

Communication from Public

Name: FREDELLA CALLOWAY

Date Submitted: 11/20/2025 07:13 PM

Council File No: 22-1545-S31

Comments for Public Posting: We were alarmed to learn that the 95,000 square foot lot on the southeast corner of Victory and Balboa has been approved as storage of 125 RVs for people who are experiencing homelessness. The introduction of this element will create health and safety challenges for the business at this intersection. On the northwest corner of Victory and Balboa Boulevards, there is Birmingham High School. Students use the bus stop at southeast corner of Victory and Balboa which is the exact location of the proposed RV storage lot. This poses a safety risk for everyone, especially students, who use the orange line to get to school. On the northeast corner of Victory and Balboa, there are several businesses that sell and serve food. The presence of this RV storage so close to these businesses will present a health risk as these encampments are known to draw vermin. I have been the manager of the 3-story office building on the southwest corner of Victory and Balboa for at least five years. During this time, we have had episodes of homeless people entering the buildings and using the water fountains and emergency stairwells as a toilet, breaking the locks on the restroom doors, breaking the windows, graffiti, leaving needles and other drug paraphernalia in the exterior stairwells on the south portion of the parking lot, using outlets to charge their phones, stealing the wire from the parking lot lights, thefts, and aggressive behavior towards the tenants. I was recently contacted by the Los Angeles County Public Defender's Office who is investigating a sexual assault that occurred on the premises, RLee@pubdef.lacounty.gov. There is a security guard who patrols the property, but with the introduction of 125 RVs in the lot directly across the street, it will be impossible to keep the homeless element from targeting this location. Tenants have decided not to renew their leases and have begun moving out. The occupancy is down to 60%. The introduction of this element will lower the tax base. This decision needs to be reconsidered.

Communication from Public

Name: Karen Kenney

Date Submitted: 11/20/2025 09:18 PM

Council File No: 22-1545-S31

Comments for Public Posting: I oppose the use of the parking lot at the N/E corner of Victory and Balboa for a "recycling"/storage yard for up to 150 abandoned RVs due to its LOCATION and the environmental impact on the adjacent Balboa Park (contaminates an outdoor recreation area/industrial pollution/Olympic venue); professional office park (community use standards); removes public parking for commuters using the Orange Line and invites homeless or criminal vagrants to steal or violate the "yard" to support drug use or provide temporary "housing." All of this within feet of LAUSD schools/offices, which impact 6,000 students daily at one of the highest-traffic intersections in the San Fernando Valley. Better to rent space on an auto reclamation/junk yard. Really, guys?