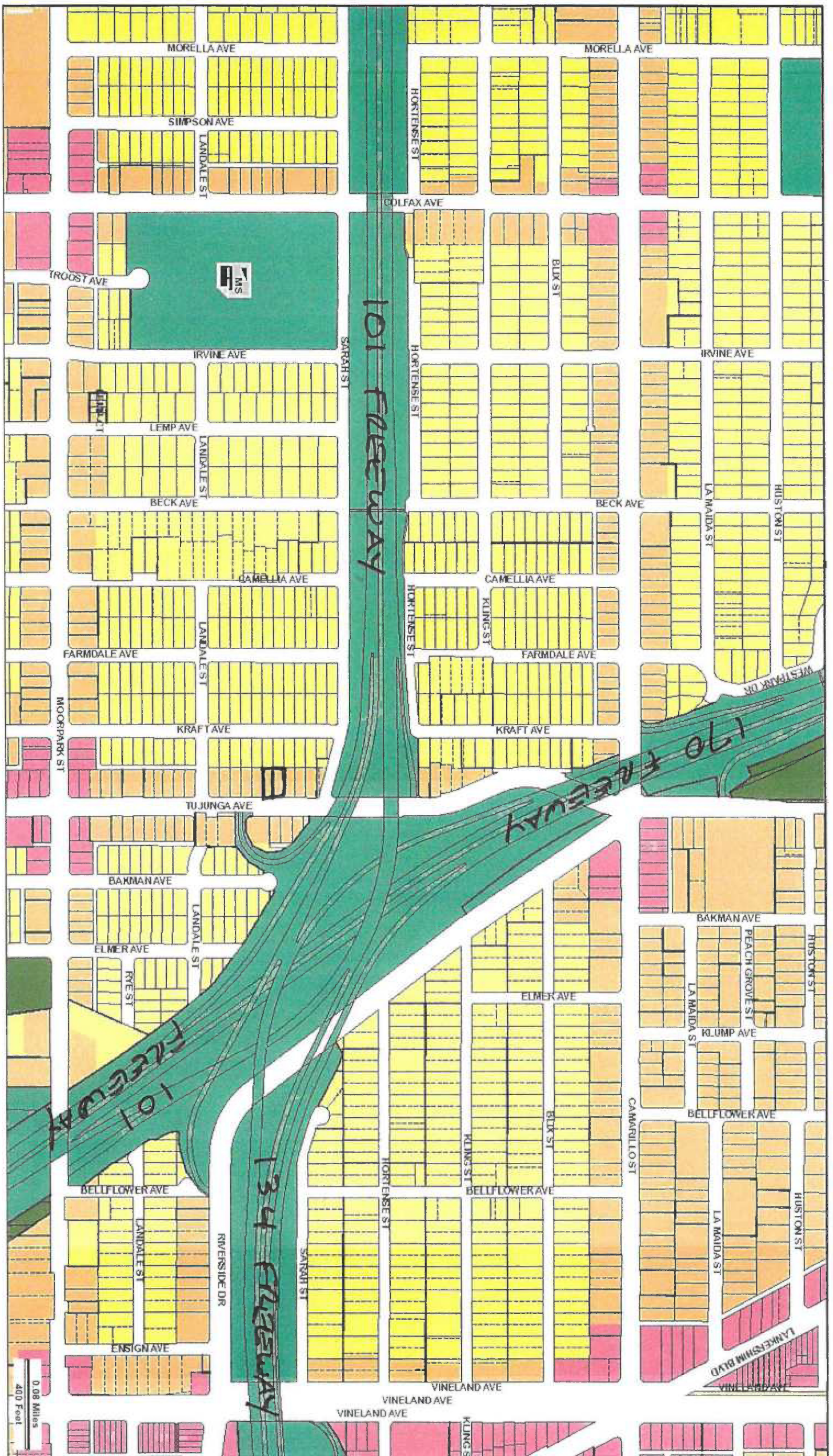


# View from our family room



# Traffic Concerns

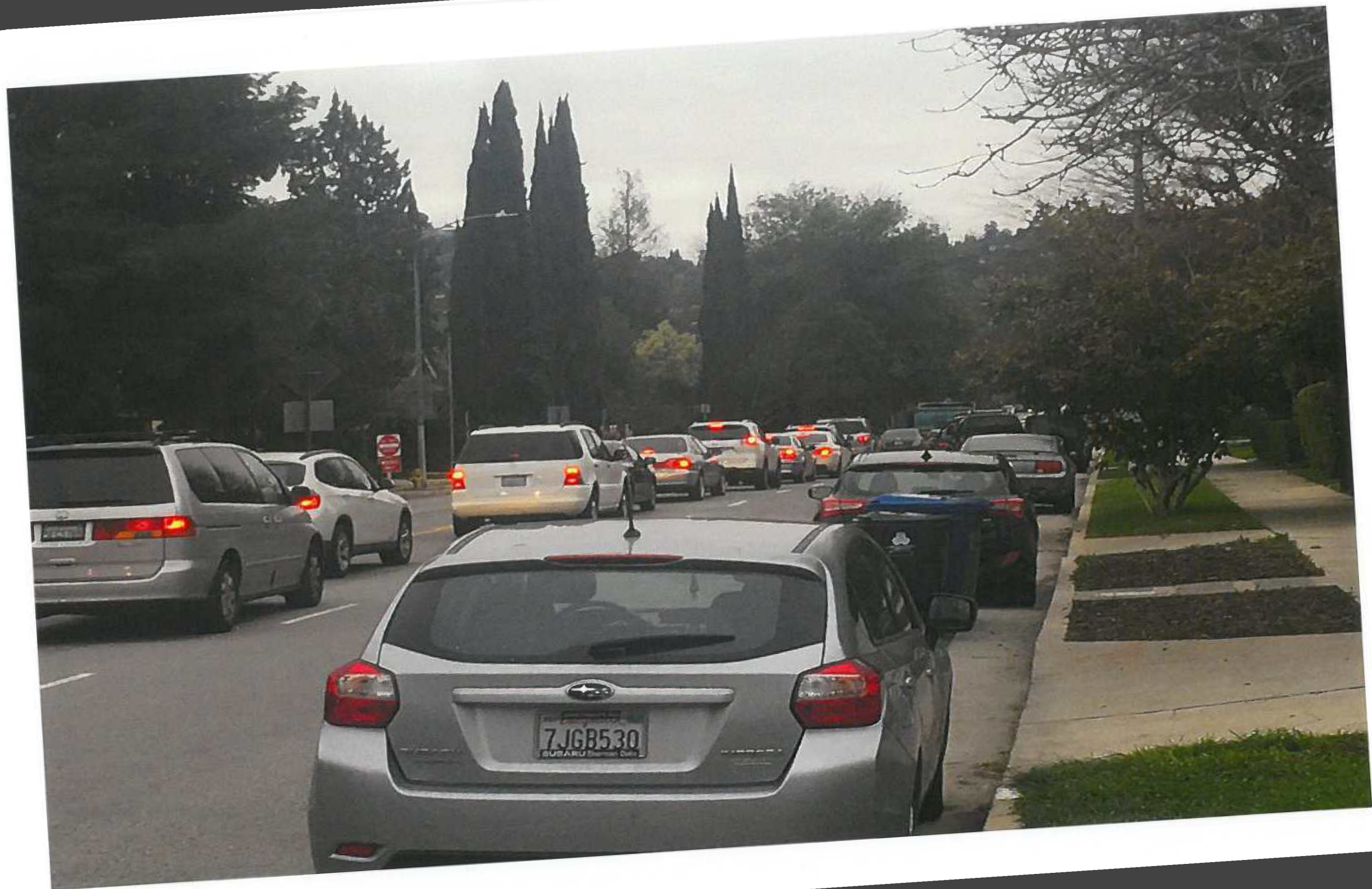






















Traffic concerns in this area is high with high speed driving and middle school children attending Walter Reed Middle School. According to COMPSTAT Valley Traffic Division dated 4/30/16, traffic collisions in that area has gone up 100% from 2015 to 2016 and 33% change from 2014 to 2016. This report states that the Tujunga and Moorpark Intersections, Motor Vehicle vs Pedestrians from 1/01/16 to 4/23/16 is at the GREATEST RISK. The intersection of Tujunga Avenue and Sarah Street has limited visibility. A young woman was killed there in a collision with multiple vehicles. Sarah is a main route to Walter Reed Middle School. The addition of more commuters during school hours will increase the danger. Another factor is that there is an offramp onto Tujunga close to the proposed development, feeding traffic onto the street in both directions, plus a steady stream of cars going north to turn onto the onramp to 101 West in which is freeway sensitivity according to ZIMAS report. A traffic study is needed to consider all of these factors before any building is approved.





## **GREATEST RISK INTERSECTIONS**

### **Motor Vehicle vs Pedestrians**

**From 01/01/16 to 04/23/16**

<b>Van Nuys</b>	Sepulveda Blvd & Wyandotte St	<b>Devonshire</b>	Nordhoff St & Woodley Ave
<b>Primary Cause</b>	21950A (1)	<b>Primary Cause</b>	21950A (1)
<b>Total T/C's</b>	2	<b>Total T/C's</b>	2
<b>West Valley</b>	Balboa Blvd & Vanowen St	<b>Mission</b>	Van Nuys Blvd & Roscoe Blvd
<b>Primary Cause</b>	21950A (2)	<b>Primary Cause</b>	21950A (2)
<b>Total T/C's</b>	2	<b>Total T/C's</b>	2
<b>N Hollywood</b>	Moorpark St & Tujunga Ave	<b>Topanga</b>	Topanga Canyon Blvd & Schoenborn St
<b>Primary Cause</b>	21950A (1)	<b>Primary Cause</b>	23152A (1)
<b>Total T/C's</b>	1	<b>Total T/C's</b>	1
<b>Foothill</b>	Foothill Blvd & Pierce St		
<b>Primary Cause</b>	21950A (1)		
<b>Total T/C's</b>	1		



**Rich developers have showered the City Council with millions in political donations.** Then, in backroom meetings, the Council breaks its own rules to allow its rich developer donors to build mega-developments banned by local zoning.

Voting YES on Measure S will stop the backroom deals, rein in corruption and give residents oversight of developments by:

- Requiring independent experts, not the developers, to investigate the traffic and environmental impacts of projects.
- Moving key planning meetings from City Hall to our communities, at convenient times to give us a voice.

**On March 7, voting YES on S will hold City Hall accountable and end the backroom deals for developer donors.**



# Measure S

## Puts a STOP to:



A City Hall that serves the developers, not the public interest



Backroom deals with developers that are made without public input and ultimately jam our streets



Mega-development that destroys the character of our neighborhoods



Apik Minassian's documents brought up at the December 8<sup>th</sup> appeal hearing before the South Valley Area Planning commission were woefully incomplete. In fact, deliberately falsified and misleading documentation was presented at the hearing by Mr. Minassian and his team. Additionally, no formal plans were provided to us for our review such as blueprint, planning design, etc. to study and respond to prior to the hearing. Mr. Minassian failed to communicate with us in a timely manner and has yet to provide a blueprint or details of the sides and back of the proposed monstrosity.



At Department of City Planning in  
Van Nuys, before I write a check  
to pay for this appeal against this  
mega development, I asked to  
whom am I write to?



# City of Los Angeles



# **History of San Fernando Valley**



# Concerns of San Fernando Valley

Sewers

Sidewalks

Trees by the curbside owned by City of LA

Traffic

Street repairs

Mass Traffic

Other infrastructures

**We do pay as taxpayers but get  
NOTHING! Long overdue**



WHAT NOW IS MORE IMPORTANT IS.....THIS ONE MEGA 4 STORY DEVELOPMENT THAT IS OUT OF THE CITY ORDINANCE OR MEET THE NEEDS OF SAN FERNANDO VALLEY?

