

Communication from Public

Name: Daryt J. Frank

Date Submitted: 10/19/2023 01:27 PM

Council File No: 23-1039

Comments for Public Posting: Deny the Appeal! This project is being proposed in Reseda Ranch. This community has been known for decades now as a community set aside to protect the rights of working class Angelenos to keep animals and engage in other agricultural uses. Such uses often are in conflict with typical residential stakeholders. It has been shown time and time again that when high density projects like what is proposed at 7745 Wilbur and 7947 Wilbur are allowed to be built in primarily RA zoned communities, the animal keeping rights are lost, sunlight is reduced severely impacting ability to grow vegetables and fruit trees, and in short order the remaining properties in the community get sold off to wealthy developers so they can make oodles of money building high density developments and the RA communities are destroyed. Very few of these communities remain intact within the city limits. Most of these are in wealthy enclaves like Woodland Hills, Tarzana or Chatsworth. The ones in working class communities are relegated to the city outskirts like Sylmar or Lake View Terrace. Reseda Ranch is the only such community I know of that is centrally located, as such, it must be preserved and this appeal denied. Make no mistake, this entire proposal has little to nothing to do with creating affordable housing, that would simply be a byproduct of the true goal here, which is to blockbust the community of Reseda Ranch and crack it wide open for exploitation by greedy developers. It is a cynical manipulation by a wealthy Beverly Hills developer and unscrupulous local Real Estate agent of the Mayor's recent Executive Directive 1 to get their foot in the door and exploit the resources of our community. Don't let them get away with it! Any honest and sincere person, looking at the directive of the Mayor's, would have understood that it was meant to simply eliminate a lot of red tape for projects being proposed in areas in which they are appropriate but where they still need to undergo the bureaucratic process to break ground. Anyone familiar with these sites knows how inappropriate they are to this kind of proposal. This community has been fighting proposals of this nature for the last five decades, culminating in the branding of the community as a Ranch type of community. These sites are exactly the opposite type of site than what the Mayor was intending, I am sure. Allowing this project to go through has far too many negatives to it that far outweigh any

positives that the small amount of affordable housing it creates will bring. Reseda Ranch as it currently exists has a large permeable surface allowing rainwater to soak in and replenish the local watershed's aquifer. If this project is allowed, in short order the community will become just another collection of high density housing with mostly impermeable surface, with rainwater running off, collecting pollutants, and entering the LA River system. Reseda Ranch also with its large number of mature trees and other mature vegetation is a Cool Island, helping combat global warming. If it were to transform into mostly high density apartments, it will become yet another Heat Island, degrading Los Angeles' environment further. This mature vegetation also acts as habitat for many forms of local wildlife, and most critically, it's location on the migratory paths of birds, butterflies and other critters makes it especially valuable. Once it is gone, those migratory paths will be broken. Reseda Ranch is home to Cleveland High School. Many of its students come from low income affordable housing buildings. If it were not for the community of Reseda Ranch, most of these students would not be exposed to the type of animals seen daily in the community as it currently exists. On a daily basis one can see horses being ridden, or chickens wandering the streets, or even people taking their pet goat or pig for a walk! If this project goes in and impacts the community's agricultural rights, these students will be robbed of this experience. In short, allowing this appeal will damage this community, and by extension the city of LA, irrevocably. Deny this appeal!

Communication from Public

Name: Jerry Hill

Date Submitted: 10/19/2023 02:00 PM

Council File No: 23-1039

Comments for Public Posting: The oppose construction of a 6 story, 69 foot tall, 220 unit apartment complex at 7745 Wilbur Avenue in the community of Reseda Ranch. Also, I am opposed to any construction of a multi-family apartment structure at this site, at the site located at 7947 Wilbur, or on any lot located within the boundaries of Reseda Ranch. To be clear, this has nothing to do with an opposition to the construction of affordable housing. Indeed, the community of Reseda has been, and continues to be, very supportive of the construction of affordable housing in our community, having supported more projects involving affordable housing than any other community in the southwest valley area in the last two decades. Rather, we recognize that the installation of such projects must be done in appropriate locations in accordance with the spirit of Mayor Bass' Executive Directive 1, and Reseda Ranch and these two sites in particular are as inappropriate as it is possible to be, and certainly not where the Mayor intended such projects to be built . They have no easy access to public transportation, they have a very low walkability to services such as shopping, restaurants and grocery, there are no similar projects anywhere nearby on Wilbur Avenue, and they would do irrevocable harm not only to the immediately adjoining property owners but to the community of Reseda Ranch as a whole, which is a community neither Reseda, nor the City of Los Angeles, can afford to lose. Reseda Ranch is a unique asset to the community of Reseda, and the City of Los Angeles in general. With its large, residential agricultural lots filled with mature trees it provides a cooling sink as a bulwark against the deleterious effects of global warming and helps filter and freshen the very air we breath. The extensive open space of these lots with their trees and other mature vegetation provide housing and sanctuary for numerous species of native animals such as foxes, coyotes, migrating birds, and yes, even skunks, raccoons, lizards and opossums. It's unique central location and high concentration of large lots makes it especially valuable to migrating birds. The Aliso Creek passes through the community, as well as a complementary aquifer system. The large lots with their high ratio of permeable surface means more rainfall is absorbed into the soil and recharges the aquifer, and less water, along with accompanying pollutants, runs off into the creek. Allowing these projects would lead to further

high density developments with MUCH less greenery and higher ratio of impermeable surface. The area would become yet one more heat sink in the city, aggravate current air-quality issues, allow more runoff and pollutants to enter the LA River, and mean the loss of wildlife diversity and a possible break in migratory paths. The community is also unique in being located in a working class community and being centrally located in Los Angeles and still mostly intact. Most other Residential Agricultural (RA) lots are either located at the fringes of the city, such as Sylmar, are in wealthy upper class communities like Woodland Hills, West Hills and Tarzana, or are artifact orphan lots left behind in what were once intact RA communities but which wealthy high-density housing developers from Beverly Hills in cahoots with local unscrupulous real estate agents have blockbusted into oblivion, like in North Hills or Winnetka. Reseda Ranch is literally the ONLY such community still left where a working class stakeholder can dream of owning a plot of land where they can keep animals such as horses, chickens, goats, cows or sheep without fear of incessant complaints from residents of adjacent high density housing. Or where they can count on a full days access of sunlight to grow crops of vegetables and fruits without worry of being shaded out by a 70 foot tall apartment building. Do not rip these dreams away from the hard working stakeholders of Reseda. Do not allow the cynical manipulation of Mayor Bass' Executive Directive 1 by wealthy Beverly Hills developers to destroy the community of Reseda Ranch. Deny this construction, and do not entertain any further proposals of this sort. I would like to also mention that Wilbur street cannot support the parking for those number of units! Thanks

Communication from Public

Name: Jerry Hill

Date Submitted: 10/18/2023 03:14 PM

Council File No: 23-1039

Comments for Public Posting: The Reseda Neighborhood Council supports the denial of the appeal to move forward with the construction of a 6 story, 69 foot tall, 220 unit apartment complex at 7745 Wilbur Avenue in the community of Reseda Ranch. The Reseda Neighborhood Council furthermore opposes any construction of a multi-family apartment structure at this site, at the site located at 7947 Wilbur, or on any lot located within the boundaries of Reseda Ranch. To be clear, this has nothing to do with an opposition to the construction of affordable housing. Indeed, the community of Reseda has been, and continues to be, very supportive of the construction of affordable housing in our community, having supported more projects involving affordable housing than any other community in the southwest valley area in the last two decades. Rather, we recognize that the installation of such projects must be done in appropriate locations in accordance with the spirit of Mayor Bass' edict, and Reseda Ranch and these two sites in particular are as inappropriate as it is possible to be, and certainly not where the Mayor intended such projects to be built. They have no easy access to public transportation, they have a very low walkability to services such as shopping, restaurants and grocery, there are no similar projects anywhere nearby on Wilbur Avenue, and they would do irrevocable harm not only to the immediately adjoining property owners but to the community of Reseda Ranch as a whole, which is a community neither Reseda, nor the City of Los Angeles, can afford to lose. Reseda Ranch is a unique asset to the community of Reseda, and the City of Los Angeles in general. With its large, residential agricultural lots filled with mature trees it provides a cooling sink as a bulwark against the deleterious effects of global warming and helps filter and freshen the very air we breath. The extensive open space of these lots with their trees and other mature vegetation provide housing and sanctuary for numerous species of native animals such as foxes, coyotes, migrating birds, and yes, even skunks, raccoons, lizards and opossums. It's unique central location and high concentration of large lots makes it especially valuable to migrating birds. The Aliso Creek passes through the community, as well as a complementary aquifer system. The large lots with their high ratio of permeable surface means more rainfall is absorbed into the soil and recharges the aquifer, and less water, along with

accompanying pollutants, runs off into the creek. Allowing these projects would lead to further high density developments with MUCH less greenery and higher ratio of impermeable surface. The area would become yet one more heat sink in the city, aggravate current air-quality issues, allow more runoff and pollutants to enter the LA River, and mean the loss of wildlife diversity and a possible break in migratory paths. The community is also unique in being located in a working class community and being centrally located in Los Angeles and still mostly intact. Most other Residential Agricultural (RA) lots are either located at the fringes of the city, such as Sylmar, are in wealthy upper class communities like Woodland Hills, West Hills and Tarzana, or are artifact orphan lots left behind in what were once intact RA communities but which wealthy high-density housing developers from Beverly Hills in cahoots with local unscrupulous real estate agents have blockbuster into oblivion, like in North Hills or Winnetka. Reseda Ranch is literally the ONLY such community still left where a working class stakeholder can dream of owning a plot of land where they can keep animals such as horses, chickens, goats, pigs, cows or sheep without fear of incessant complaints from residents of adjacent high density housing. Or where they can count on a full days access of sunlight to grow crops of vegetables and fruits without worry of being shaded out by a 70 foot tall apartment building. Do not rip these dreams away from the hard working stakeholders of Reseda. Do not allow the cynical manipulation of Mayor Bass' edict by wealthy Beverly Hills developers to destroy the community of Reseda Ranch. Deny this appeal, and do not entertain any further proposals of this sort.

Communication from Public

Name: Lance Huang

Date Submitted: 10/17/2023 11:22 PM

Council File No: 23-1039

Comments for Public Posting: As a local small business owner in Reseda, I am requesting the appeal for the project on 7745-7751 North Wilbur Avenue to be denied. Residents and other stakeholders in Reseda are not against housing being built. However, how it is done and where it is built makes all the difference. Are these projects done in a way that adds to the community or harms the community? Do these projects have the support of the local community such as the Reseda Neighborhood Council, local homeowners and other actual stakeholders instead of outside interest groups who can care less about our local community? Back in December 2007, a motion was passed on the naming of Reseda Ranch. Why else would the Reseda community go through this trouble other than to send a clear message to the public (including both prospective homeowners and developers) that this is a distinct community whose residential and agricultural character needs to be preserved and protected? The proposed multi-story 190-unit building does not remotely resemble the unique character intended for Reseda Ranch. These projects need to be built in a way that does not adversely impact local homeowners and local small businesses. Please reject the appeal for the project on 7745-7751 North Wilbur Avenue.

Communication from Public

Name: Vladimir Strinski

Date Submitted: 10/17/2023 04:01 PM

Council File No: 23-1039

Comments for Public Posting: I ask that all our Councilmen and Councilwomen OPPOSE this project. This is a BAD PROJECT, it does not fit in the environment, it is far from public transit, and will bring nothing but harm to the community. Such monstrosities only ruin the appeal of our community - there is a reason why we all picked to be able to live in a quiet place instead of busy Downton. Our community can have small ranches, even keep chicken and small animals, there are properties with horses - all this will be ruined. The bad environment impact alone is unmeasurable - the entire infrastructure is not planned to support such dense buildings. PLEASE OPPOSE THIS PROJECT.