

Communication from Public

Name: Jerry Hill

Date Submitted: 10/17/2023 07:57 AM

Council File No: 21-1230

Comments for Public Posting: The Reseda Neighborhood Council supports the denial of the appeal to move forward with the construction of a 6 story, 69 foot tall, 220 unit apartment complex at 7745 Wilbur Avenue in the community of Reseda Ranch. The Reseda Neighborhood Council furthermore opposes any construction of a multi-family apartment structure at this site, at the site located at 7947 Wilbur, or on any lot located within the boundaries of Reseda Ranch. To be clear, this has nothing to do with an opposition to the construction of affordable housing. Indeed, the community of Reseda has been, and continues to be, very supportive of the construction of affordable housing in our community, having supported more projects involving affordable housing than any other community in the southwest valley area in the last two decades. Rather, we recognize that the installation of such projects must be done in appropriate locations in accordance with the spirit of Mayor Bass' edict, and Reseda Ranch and these two sites in particular are as inappropriate as it is possible to be, and certainly not where the Mayor intended such projects to be built. They have no easy access to public transportation, they have a very low walkability to services such as shopping, restaurants and grocery, there are no similar projects anywhere nearby on Wilbur Avenue, and they would do irrevocable harm not only to the immediately adjoining property owners but to the community of Reseda Ranch as a whole, which is a community neither Reseda, nor the City of Los Angeles, can afford to lose. Reseda Ranch is a unique asset to the community of Reseda, and the City of Los Angeles in general. With its large, residential agricultural lots filled with mature trees it provides a cooling sink as a bulwark against the deleterious effects of global warming and helps filter and freshen the very air we breathe. The extensive open space of these lots with their trees and other mature vegetation provide housing and sanctuary for numerous species of native animals such as foxes, coyotes, migrating birds, and yes, even skunks, raccoons, lizards and opossums. It's unique central location and high concentration of large lots makes it especially valuable to migrating birds. The Aliso Creek passes through the community, as well as a complementary aquifer system. The large lots with their high ratio of permeable surface means more rainfall is absorbed into the soil and recharges the aquifer, and less water, along with

accompanying pollutants, runs off into the creek. Allowing these projects would lead to further high density developments with MUCH less greenery and higher ratio of impermeable surface. The area would become yet one more heat sink in the city, aggravate current air-quality issues, allow more runoff and pollutants to enter the LA River, and mean the loss of wildlife diversity and a possible break in migratory paths. The community is also unique in being located in a working class community and being centrally located in Los Angeles and still mostly intact. Most other Residential Agricultural (RA) lots are either located at the fringes of the city, such as Sylmar, are in wealthy upper class communities like Woodland Hills, West Hills and Tarzana, or are artifact orphan lots left behind in what were once intact RA communities but which wealthy high-density housing developers from Beverly Hills in cahoots with local unscrupulous real estate agents have blockbusted into oblivion, like in North Hills or Winnetka. Reseda Ranch is literally the ONLY such community still left where a working class stakeholder can dream of owning a plot of land where they can keep animals such as horses, chickens, goats, pigs, cows or sheep without fear of incessant complaints from residents of adjacent high density housing. Or where they can count on a full days access of sunlight to grow crops of vegetables and fruits without worry of being shaded out by a 70 foot tall apartment building. Do not rip these dreams away from the hard working stakeholders of Reseda. Do not allow the cynical manipulation of Mayor Bass' edict by wealthy Beverly Hills developers to destroy the community of Reseda Ranch. Deny this appeal, and do not entertain any further proposals of this sort. Thanks

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