



clerk CIS <clerk.cis@lacity.org>

Community Impact Statement - Submission Details

LA City SNow <cityoflaprod@service-now.com>
Reply-To: LA City SNow <cityoflaprod@service-now.com>
To: Clerk.CIS@lacity.org

Sat, Oct 21, 2023 at 10:57 AM

A Neighborhood Council Community Impact Statement (CIS) has been successfully submitted to your Commission or City Council. We provided information below about CISs and attached a copy of the CIS.

We encourage you to reach out to the Community Impact Statement Filer to acknowledge receipt and if this Community Impact Statement will be scheduled at a future meeting. Neighborhood Council board members are volunteers and it would be helpful if they received confirmation that you received their CIS.

The CIS process was enabled by the to Los Angeles Administrative Code §Section 22.819. It provides that, "a Neighborhood Council may take a formal position on a matter by way of a Community Impact Statement (CIS) or written resolution." NCs representatives also testify before City Boards and Commissions on the item related to their CIS. If the Neighborhood Council chooses to do so, the Neighborhood Council representative must provide the Commission with a copy of the CIS or rResolution sufficiently in advance for review, possible inclusion on the agenda, and posting on the Commission's website. Any information you can provide related to your agenda setting schedule is helpful to share with the NC.

If the CIS or resolution pertains to a matter *listed on the Commission's agenda*, during the time the matter is heard, the designated Neighborhood Council representative should be given an opportunity to present the Neighborhood Council's formal position. We encourage becoming familiar with the City Council's rules on the subject. At the Chair's discretion, the Neighborhood Council representative may be asked to have a seat at the table (or equivalent for a virtual meeting) typically reserved for City staff and may provide the Neighborhood Council representative more time than allotted to members of the general public. They are also permitted up to five (5) minutes of time to address the legislative body. If the CIS or resolution pertains to a matter *not listed on the agenda*, the designated Neighborhood Council representative may speak during General Public Comments.

We share this information to assist you with the docketing neighborhood council items before your board/commission. If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at empowerla@lacity.org.

***** This is an automated response, please DO NOT reply to this email. *****

Contact Information

Neighborhood Council: Reseda

Name: Michelle Gallagher

Email: michelleg@resedacouncil.org

The Board approved this CIS by a vote of: Yea(6) Nay(0) Abstain(2) Ineligible(0) Recusal(0)

Date of NC Board Action: 10/16/2023

Type of NC Board Action: Against

Impact Information

Date: 10/21/2023

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 23-1039

Agenda Date:

Item Number:

Summary: 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' 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. [SEE ATTACHED .PDF FOR FULL APPROVED RNC CIS]

Ref:MSG9203848

 **RNC CIS 23-1039_Aproved 101623.pdf**
31K

CIS

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' 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 breathe. 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, 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' Executive Directive 1 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.