

March 7, 2017

Los Angeles City Planning Department  
City Hall  
Los Angeles, CA 90012

Attn: Sharon Dickinson  
Attn: Zina Cheng

Re: VTT-74064-SL  
Location: 4531-4537 N. Tujunga Avenue

Dear Ms. Dickinson and Ms. Cheng,

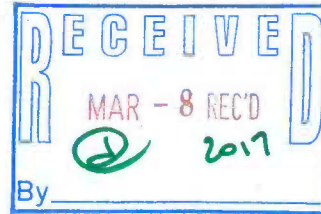
I live at 4528 Kraft Avenue behind the proposed 8-lot subdivision on Tujunga. Our Tujunga Village block consists of single-story homes with large back yards. The 3-story subdivision currently proposed is totally out of keeping with the scale of the neighborhood. It will tower over our gardens and patios and greatly add to the traffic—already dangerous to navigate—on Tujunga Avenue.

There are no traffic signals or crosswalks on the entire stretch of Tujunga between Moorpark and Riverside, yet there is one freeway on ramp and an off ramp, and there is a steady stream of cars on Tujunga. Tujunga-to-Sarah Street is one of the main routes to Walter Reed Middle School so it is very busy in the morning and early afternoon. It is particularly dangerous because of the limited visibility at the Tujunga intersection whenever large vehicles park on the west side of the street. In fact, a young woman was killed in a traffic accident on this corner. It is imperative that a traffic study be done before this building is approved.

Aside from traffic, there are other concerns. The proposed subdivision necessitates the removal of two triplexes with single and one-bedroom apartments, as well as the trees and landscaping which buffer the property from the street. Perhaps the city planners erroneously thought there would not be too much difference in density between the 6 units there now and the 8 being proposed. However, each triplex has single tenants and not everyone has a car. In actuality, we will be going from 4 or 6 drivers to 16 to 24 in the proposed three-bedroom units. That will make a significant impact during busy commute hours.

Another concern is that the current units have affordable rents, \$900 to \$1,100, and the tenants will not be able to find anything comparable. One of the biggest problems facing Los Angeles is lack of affordable housing and how this is contributing to homelessness. Tearing down six low-rent apartments in a desirable area of the city is not something City Planning should support at this time.

CF-17-014-37 #



In conclusion, the proposed complex is totally out of keeping with our neighborhood, both in size and architectural design. It will add to traffic congestion, visual blight and pollution; it will displace tenants, destroy mature shade trees and change the character of the street. It should not be approved by the city.

Thank you for giving me the opportunity to voice my concerns.

Sincerely,

Mae Woods  
4528 Kraft Avenue  
Studio City, CA 91602