

Communication from Public

Name: Margaret Field

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Council File No: 21-0968

Comments for Public Posting: For the members of the PLUM Committee Dear Councilmembers, I am writing to you in your capacity as a member of the PLUM Committee with respect to project # 21-0968 which will appear on the agenda of your next meeting on March 1, 2022. I am one of the appellants and, while I expect to participate on the phone during the meeting, there are issues that a short phone pitch will not have time to address; thus, this email. I ask that you please find the time between now and next Tuesday to review and to think about my comments that follow. This project, slated for 13921-23 Vanowen Street in Van Nuys, has glided through the approval process with remarkable speed. In fact, my neighbors and I were not notified of the project until it already had been approved by the Van Nuys Neighborhood Council and the city's Urban Planning Committee. Even after we were notified, we were limited to two (2) minutes on the phone with Erin Nash and the developer, Mr. Aviram, who was hostile, even abusive, both to us and to the issues that we raised. This is, or at least should be, unacceptable. It was not until after our appeal was delayed from the November 4, 2022 agenda that we were able to read the staff report developed and delivered by Ms. Nash. While she very effectively listed each and every rule, regulation, law, and code that allowed Mr. Aviram and his architect/designer Mr. Luke Tarr to assemble the project as presented, none of the three of them gave any consideration to the human element: in other words, the people who already live in the neighborhood. I ask that you and your fellow committee members give some thought to how this development is going to impact US. For example, the height of the project: At 4 stories, this building will loom over the surrounding neighborhood which is comprised of two-and-three-story apartment buildings and single and two-story residences. The height is even greater with the proposed rooftop "community space" that, in essence, creates a fifth story. The two pools and hot tub may be a pleasant occasional amenity for the prospective residents of the project, but they spit in the eye of every neighbor who is compelled to reduce water usage by the LADWP. Come on. Pool or hot tub. Pick one! Inadequate parking. This is, for me, the crux of the issue. The current apartment buildings on Vanowen, built in the 50s and 60s, do not provide sufficient parking for their residents. As a result, the surrounding

neighborhood streets are overrun with cars that do not belong to the people who actually live on those streets. Then, again, the Vanowen residents have friends and neighbors who visit them. We don't know who these folks are and, as an older woman who lives alone, I already am afraid to go out at night. I am well aware of the argument "parking is terrible all over Los Angeles." Yes, it is. No argument. But why should that mean that new development makes it even worse? Here's an opportunity to make it just a little bit better by requiring Messrs. Aviram and Tarr to double the number of parking spaces from 15 to 30. Lady and gentlemen, it's unfortunate that my neighbors and I are having to come to you, the PLUM Committee, with these concerns. We should have voiced them sooner, and, had we known about the development sooner, we would have. This project has moved along without anyone taking its neighbors into consideration. In my opinion, at the very least, that's rude. At worst, it implies favoritism toward developers. At this point, it's in your power to mitigate at least one problem: the parking. Requiring the developer to make that one change will make a world of difference to our neighborhood. Thank you for your time, attention, and consideration. With all good wishes, Margaret S. Field 6839 Colbath Avenue Van Nuys, CA 91405