

Communication from Public

Name: Jessica Tomke

Date Submitted: 03/27/2024 03:10 PM

Council File No: 23-0623

Comments for Public Posting: This is in regards to the proposed 68 unit building at 3446 N. Floyd Terrace/3445 N. Barham Blvd. I own a home at 3358 Floyd Terrace. I am a supporter of affordable housing, however I believe this 68 unit building on Floyd Terrace would create fire safety risks and a traffic and parking nightmare. Floyd Terrace is a very narrow, windy street and I have personally witnessed large vehicles, including safety vehicles, having trouble accessing Floyd Terrace, especially when cars are parked along the road. I witnessed one large vehicle actually unable to turn around and get stuck on the road and block it for an extended period! I have also seen many traffic accidents at the intersection of Floyd Terrace and DeWitt, which is a blind turn. The proposal states there will be 68 units but only 24 parking spots. There is no public transportation accessible within a reasonable distance. Where will the additional 44 cars park? Besides, there will be more than 44 cars, because what about tenants that have 2+ vehicles and their guests? This building will create a situation in which 44+ cars park on the narrow, windy Floyd Terrace, further inhibiting emergency access and causing more traffic accidents. And I can tell you there are not 44 parking spots available on any given day on Floyd Terrace. What about when there are red flag days, which happen frequently all summer? Where will those 44+ cars end up? There is no where for them to go in the entire neighborhood during a red flag day. There is simply not enough safe parking available for this proposed building. Additionally, after witnessing the recent urban fires in Ventura, CA and all over California with the increase in Global Warming, we know that our neighborhood in the hills is not safe from wildfires. What happens when a wildfire occurs in our neighborhood and the streets are so clogged with parked cars that emergency vehicles cannot access the fire to put it out? Is there a plan to get both the current home owners out and 68+ people out of that building? Will homes or even lives be lost? I have had my driveway blocked many times due to lack of parking on Floyd Terrace. What happens when an additional 44+ cars show up and I can't get out of my driveway, or my elderly neighbors can't? What if someone has a health issue and needs to get to the emergency room? Because I am a supporter of affordable housing, I am not completely against this building. I would support a smaller building with MAX 20 units, with AT

LEAST 20 parking spaces, or equal to the number of units, due to the lack of public transportation and safe street parking. There absolutely needs to be an equal number of parking spaces to units, because even with that, there will be overflow of parking onto Floyd Terrace due to tenants with 2 or more cars and their guests. I would also agree that it would be much safer for the entrance to the building to be on Barham Blvd, just like all the other big apartment buildings on Barham Blvd, rather than on our tiny, windy Floyd Terrace.

Communication from Public

Name: Los Feliz Improvement Association
Date Submitted: 03/27/2024 06:41 PM
Council File No: 23-0623
Comments for Public Posting: Please see attached letter.



advocacy and action
for Los Feliz

2023-2024

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*Past President

March 27, 2024

Los Angeles City Council 200 S. Spring Street

Los Angeles, CA 90012

RE: **CF 23-0623**

Dear Los Angeles City Councilmembers:

Los Feliz Improvement Association (LFIA), the association for all residents of Los Feliz, supports the ED 1 Ordinance (CF 23-0623) if amended to include the guidelines sent by United Neighbors to the PLUM committee, with a particular focus on the importance of the following amendments:

1. Limit the number of waivers and off-menu incentives to a total of six.
2. Require rear 15-foot setbacks to allow for trees to grow and storm water to be captured.
3. Prevent post-development conversion of nonresidential spaces to market-rate units.
4. Protect R1 zones, HPOZs and Historic Districts in their entirety.
5. Ensure that substandard streets/high-fire zones do not qualify for ED 1 fast-track approval.
6. Require ED 1 projects meet minimum Tier 2 TOC qualifications.

Projects that don't meet these requirements under ED 1 should have to go through discretionary approval.

Sincerely,

The Board of Directors of LFIA

Debra Matlock
President