



Northwest San Pedro Neighborhood Council

"Your Community Voice"

August 10, 2009

William Roschen, President
Los Angeles City Planning Commission
c/o James K. Williams, Commission Secretary
City Hall Room 272,
200 North Spring Street
Los Angeles, CA 90012

Dan Dixon
President

John Mavar
Vice President

Craig Goldfarb
Treasurer

Diana Nave
Secretary

Re: City Planning Commission, DIR-2008-1178-DB-SPP & ENV-2008-1179-MND

Dear Commissioner Roschen,

At its regular meeting on August 10, 2009, the Northwest San Pedro Neighborhood Council unanimously passed the following motion:

The Board of the Northwest San Pedro Neighborhood Council supports the two appeals of the Valley Village stakeholders regarding the SB1818 development located at 11933 Magnolia Boulevard Valley Village [DIR-2008-1178-SPP] for the following reasons:

- 1) The Planning Department did not require a review by Neighborhood Council Valley Village nor consider its input prior to approval. This does not comply with charter sections 907 and 910. As part of its discretionary authority, the Planning Department should incorporate reviews by the affected Neighborhood Council of all SB1818 applications.
- 2) The development of this project is not consistent with the prevailing character of the community and is dramatically at odds with adjoining properties. The Planning Department should uphold and negotiate vigorously to minimize transgressions of our General, Community and Specific Plans and properly meld the City's planning obligations under the California Government Code.
- 3) The City lacks the legally required quantifiable standards to adequately evaluate either the economic feasibility or the environmental (and health and safety) component of SB1818 projects. SB1818 projects should not be approved until such procedures, processes, and protocols are in place. The Planning Department should investigate whether the proposed affordable units could be provided with far less density and/or with different concessions that would not trample on the General, Community or Specific Plans and which would be acceptable to the Neighborhood Council.

5) The City has not complied with its obligation to update, annually, the capacity of its infrastructure so as to properly evaluate the impacts of projects brought before it. Approval of this and other developments creates a further strain on the infrastructure in the form of potential power outages, water rationing and rate hikes which must be borne by the current residents of Los Angeles at no risk to developers' profits.

6) The Planning Department failed to downzone the property as mandated by AB283.

7) The cumulative impacts of this project on the street, the infrastructure, traffic, and other CEQA concerns have not been adequately addressed or mitigated. For example, the project brings traffic congestion to the substandard surrounding and collector streets -- streets not even included in the "cumulative impact" investigations. Most of these streets do not have sidewalks or other infrastructure to protect the many bicyclists, children and pedestrians that use them. In fact, there are five schools within four blocks of the proposed development. Traffic mitigations are inadequate.

8) The excessive height and density of this project will, in the future, be improperly cited as a precedent for variances and exceptions, which by its very outsized presence enable opportunities for projects that are not presently entitled to density bonus and further deteriorating the character of the neighborhood. The City has completely failed to evaluate this growth inducing impact.

These are matters that affect all of us. Please take these points into consideration when making a decision on this matter.

If you have any questions, please do not hesitate to contact us.

Sincerely yours,

Dan Dixon, President

Cc: Council Offices: CD 2, CD 15

City Planners: Sevana Mailian, Dan O'Donnell, Lynn Harper
Valley Villiage Neighborhood Council