

## Communication from Public

**Name:** Alex Davies

**Date Submitted:** 09/05/2022 05:53 PM

**Council File No:** 22-0453

**Comments for Public Posting:** I live on the 600 block of South Citrus, a few houses down from the large proposed apartment complex being built by Wilshire Springs LLC. I moved here to give my young children a real neighborhood community experience. I have grave concerns about the huge complex going in at the end of our block. I worry about noise from construction and then residents, and blocking the light and view on our block. And I worry very much about residents and guests of the apartment complex zooming down our street in an unsafe manner while our kids play in our front yard. Making our block a true cul de sac would help address these safety concerns. I very much hope that you will ensure that our block is made into a true cul de sac, to avoid dangerous through traffic to 6th and Wilshire. I also hope and request that you deny the Applicant's request to reduce the required residential and guest parking to ensure that our quiet street is not suddenly noisy, crowded with traffic and overrun by new residents looking for parking on our little block. I would also ask that residents of the apartment building not be allowed to get parking permits allowing them to park on our block. If the building doesn't provide sufficient parking for its residents and guests our quiet neighborhood street will become busy, noisy, full of traffic and potentially unsafe for the young children on our block. I don't know if it's still possible to address this, but we also are concerned about the height of the apartment building. The other tall buildings on Wilshire that are at the end of our neighborhood streets are lower on the side closer to the neighborhood, and step up as they get closer to Wilshire, so they don't tower over our one and sometimes two story home neighborhood. This approach would make a lot of sense and help a lot with concerns about noise, view, and blocking of light. I am well aware of the housing crisis in Los Angeles and I hope this housing complex can help provide more much needed supply. We neighbors aren't trying to block it — we're just trying to make sure it's done in a manner that doesn't alter the character of our small family-oriented neighborhood, or reduce our home values and investment in the community. Thank you for considering and hopefully addressing our concerns.

## Communication from Public

**Name:** Sally Yard

**Date Submitted:** 09/05/2022 08:35 PM

**Council File No:** 22-0453

**Comments for Public Posting:** I write to express dismay about the proposed changes to the apartment building under consideration for the corner of Highland, Wilshire, and South Citrus. The suggested changes suggest bad faith, drastically reducing parking for the building. The reduction of required residential spaces from 362 to 121, and the reduction of required nonresidential parking from 42 to 30 spaces is all the more egregious given the proposal to increase the density of the development by up to 70%, with 242 residential units instead of 143 units. This in turn is reflected in the dramatically increased FAR (Floor area ratio to the lot size). This is a breach of good faith and would immediately and drastically transform the character of the surrounding residential neighborhood. The parking reduction alone would in the most direct terms unleash at least 253 cars on the surrounding streets. This is a quiet family neighborhood, with children growing up in what residents have chosen as a rather sleepy retreat. All of this would most directly impact South Citrus, since cars cannot park on Wilshire or Highland. The duress of 250 cars driving up and down the street looking for parking each day is devastating for those who have made this cared-for neighborhood their home. There are not sufficient spaces in the surrounding blocks of South Citrus, South Mansfield, South Orange, etc. to accommodate the volume of this overflow of parking, so the trolling up and down the streets each day would be incessant. Will there be retail on the ground floor? Where will shoppers and diners park? It is imperative that the 600 block of South Citrus, which will be most directly impacted by the new apartment building, be made a cul-de-sac which will not allow any through traffic to or from Wilshire and which will make access to the apartment building's parking structure possible only from Wilshire or from the Wilshire end of South Citrus south of the cul de sac. This arrangement was put in place for South Mansfield a block west when a stepped-back, much lower density apartment building with a good deal more parking was built. The 600 block of South Citrus is currently protected by a "soft" cul-de-sac which is located one block north of Wilshire at the south end of the 600 block of South Citrus. This separates the residential block of single family houses from the large office building beyond the park and the office and business building that will be replaced by

the apartment building. Very few cars violate this. But it will need to be a "hardscape" cul-de-sac that is impassable if South Citrus is not to become a shortcut and thoroughfare completely incompatible with the neighborhood. Otherwise there will literally be hundreds of cars driving up and down South Citrus to enter and exit the building. Frankly, the entire new plan seems a sort of bait and switch--an initial somewhat neighborhood-friendly plan which then is drastically inverted to increase profits, increasing density and thus the number of cars, apparently by swallowing up the already inadequate parking in the initial plan. (This is LA and every unit will surely have one if not two cars associated with it.) Parking is of course expensive to build and less lucrative than more units. It would appear that the plan is to displace the cost / burden of parking onto the surrounding neighborhood, while upping the profits for the developer / real estate investors by increasing the units by 70%. This is not a good or fair way to move forward. I live on South Citrus with my daughter's family and I am saddened and alarmed by the proposed changes. The Council should 1/ hold the developer to the original plan; maintaining the originally proposed number of parking spaces, density, and floor area ratio to lot size; and 2/ turn the south end of the 600 block of South Citrus into a cul-de-sac, so that those parking in the building will enter and exit the parking structure either on Wilshire or from the Wilshire end of South Citrus south of the 600 block cul-de-sac. This has worked well in protecting South Mansfield from unnecessary traffic. This would keep the new volume of traffic on Wilshire where it belongs. Thank you.