

Communication from Public

Name: Pat Winters Acting Land Use Vice President MWAH
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Council File No: 16-1472-S7
Comments for Public Posting: Please accept the attached letter in support of Council District 1 motion to add the Mount Washington/Glassell Park Specific Plan area as a special use district under the hillside construction regulations.

MOUNT WASHINGTON HOMEOWNERS ALLIANCE



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November 10, 2020

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RE: Item no. 16-1472-S7

Agenda Item 4

November 12, 2020 2p.m. Meeting

Special Planning Land Use and Management

Dear Council Members:

The Mount Washington Homeowners Alliance (MWHa) would like to express its support of Item 4 on the Agenda, Councilman Cedillo's motion to add the Mount Washington/Glassell Park Specific Plan area as a Special Use District under the Hillside Construction Regulations ("HCR").

MWHa is a non-profit community organization comprised of approximately 450 members consisting of homeowners and tenants living in the neighborhood. Since 2001, MWHa has served the community in numerous ways to preserve, protect and enhance the unique urban oasis qualities of Mount Washington and its diverse residents. We work with neighborhood councils and elected officials to balance the interests of real estate development with the land use priorities regulated in the Mount Washington/Glassell Park Specific Plan, the Hillside Construction Regulations and various hillside ordinances.

The last few years have seen a significant increase in new construction sites on Mt Washington. In 2019 alone, there were over 50 cases filed for new construction in our small area. This does not consider the significant number of ongoing construction sites from previous years or the uncounted number of major remodels in progress.

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The individual and cumulative impact of the current construction surge poses numerous health and safety concerns, particularly those arising from the use of the narrow, substandard roads involved which service not just the trucks and cars related to the construction site, but also the vehicular and pedestrian traffic of the neighborhood and emergency vehicles. For example, we have had pedestrians injured because of construction traffic as well as traffic blockages that prevented emergency vehicles from accessing the neighborhood resulting in loss of life. Trucks have used roads inadequate to support their access and have become “embedded” in the roadway, blocking all traffic including emergency vehicles. Concrete trucks have fallen off roads. The heavy construction traffic has undermined already vulnerable roadways. The list goes on.

We have been working with Council District 1 to develop specific hillside construction regulations that will support construction of homes while explicitly dealing with problems unique to our hillside construction activities. Adding our area as a Special Use District to Hillside Construction Regulations ordinance 184827 is a significant step in protecting the safety of our community.

We appreciate Council District 1’s efforts and support the motion.

A handwritten signature in blue ink, consisting of a large, stylized 'M' followed by a series of loops and a long horizontal stroke extending to the right.

MWHA Land Use Acting Vice President