

Community Questions – DIR 2016-3076 San Fernando Mission & Wodley

<p>Why would you think that a development of this height and density would be appropriate in a residential neighborhood of single-story homes?</p>
<p>What is the area population chart submitted by the applicant is based on population projections from 1990. It shows huge increases in population that did not occur. What is the current population of the area and what is the source?</p>
<p>What seismic studies have you done on the site? The structures there suffered significant damaged in the 1994 earthquake.</p>
<p>Can you decrease the amount of residential units to something more in line with the fact that there exists no credible public transportation in the area to/from downtown?</p>
<p>The site is located near the far west corner of the East SFV Submarket region – for statistical analysis, is the information evaluated for any density based on comparing the site to projects in the east valley (east of the 405?)</p>
<p>Can you increase the usable green space in the development for the community to use as a park, especially around Bull Creek?</p>
<p>What is the unit mix? Application and study conflict as to number of units and bedroom counts.</p>
<p>Can this be built with fewer units & fewer levels? One reason I moved to Granada Hills was because it is very open and has very few multistory buildings, why not build a 2 & 3 story structures?</p>
<p>4 stories is too tall and 440 units is to many for a neighborhood this size and type, what alternatives do you offer instead of such a large development?</p>
<p>What are the benefits to the community that is required to be granted to justify any entitlements?</p>
<p>Where do you plan that these new apt dwellers will work and shop and how will they get there? Can you guarantee that the traffic will not be adversely affected? I think you should come spend a day there. If your tenants are happy, they won't pay a premium rent and the building will have high vacancy.</p>
<p>Name and provide comparison of comparable in-fill projects, of similar size and density, in the SFV. Provide map of proximate uses and illustrate similarity of density, use, and compatibility with neighborhood.</p>
<p>Have you considered the impact on all the small business owners that exist on the property now? Will they get to keep their businesses or have to move? How will you help them?</p>
<p>Why this location? There are other locations in the valley where this might not stand out like a sore thumb. We already have way too many people and not enough places for them to work, shop and go to school. The schools are enrolled with More than twice as many students as they were originally built for.</p>
<p>Have you considered a smaller development that is not mixed use-just residential or just businesses?</p>

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Are these apartments or condos? Can they be purchased?
Will the developer consider COMMERCIAL ONLY?
On the application Rickey Gelb is shown as the owner, can you give us an updated/corrected application?
Does the former owner have any interest in this project?
Why does the structure need to be so tall so as to obliterate our Granada Hills building guidelines?
Why not consider a development similar to the one on the northeast corner of Woodley and Chatsworth? It is only two stories, it is set back from the street, there is green space around the units, they all have garages, and there is extra parking. This complex is pleasing to look at and fits the neighborhood well.
What happened to the Q-condition limiting the maximum building height to 30 feet?
Can you decrease the height of the proposed buildings in order to preserve the neighborhood's view of the foothills, and preserve the privacy of nearby residents?
Will they consider a gated community of Condo's instead of rental units?
Why apartments? Apartments will reduce property values and bring more crime to this area.
Currently this area has a traffic problems, prostitution problems, homeless problems –what are you doing to avoid adding to them?
What are you doing to improve the area?
What permanent, on-site security and parking enforcement will be provided - hours, people, etc. What binding covenant that ensures these measures will not ever be scaled back for budgetary reasons.
Why should a developer like you be allowed to inflict such an unfitting design on our neighborhood? Where is your "corporate responsibility?"
I see these types of 4 story apartments being built in downtown Glendale, mixed in between high rise office buildings, what made you think that was a good idea for our area?
What are the projected rental rates?
What are projected rents per residential unit, including what utilities? Same for small commercial and anchor.
How will you protect the privacy and person of the students of Kennedy HS and surrounding residents?

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Are you planning to bury the existing power lines and telephone lines at SFM Blvd and Woodley as they are not shown on rendering or site plan.

Why are only 22 of the units for low income? have you considered more?

How do you propose to keep crime down? more apartments lead to more crime

Will they limit the height of the new project to one or two storeys ONLY?

If the residents get tired of Kennedy football noise and lights will they require the school to stop hosting games?

Ana Vidal (City Planning) worked with our GH community for about a decade in forming the GH - (Knollwood) Community Plan and Specific Plans. The application shows that it was submitted to her. Did she review the application and what were her comments?

Why was the community not contacted prior to the purchase of this property ? Why is the city for this project when the community is clearly against it?

Why do you feel disregarding the neighborhood height plan is acceptable?

Neighborhood District are pedestrian-oriented retail focal points for surrounding residential neighborhoods (15,000 to 20,000 persons) containing a diversity of local-serving uses. Generally, these districts are at a floor area ratio of 1.5:1 or less and are characterized by buildings of one- and two-stories in height, both to be determined by the community plans. The proposed project has a density of a Community Center, maybe even a Regional Center. What is the justification for that?

Other than student housing, can you give any statistics showing such small-sized units west of the 405 freeway

Does HD have letter of intent for large standalone retail space? Can you provide commitment prior to building?

What will happen to the space if you cannot secure a market as planned?

Do you know that before the building became DMV it was an Albertson's Market that closed because it didn't have enough business to be profitable? What makes you think that another market will take a chance on this community?

Why can't we build something on this corner that would raise our property values and be a convenience to us and students rather than reduce our values and make our lives more difficult.

Renderings of residential unit interiors and full list of trims, finishes and amenities.
Any garage storage provided for residents? Type? Size? Location?
How do residents access building and parking? Keycards? Codes?

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Can you provide renderings of signage and signage restrictions, internal trim, etc
From the drawings the buildings seem and hardscape seem to go right up to the sidewalk, why aren't they setback to add landscape and a feeling of openness?
What green/open space will be provided for the residents? This development appears to be curb to curb.
a development of that size commands an open space area for the additional residents to recreate. Will you be building a park or other such area?
The rendering indicates a park open type space across from the project. This is inaccurate and makes the area seem much more open.
Why does the mock up drawing show a park across the street rather than the DWP building?
Where will these children play? Is the development of parks included in the project
What kind of allowance will be created to add park space in Granada Hills for these hundreds of new residents? There is currently only one park in Granada Hills and parks in the Valley are very scarce.
What will be the estimated property taxes, revenues and any other monies paid to the City of L.A., resulting from the completion of the project if built as proposed?
What impact will the project have on the schools and can they accommodate the increased numbers
What plans do you have to minimize disruption to the school and school activities during the construction?
How do you plan to address environmental issues (dust, noise, water) during construction so they do not impact Kennedy High School?
Where will the abundance of cars from this project park, when not enough is provided internally?
Will they increase the number of parking spaces above & underground
Where do you intend to park to guests of this development as there is not enough street parking as it is?
Can you ensure that there are more parking spaces than the bare minimum to prevent residents and their guests from using city & neighborhood streets for additional parking?
Most units will have 1 to 3 cars, even the studios, why would 1.3 spaces per unit possibly be allowed, especially right next to a high school?
Do you know that neighborhood parking is already at a premium and you will be adding an additional 600 (minimum) cars?

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Does the size of the underground parking spaces take into account high profile vehicles and large SUV and trucks ? About 50% of valley residents have large vehicles

Have you considered the parking problems when you are only providing 1.3 spaces per unit?

Will the residential parking spaces have EV chargers?

Can you redesign the entry/exit points of the development so that the students from the High School can pass by them without threat of being struck by inattentive drivers?

The conclusion that traffic will be less to not significantly greater than present is ludicrous and defies simple logic. In layman terms, how do you explain that a presumably more active commercial area with 440 presently non-existent residences will have no/minimal effect?

Increase traffic due to these apartments will impact the surrounding areas. There has already been bicycle and pedestrian fatalities. How will you address the increased risk?

Have you considered the traffic during student drop-off and pick-up times at Kennedy High School?

What kind of security will you provide to control traffic and safety.

How will the development decrease traffic...as per your provided study? Not credible

What is your basis for the statement that traffic will improve if your project is built? Where did you get the stated number of DMV visits to support that?

Can you place additional traffic controls to/from the 405 and 118 freeways in order to handle the increased traffic loads?

Can we have a copy of the Development Sessions Case Management # CM 2016-0272, listed as part of the application?

What improvements will you make to facilitate transportation issues? There is currently no freeway on ramp or bus service in this area.

Disclose your relationship with the Firm which performed the traffic study, including any executives or board members active with both, or exchanged between, HD and the Firm, and disclose ownership stakes between the two.

What will be done to mitigate traffic and add onsite public transportation?

Are you aware that there are no plans for additional mass transit options in or near Granada Hills? So thinking that more than 200 people in your project will bicycle instead of driving (bicycle spaces provided) either to work or to shop is not reasonable.

How can you state that this project will not negatively affect traffic by such an increase of residents? Is there a plan in place to add traffic turn arrows, re-time signals, perhaps a signal at the 118 off ramp

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down the street to better manage the increased traffic flow from the project?
Do you know that since the DMV opened in Granada Hills, the daily usage has died down considerably from your projection?
What provisions are being made to insure the safety of the students coming and going to Kennedy High School
Do you not think that this will be a serious safety hazard for students?
To ease community concerns of traffic loads and pedestrian/student safety, what effective and progressive steps can HD take to provide cures? a) construction of student pick-up and bus stop/shuttle within DWP power easement on Index street? b) Improvements at intersection of San Fernando Mission and Woodley? c) Reconfiguration of resident ingress/egress flow to encourage such from San Fernando Mission versus Woodley Avenue, with traffic signal if necessary, perhaps with residential garage entry only from west side of building and site? d) It is a fact that Granada High students use the adjacent Ralphs commercial parking lot for pick-ups, much to the chagrin of businesses there - how will this be prevented?
Will they move the entrance to the project to San Fernando Mission Blvd. & away from Woodley Ave.?
What have you done to mitigate light pollution caused by the project?
There a recent down-zoning of the site (2014?). To help avoid the argument of serial spot-zoning, why was this done?
Are there any tax incentives/reductions associated with the Granada Hills Plaza project?
Please list all donations to all city officials, campaigns, PACs, etc.
What are the total fees and costs incurred to the applicant, 1) at this point, and 2) at the end of construction by the City of Los Angeles?
Will they consider COMMERCIAL ONLY? (MOST IMPORTANT QUESTION)
What response do you have from the LAPD on the additional volume of service calls this project is likely to generate?
What were the Dept. of City Planning and Councilman Englander's initial and final comments about the proposed project?