

Your Community Impact Statement has been successfully submitted to City Council and Committees.

If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at NCsupport@lacity.org.

This is an automated response, please do not reply to this email.

Contact Information

Neighborhood Council: Woodland Hills-Warner Center

Name: Heath Kline

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The Board approved this CIS by a vote of: Yea(14) Nay(3) Abstain(1) Ineligible(5) Recusal(0)

Date of NC Board Action: 12/12/2022

Type of NC Board Action: Against unless Amended

Impact Information

Date: 12/22/2022

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 14-0425-S13

Agenda Date:

Item Number:

Summary: The Woodland Hills Warner Center Neighborhood Council (WHWCNC) is opposing the City Council's adoption of actions in Council File 14- 0425-S13 unless amended and after adequately reaching out to the Reseda community and satisfactorily addressing their comments and concerns. The revitalization of the Reseda Theater has been a dream for the Reseda community for over two decades, and the community supported bundling the theater project with a senior housing project that promised to revitalize the theater. However, the Reseda Neighborhood Council (RNC) has found that the City and developer failed to inform the community of potential changes to the project, including the proposed transfer and severance of the theater and senior housing into two corporate entities. The WHWCNC is joining the RNC in calling for timely transparency and community input on these projects, particularly given their significant future impact on the local community and stakeholders. The WHWCNC requests that the City Council defer any action on Council File 14-0425-S13 until the community is fully informed of the proposed changes, reasons for and potential implications, and has had the opportunity to provide input. The City and developers must also objectively show that the proposed changes are in the community's best interests and will not negatively impact the successful senior housing project or the community's efforts to revitalize the theater. Our NC has observed this same pattern of City elected and appointed officials, City staff, and non-profits the City partners with not communicating material information to the community and NCs about actions, policies, and projects that will affect the community while in the planning stages. Compounding the problem is the City's failure to obtain feedback from the community and NCs on these items when it is still possible to make changes based on valid concerns raised. These actions are not good governance and need to change.

Board

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Talia Isaacs, Youth (At-Large)

*Board Authorized Submittal
by Heath Kline*

*for
Dena Weiss, President
d.weiss@whcouncil.org*

Action Passed on 12/12/2022

Members Present: 23
Quorum: 12

Members voting Aye: 14
Members voting Nay: 3
Members Abstaining: 1

Members Ineligible: 5
Members Recused: 0

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RE: CF 14-0425-S13**18477 West Sherman Way |- Reseda Theatre Restoration Project**

The Woodland Hills Warner Center Neighborhood Council [WHWCNC] opposes City Council adoption of actions in Council File 14-0425-S13 unless amended and not before adequately reaching out to the Reseda community and satisfactorily receiving and addressing their comments and concerns.

The revitalization of the Reseda Theater has been a dream of the Reseda Community for over two decades. The community supported bundling the theater project with a senior housing project, which promised to revitalize the theater years ago.

Throughout the years, the Reseda Neighborhood Council [RNC] requested updates regarding the progress of the theater. RNC asserts that City entities never promptly informed the community regarding the proposed transfer and severance of Reseda Theater Senior Housing LP into two corporate entities, Reseda Theater and Public Market LP.

In public records, RNC discovered that the developer filed incorporation documents in May 2021 that set the groundwork for using two corporate entities. In addition, these records show that over 18 months, the developer and the City failed to inform the Reseda community of potential changes.

The WHWCNC and local community have likewise experienced similar lapses in communicating promptly with the impacted stakeholders and us. This results in the perception of concealment of City development activities and creates the perception of backroom dealings in our shared Council District on development projects impacting our local communities. We remember the handling of the expansion of the West Valley Food Pantry. There was also the acquisition of properties across from Taft High School with public funds to be operated by a non-profit to provide homeless housing and services to targeted groups.

Unfortunately, details on these projects, and more, only come post-approval of projects by the City or until it is too late for the community to adequately weigh in with input before the City determines its decisions. This lack of communication continually happens despite numerous requests from the public for timely transparency on projects in CD3 that will have an enormous impact on our community and our stakeholders. Thus, WHWCNC feels it is our responsibility to join the RNC in calling out the inadequate and delinquent sharing of necessary information regarding development projects in Council District 3 that results when bypassing Neighborhood Councils and not informing or gathering community input.

Community input matters. Because Reseda stakeholders were not informed of the proposed changes and denied the opportunity to weigh in on serious concerns while the project was still in the planning stages, the perception of backroom deals continues. Inadequate timely transparency has plagued the Los Angeles City Council and City operating departments for years. By way of examples, we refer to the ways that LA City Council handled its own redistricting and that of LAUSD last cycle, where community and NC input fell on deaf ears. We also see similarities in the handling of the Northeast Valley Animal Shelter and the Van Nuys Airport [VNY], in which City departments bypassed steps for informing the public and getting necessary responses from affected stakeholders and Neighborhood Councils (see our CISs regarding **Council Files 22-0897 and 22-1489**).

The City of Los Angeles provides financing for this project with tax dollars. RNC's understandable concern is that this request for ownership transfer from one corporate owner to two is a possible ploy on the developer's part to keep the successfully operating housing project and escape their contractual obligations to restore and revitalize the Reseda Theater as promised to the community.

Therefore, the WHWCNC requests the City Council defer acting on Council File 14-0425-S13 until after the City informs the stakeholders of Reseda on the reasons for and the possible implications of the changes proposed. The City and developers must objectively show the community that the proposed changes in ownership structure and any other pending changes will in no way jeopardize the restoration of the theater as promised. After educating the community and RNC on the impact of the pending changes, they should have the opportunity to provide robust feedback. Then the City and developer should consider the community's thoughtful input. Waiting for community education and assessing their responses means the property transfer from Reseda Theater Senior Housing, LP, to Reseda Theater and Public Market LP must be delayed and possibly denied unless the community is assured of project completion with the proposed changes.