

Communication from Public

Name:

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

Council File No: 00-9999

Comments for Public Posting: As an LA Zoo/city employee, I implore someone to investigate the smoke and mirrors that is the LA Zoo. The current Zoo Director is a BUREAUCRAT with no conservation or wildlife experience and is running the Zoo into the ground while alienating and mistreating employees. I have to post this under a cloak of anonymity for fear of retaliation. She has an immense ego and is so power-hungry that the well-being of animals and staff has fallen by the wayside. The keepers and other staff are fighting to keep the Zoo in a favorable light while the Zoo Director is busy picking fights with every single department head and micromanaging her staff to the point of utter exhaustion. The Zoo is crumbling under her leadership.

Communication from Public

Name: Jacqueline Tyker

Date Submitted: 01/04/2024 11:53 AM

Council File No: 00-9999

Comments for Public Posting: This is an Application for an Appeal from a decision by the Board of Commissioners in the Department of Safety to grant a dirt hauling permit,

Jacqueline Tyler

23027 Del Valle Street

Woodland Hills, California 91364

December 30, 2023

Application for an Appeal

Re: ADM-2022-6861-CU-DB-SPP-PSH-SIP-HCA-ED1

Board File Number 230051, 23030-23060 West Ventura Boulevard, Woodland Hills, CA.

Background on Notification of the Final Decision by the Building and Safety Commissioners

The Board of Commissioners hearing on December 20, 2023 granted the permit to haul 18,500 cubic yards of dirt from the prospective construction site located at 23030-23060 West Ventura Boulevard. The final decision was dated December 21, 2023, and mailed on December 26, 2023, by the Department of Building and Safety. Appellant received the final decision on December 28, 2023, which greatly impacted the 10 calendar day Statute of Limitations, and the ability to effectively address the Application for Appeal. Thus, this application has been filed under protest for inadequate and untimely notice by The Department of Building and Safety.

Multiple Infractions of Untimely Notice

During this permit process, there have been multiple infractions of timely notice requirements by the Department of Building and Safety that have hampered efforts of Appellant and other homeowners to voice their concerns about the prospective Affordable Housing Project. Every time Appellant received notification from the Board of Commissioners, time had lapsed to submit objections in writing, and Statutes of Limitation were shortened by days. Appellant and other homeowners objected to the pattern of inadequate notice when it was possible. Thus, Due Process Rights of Appellant and other homeowners appear to have been violated by the actions of Building and Safety.

Justification for Opposing the Issuance of the Dirt Hauling Permit of 18,500 Cubic Yards of Dirt by the Building and Safety Commissioners

The prospective development site is located at 23030-23060 Ventura Boulevard, Woodland Hills, California 91364. The owners are Royal Oaks Assisted Living, and the developers are Community Development. Appellant argues that homeowners of the Via Del Valle Townhouse complex have a common and beneficial interest in assuring that the City complies with relevant Building and Safety ordinances as well as the mitigation of environmental impacts on the surrounding environment. The lack of due diligence and lack of transparency by The Board of Commissioners to protect the health and safety of

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residents who reside near the proposed site remains questionable. Also, the issuance of CEQA certification that exempted the owners and developers from requisite environmental protections and protocols will be discussed in the latter part of the appeal.

Integrity of the Existing Neighborhood

City planners and developers should consider the character of the existing neighborhood, and the maintenance of its integrity in their development plan. The proposed eight story development dwarfs most of the surrounding neighborhood single story residences and businesses in height by three to five stories. The Via Del Valle townhome complex that is adjacent to the proposed site is three stories tall and will be overshadowed by three stories in height by the Affordable Housing Development as well in population density. Subterranean parking at the development will consist of two levels.

Population Density

There are less than fifty residents who reside here at the twenty-one unit Via Del Valle complex. The proposed Affordable Housing Development will consist of one hundred units, and it will house about two hundred residents or more. Supportive Housing units will house chronically homeless residents, and the ratio of this demographic is less than twenty-five per cent of the future population of the development. The size of the proposed structure and the number of prospective tenants will have an adverse impact on the neighborhood environmentally with noise pollution from future tenants, more cars and traffic congestion that causes pollution, and substantial parking problems due to inadequate parking in the Affordable Housing Complex that has only allotted one parking space per unit.

The similarly situated condominiums and townhomes that exist on Del Valle Street are two stories in height, and conform in size and residential population density to the general plan. The Walnut Acres residential neighborhood that is also adjacent to the development, most homes are single story with some two story homes intermingled throughout the neighborhood. It appears that the decision of ministerial approval of the proposed project ignored existing norms for the general plan when conditional use was granted to the developer to build a massive structure that doesn't conform to the integrity of the neighborhood. Thus, residents and businesses are left with a structure that clearly doesn't blend in with the existing neighborhood and a structure that negates its integrity. Also, it should be noted that residents in this neighborhood submitted a petition of about 1000 signatures to the City opposing this development. It appears that this petition wasn't taken into consideration.

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Los Angeles Municipal Code 917006.4 Hillside Exploratory Work

Surface and subsurface exploratory work shall be performed by a Soils Engineer and an Engineering Geologist on hillside grading work. This exploratory work shall conform to the rules and regulations for hillside exploratory work established by the general manager of the department. The department may waive the requirement when it determines from the application and site conditions that the proposed grading will conform to the provisions of City ordinances.

Geological Reports

Thus far in this planning process, it appears that no geological reports submitted by a Soils Engineer and an Engineering Geologist. Geological reports are critical to the safety of all residents in the area since massive amounts of dirt will be removed from the hillside, and special grading is required. City Planning ZIMAS and past development in this site is in a Liquefaction Area, and it is in a Special Grading Area (Bureau of Engineering Basic Grid Map (A-13372). The property is 10.9 km from the nearest fault (Malibu Coast Fault). Geological reports are critical to the safety of all residents in the area since massive amounts of dirt will be removed from the hillside during construction. D.

It should be noted that an earthquake tremor occurred on January 1, 2024, in Woodland Hills that was 2.7 on the Richter Scale. During the last major earthquake in 1996, millions of dollars of damage occurred in the 91364 and 91367 zip codes were reported by the Los Angeles Times. Many of the Via Del Valle townhome units here at the complex sustained earthquake damage. The grading of the site includes two levels of subterranean parking may also be a source of potential problems if excessive rainfall occurs during construction due to extreme weather patterns.

Lack of Surety Bond to Protect Existing Residents

It is unclear as to whether the owners and developers are taking protection measures to mitigate liquefaction. There are liquefaction resistance structures that have an ability to accommodate potential problems in the event there is liquefaction. Owners and developers have a duty to mitigate potential problems to protect the health and safety of those in the surrounding areas.

There is a surety bond of \$392,000 that protects the City as required by Section 62.202 of the Los Angeles Municipal Code. The Via Del Valle complex is 120 feet from the proposed construction site, and there is no surety bond to protect the complex in the event liability occurs. Thus, a surety bond should be required during construction.

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Los Angeles Municipal Code 71.7006.5.3 Application of Bond to Adjacent Property

Where grading is required on property adjacent to the grading site under the permit in order to complete the project satisfactorily, the owner of such adjacent property need not provide an additional grading bond if the original bond is of sufficient amount to include such additional grading.

Dirt Hauling and Its Impact on Traffic

The City in the enforcement of the dirt hauling permit is requiring the hauling trucks to load on site and not from the street, The proposed site has a four foot embankment with attached fencing, and there is no access for trucks to park or load on site. Loading from the street may impact traffic that has exited eastbound from the Ventura 101 Freeway at Woodlake Ave.. The exit on Woodlake Avenue where the hauling trucks will exit just a few feet from the construction site is a dangerous intersection where many accidents have occurred. Hauling trucks may have to make a sharp turn at the exit because of the physical size of the trucks. This too has the potential to cause accidents as well as impacting the heavy traffic that exits on Woodlake Avenue and Ventura Boulevards. Also, there is no place to stage the hauling trucks except on private property (Bolero Bowling Alley).

Reimagine L.A. and Parking

Reimagine L,A., a City project that has converted horizontal parking to vertical parking in the area, has reduced some of Ventura Blvd. to single lanes. The eastbound single lane starts in front of the proposed development site. Thus, traffic would have to be stopped to allow the hauling trucks to have access to travel 2.5 miles to the eastbound entrance of the Ventura Freeway past Shoup Ave. Perhaps, there needs to be a reconsideration of the hauling route to relieve possible traffic congestion that may occur during the hauling process. Some of the funding for the development comes from the State from Measure JJJ, but construction on a hillside is not an effective use of taxpayer dollars.

The Granting of the CEQA Exception Constitutes an Abuse of Discretion

California Code Regulations Title 14 Section 15300 2(c) Significant Effect

A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant impact on the environment due to unusual circumstances.

Homeowners were not notified during the planning stages of this development. There has been a lack of transparency in this process. Public hearings were not held until there was a Virtual hearing in or around September, 2023 to inform homeowners that the Affordable Housing Project had been approved. Furthermore, homeowners were not apprised of the impact of the CEQA exemption and its environmental impact nor were they given an opportunity to object the development

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in a timely manner. This conceivably is a violation of due process rights of homeowners.

Abuse of Discretion

It was a possible abuse of discretion to grant the developers a CEQA exemption. An Environmental Report should have been conducted to determine the environmental impact. The possibility exists legally that the City has gone beyond the legal parameters of what the voters intended in its application of Measure JJJ. Such an argument may be made in this instant Application for an Appeal.

The City also granted condition use and a permit to build a 23 vehicle public parking lot adjacent to the Via Del Valle complex on the east side of the complex located at 22949 Del Valle Street. This construction and the additional cars and traffic cause more pollution. The Via Del Valle runs parallel to the 101 Freeway and Ventura Boulevards.

The historic 100-year California Oak tree needs to be preserved that exists on the site. Wildlife that lives on the site will be adversely affected by this construction. Environmentally, Appellant requests the preservation of the wildlife that live on the site.

Appellant retains the right to amend this appeal the ten day Statute of Limitations was not afforded to Appellant. Appellant also retains the right to retain legal counsel in this matter.

Appellant requests that the grading and hauling process be suspended until the Appeal is completed.

Respectfully submitted,

Jacqueline Tyler

Via Del Valle Homeowners

