

Communication from Public

Name: Jacqueline Tyler

Date Submitted: 01/02/2024 12:54 PM

Council File No: 00-9999

Comments for Public Posting: Application for an Appeal for Decision by Board of Commissioners DBS, Board File #230051 Applicant received notification of final decision on December 28th from a meeting that was held on December 20, 2023. This was one of many untimely notifications sent by the Department of Building and Safety. The site address for the Affordable Housing Project is 23030-23060 Ventura Blvd. The Appeal should be granted for the following reasons: 1. The Via Del Valle townhouse complex is 120 feet from the proposed development site. It is a liquefaction site that is on a hillside. There is no surety bond to cover potential liability to my townhome complex when the developer is removing 18,515 cubic yards of dirt. There is potential liability to my complex because of the closeness in proximity. Current bond \$290K covers only City. 2. Los Angeles Municipal Code 917006.4 Requires exploratory work by Soils Engineer and an Engineering Geologist. There are no such reports in existence. 3. The 8 story complex will destroy the existing integrity of the neighborhood since there are no high rises in the neighborhood. My complex has only 21 units and is 3 stories tall. 4. Liquefaction is an issue when developing on a hillside with massive amounts of dirt being removed. 5. Affordable Housing Project has insufficient parking for only 100 cars when there should be 75 more slots. Overage will impact environment and surrounding neighborhoods. 6. Single traffic lanes created by the Reimagine Project to create vertical parking on Ventura Blvd. that starts at construction site will impact traffic and cause congestion since it is a few yards from the Ventura Freeway Woodlake exit and entrance. Hauling trucks will stop traffic after the are loaded. Trucks need to take alternate route. 7. There is no place to stage trucks since they must load on site. 8. CEQA exemption should not have been granted. Construction will impact environment adversely. 9. Environmental Impact Reports should have been completed for pollution since the site runs parallel to the Ventura Freeway, prospective tenant noise that has been designated by California Courts as pollution, cars that cause pollution, noise, and more traffic problems for this area, as well as a historic 100 year old California Oak tree that must be saved under CA. Law. 10. California code Regulations Title 14 Section 15300 2(c) Significant Effect. A categorical exemption shall not be used for

an activity where there the activity will have a significant impact on the environment due to unusual circumstances. Liquefaction and the hillside removal of 18,500 cubic yards of dirt will impact the environment significantly. 11. CEQA application in this case is unlawful and may result in potential litigation. Abuse of discretion in the granting of the exemption. 12. There has been a lack of transparency in this case where homeowners were just notified in September, 2023 about the development when the planning started back in January, 2023 for this project. 13. Potential violation of due process rights of homeowners. 14. Owners and developers have a duty to mitigate environmental impact. No mitigation measures enacted here. 15. Possible Constructive Eminent Domain and taking of property arguments may be made legally. 16. Extreme weather patterns may affect the construction of the subterranean parking when it fills. No mitigation measures by developer to protect safety of existing residents. Who will assume liability. 17. Residents here oppose this development. It is too dense for the area. A petition of about 1000 signatures was submitted to the City. It is my hope that an Appeal will be granted. Thank you so much for your time and consideration in this matter. Respectfully submitted, Jacqueline Tyler Representing Homeowners in Via Del Valle Complex

Communication from Public

Name: Channel Law Group

Date Submitted: 01/03/2024 05:59 PM

Council File No: 00-9999

Comments for Public Posting: Please include the attached in the record for the referenced project.

Channel Law Group, LLP

8383 Wilshire Blvd.
Suite 750
Beverly Hills, CA 90211

Phone: (310) 347-0050
Fax: (323) 723-3960
www.channellawgroup.com

JULIAN K. QUATTLEBAUM, III
JAMIE T. HALL *
CHARLES J. McLURKIN
GREGORY T. WITTMANN

Writer's Direct Line: (310) 982-1760
jamie.hall@channellawgroup.com

*ALSO Admitted in Texas

January 3, 2024

VIA EMAIL and
ELECTRONIC UPLOAD

Office of the City Clerk
City of Los Angeles
200 N. Spring Street, Room 395
Los Angeles, CA 90012
Clerk.CPS@lacity.org
CPC@lacity.org

**Re: Advanced Notice Request for 6100 N Canoga Avenue;
DIR-2020-5379-SPP-VHCA; AA-2020-5375-PMLA-VHCA-1A**

Dear City Clerk:

This firm represents West Valley Alliance for an Optimal Living regarding the proposed 6100 N Canoga Avenue; DIR-2020-5379-SPP-VHCA; AA-2020-5375-PMLA-VHCA-1A, including supplemental File numbers ("Project"). We hereby request that the City of Los Angeles ("City") send by electronic mail, if possible or U.S. mail to our firm at the address below notice of any and all actions or hearings related to activities undertaken, authorized, approved, permitted, licensed, or certified by the City and any of its subdivisions, and/or supported, in whole or in part, through contracts, grants, subsidies, loans or other forms of assistance from the City, including, but not limited to the following:

- Notice of any public hearing in connection with the Project as required by California Planning and Zoning Law pursuant to Government Code Section 65091.
- Any and all notices prepared for the Project pursuant to the California Environmental Quality Act ("CEQA"), including, but not limited to:
 - Notices of any public hearing held pursuant to CEQA.
 - Notices of determination that an Environmental Impact Report ("EIR") is required for the Project, prepared pursuant to Public Resources Code Section 21080.4.

- Notices of any scoping meeting held pursuant to Public Resources Code Section 21083.9
- Notices of preparation of an EIR or a negative declaration for the Project, prepared pursuant to Public Resources Code Section 21092.
- Notices of availability of an EIR or a negative declaration for the Project, prepared pursuant to Public Resources Code Section 21152 and Section 15087 of Title 14 of the California Code of Regulations.
- Notices of approval and/or determination to carry out the Project, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
- Notices of any addenda prepared to a previously certified or approved EIR.
- Notices of approval or certification of any EIR or negative declaration, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
- Notices of determination that the Project is exempt from CEQA, prepared pursuant to Public Resources Code section 21152 or any other provision of law.
- Notice of any Final EIR prepared pursuant to CEQA.
- Notice of determination, prepared pursuant to Public Resources Code Section 21108 or Section 21152.

Please note that we are requesting notices of CEQA actions and notices of any public hearings to be held under any provision of Title 7 of the California Government Code governing California Planning and Zoning Law. This request is filed pursuant to Public Resources Code Sections 21092.2 and 21167(f), and Government Code Section 65092, which require local counties to mail such notices to any person who has filed a written request for them with the clerk of the agency's governing body.

Please send notices by electronic mail and U.S. Mail to:

Jamie Hall
Veronica Lebron
Hannah Simon
Channel Law Group, LLP
8383 Wilshire Blvd.
Suite 750
Beverly Hills, CA 90211
jamie.hall@channellawgroup.com
paralegal@channellawgroup.com
admin@channellawgroup.com

Please call me if you have any questions. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Jamie T. Hall". The signature is fluid and cursive, with the first name "Jamie" being more prominent than the last name "Hall".

Jamie T. Hall

CC via email:

Holly Wolcott, City Clerk (holly.wolcott@lacity.org)

Sheila Toni, City Planning Associate (sheila.toni@lacity.org)

Candy Rosales, Legislative Assistant (candy.rosales@lacity.org)