

Communication from Public

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Comments for Public Posting: October 27, 2021 I am asking for mitigation of certain aspects of the development currently slated for 13921-23 Vanowen Street in Van Nuys (CPC-2019-6375-CU-DB-ZV-PHP) for the following reasons: • The four (4) story height of the proposed building will stand out among the surrounding two-story buildings and result in a terrible invasion of privacy not only for the single-family – and largely single-story – residences to the north and east of the structure but also to the residents of those two-story apartment buildings to the east, west, and south. • The developer's intention of adding "rooftop entertainment" space on top of the four stories essentially adds a fifth story to the structure and further invades our privacy. • The rooftop space also creates terrible noise pollution as its use at any hour of the day or night will disturb surrounding residents attempting to sleep, or going about their daily business, within 500 feet and 360 degrees of the structure. In addition, the rooftop will have lighting which, yet again, will disturb residents, especially those who need to sleep before going to work the next day. The intrusive lighting will make that next to impossible. • Furthermore, the developer's intention of building two (2) pools and a hot tub flies in the face of Governor Newsom's recent emergency drought order. When our state and our city are struggling to deal with diminishing water resources, the developer's desire to provide this "amenity" for his future residents is an environmental insult. At the very least, it's an egregious over-reach. The pools and hot tub also will result in more noise pollution that will disturb the surrounding neighborhood. • Most disturbing of all is the failure of the developer to provide adequate parking for his prospective tenants, a failure approved by the Planning Commission. An environmental impact report would have noted that current residents of that block of Vanowen already park in our neighborhood. Those apartment buildings were built at a time when the number of cars simply could not have been anticipated. Now, however, it is abundantly clear that more parking is essential. I already have heard the argument that parking is tough all over Los Angeles, but I cannot see how that's an argument – or an excuse - for making the situation even worse! While this project falls under the Density Bonus provision, it is entirely unrealistic to think that 15 parking space for 15 two-bedroom

apartments is adequate. It simply isn't. • With respect to the R1 section of the lot, it is essential that the developer sign a covenant, transferable should he sell the property, not to build any structures on that lot. Also, instead of installing permeable pavers, I ask that the developer plant drought tolerant fast-growing trees. His primary business is trees, so this is a minimal ask. This project has been approved without my neighbors and I having had an early opportunity to express our concerns and opposition. The plan was first submitted in 2019, but we heard nothing until April of this year. We were not notified of the Urban Planning Commission's July 22nd meeting where the Commission approved this development. Had we known about this project sooner, we could have voiced our opposition in a more timely manner. Had an environmental impact report been done, many of our issues would have been noted early in the process and, perhaps, resolved. Or at least discussed. It's late in the day for us to ask for mitigation of the UPC's approval, but I do request that you require Mr. Aviram, the developer, to abandon the rooftop entertainment space and the pools and hot tub, to at least double the parking available to his future tenants, and to replace the permeable pavers as above. Our City Council representative, Paul Krekorian, has commented that development is not bad, but it may not always be smart. The above-referenced elements of the development that I have presented herein are not smart. They require mitigation. You can make that happen. Thank you. Margaret S. Field 6839 Colbath Avenue Van Nuys, CA 91405