

Sept. 01, 2015

Dear Planning and Land Use committee,

As A Silverlake
resident 15-0595

I am writing you in regard to the proposal for 853-857 Hyperion Ave.

I am a long time resident of Silverlake / Echo Park- over 20 years.

I am very familiar with Hyperion- it is a common route for local residents to cut through the city.

It is a surprisingly busy street. This section that goes downhill is a common area where cars speed and is notoriously dangerous.

A good friend of mine was in a bad bicycle accident and almost killed at almost exactly this address- from a speeding car.

DENSITY/ TRAFFIC SAFETY/ SHADE/ VIEW

The magnitude of these structures is enormous- again totally out of context to all surrounding structures- \which is against the guidelines for Small Lots.

They will shade surrounding homes, block views of the hills to residents and pedestrians.

The increase of cars and traffic flow is very worrying. This neighborhood is super dense as it is now. This amount of new cars and flow will be a danger to be sure.

~~The roadway is narrow- and although I know this is not stated in ZIMAS- but it is the truth.~~

The road is narrow, hilly and has blind turns. A building this size and density is better suited for a major roadway where cars could enter traffic safely ; and pedestrians and bicyclists would have proper visuals on speeding vehicles.

The MND is not sufficient - this is a really dangerous curve.

Planning and Land Use has a unique opportunity to help our community and preserve the vital diversity and cultural style of the neighborhood that those who live here cherish. It should recognize how inappropriate this proposal is to this area.

HEIGHTS/ PRIVACY/ LACK OF DIVERSITY/ RACISM/ AGEISM

The Small Lots is an idea that is best served in less densely populated areas of the city.

The modern blocky style has no relation to Silverlake / Echo Park.

The extreme heights are grossly out of context with all the other surrounding structures, shading the other residents and blocking beloved hillside views.

The balconies that are typical on the small lots serve as a viewing into the neighboring homes- and are invasive.

The proposed homes do not have yards for children, are difficult for elderly people and therefore are really designed for an elite upper middle class young population. They are not green, family friendly, affordable to lower income brackets, in accordance with common set backs or heights of surrounding

homes- they will once again take smaller more affordable housing off the market. This is the opposite of what this community desires. We are a community of different ages, classes, family designs, ethnicities, sexual preferences- not a homogenized boxy cookie cutter mall type idea of elite urban living.

PLUM/ LA CITY

The PLUM can and should intervene on behalf of the public. The city has used the Small Lots as a way to attract greedy developers who have little to no concern as to the interests of the community. Over and over the grass roots fight of local community is defeated by the same contradictory 'rules' that the city will use and then say are not enforceable. How can a giant city like Los Angeles not have a set of guidelines that protect the very flavor of the city?? Why is the City attorney in collusion with Jae Kim and his team- always in favor of the buildings- even when there are tons of valid points made by appellants that should be reviewed. They use the guidelines when it works for their argument and then use the lack of enforcing the guidelines when it would favor the citizen's appeal. Citizens must work after their day jobs to learn the complex jargon and the bureaucratic rules, just in order to have a meek voice in this fight. We MUST have guidelines. We LOVE our city. We beg of you to stop the inappropriate Small Lots from being built in our dense charm filled neighborhoods Allow them in less dense areas of the city- areas with large wide roadways- areas that need development, and growth- those areas in the city that can have tall 4 story structures with loads of residents and can absorb the traffic. We are not against building. We are against unplanned buildings that have all these negative impacts to our community.

PLEASE HELP US KEEP OUR NEIGHBORHOOD INTEGRITY.

Thank you very much for your consideration
Sincerely,

Annie Sperling
Silverlake Neighborhood Council

PROPOSED SIZE OF THIS DEVELOPMENT:

