



Sunland-Tujunga Neighborhood Council

Certified May 27, 2003

P.O. Box 635 • Tujunga, CA 91043-0635 • 818-951-7411 • Website: stnc.org

October 9, 2019

Attn: Laura Frazin-Steele,, City Planner

via email: laura.frazinsteelle@lacity.org

Los Angeles City Planning Department
6262 Van Nuys Blvd.
Van Nuys, CA 91401

Property Address: 10132-10140 Commerce Avenue, Tujunga, CA 91040

SCOPE OF PROJECT: Demolish 8 existing cottages on these properties and replace them with 31 one-, two- and 3-bedroom units; 4 very low income units and 2 low income units for a total of 37 units.

On July 15, 2019 the owner and engineer for this project presented the plans to the Sunland-Tujunga Neighborhood Council (STNC) Land Use Committee with current tenants, neighbors, stakeholders present. The STNC does not support the project's current plans for the following reasons:

- A net loss of 2 rent-stabilized units and inadequate parking for a project of this size in a neighborhood that now has insufficient on-street parking. Additional parking could be created by increasing the amount of soil excavated from the basement area.
- Tandem parking is being used to meet the reduced parking space requirement. Each space consists of 1 compact and 1 standard space. These spaces are only usable if a tenant has at least one compact vehicle.
- The open space on the roof is located next to air conditioning units which will be noisy. The extreme heat of the summer months and the rain in winter will limit its usefulness.
- There will be a loss of long-established plantings to be replaced with planters and a block wall.
- Existing tenants will be displaced.

In addition to STNC's concerns the stakeholders expressed the following concerns;

- The additional height would interfere with the neighbor's privacy and their use of their property.
- The additional height will block the neighbor's views of the mountains
- Destruction of established trees and other landscaping will be replaced by block walls and concrete paving.
- Additional demand for on-street parking which is inadequate now.
- Values of neighboring property will go down because of proximity to this project.



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The STNC is aware of Ordinance 179681 allowing for a density bonus and reduced parking requirements in exchange for low or very-low income housing. In this instance, the project does not appear to fulfill the intentions of the Ordinance which is to provide additional affordable housing. There is a net loss of two affordable housing units.

The STNC would like to go on record that this ordinance is in direct opposition to the intentions of the Foothill Boulevard Corridor Specific Plan, an ordinance, which limits the height of buildings to preserve the mountain views in the Sunland-Tujunga area.

Thank you for the opportunity to submit these comments. If you have any questions, please contact us by email at stnc.secretary2019@gmail.com or by phone at (818) 951-7411.

Sincerely,

Liliana Sanchez, President
Sunland-Tujunga Neighborhood Council

cc: Councilmember Monica Rodriguez, CD7 monica.rodriguez@lacity.org;
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