

Donna Marie Baker
18552 Erwin Street
Tarzana, CA 91335

April 1, 2015

RE: **Opposition to Proposed Zone Change and 4-Story Apartment Building**
Location: **18529 Calvert Street, Tarzana, CA 91334**

Dear Tarzana Neighbors:

You may recall I am one of your neighbors and owner of the properties at 18552 Erwin Street, 18543 and 18549 Calvert Street. This is an update about the proposed Zone Change and massive 4-Story apartment building the owner wants to build at 18529 Calvert Street. Our community has consistently protected the unique character of our neighborhood and fought against inappropriate development projects. I am asking for your support to do the same now.

The City of Los Angeles has scheduled the official Public Hearing for **Monday, April 20, 2015 at 10:00 a.m.**

I urge you to consider attending the hearing. It makes a huge difference when there are neighbors who show up. Alternatively, you may submit your feedback in writing. I have included information on how to do this and I will present your written opposition at the hearing.

The zone change from RA to R3 would allow construction of a 24 unit apartment building. Our Tarzana's Land Use committee voted to oppose the zone change and our Neighborhood Council also recommended denial of the zone change. Even so, the City routinely approves zone changes unless the community expresses opposition. Some of the reasons to oppose:

- Building is oversize and out of scale for the neighborhood
- Building is too massive for the lot
- Height of building is too tall compared to nearby 1-Story and 2-Story homes
- Negative impact on privacy of neighbors
- Shortage of parking created by huge increase in number of residents
- Traffic impacts and access issues

If the zone change is approved, the owner will remove all of the trees and there will be minimal space around the structure. It could bring 100 more occupants and their cars to this area. Approval of the zone change and plans allow the owner to provide fewer parking spaces than usually required.

The alley accessible from Erwin Street will be extended all the way through to Calvert, creating short-cut access for local traffic and resulting in heavy usage, especially during drop-off and pick-up times for the school.

I have enclosed information for your review and use to help prevent this zone change. Please contact me if you have questions about this. If you plan to submit written opposition, mail it to *Milena Zasadzien* at the address highlighted on the enclosed Notice of Public Hearing. Be sure to reference **Case No. APCSV 2014-3868**, and please send me a copy so I can be sure your letter is included at the hearing.

Thank you,



Donna Marie Baker
818-344-4856

Karnig and Betty Ouglourlian
6228 Baird Avenue
Tarzana, CA 91335

April 10, 2015

Milena Zasadzien
Los Angeles Department of City Planning
Marvin Braude San Fernando Constituent Center
6262 N. Van Nuys Boulevard, Suite 430
Van Nuys, CA 91401

RE: Proposed Zone Change at 18529 Calvert Street, Tarzana, CA 91334
Case No. APCSV-2014-3868-ZC

Dear Ms. Zasadzien,

We live in a single family home, two properties away from where the owner wants the zone change. We appreciate the unique character allowed by the Residential-Agricultural zoning, and the abundance of trees. We are opposed to the zone change and believe that the owner of the property should make use of the property as it is currently zoned.

The lot size is far too small to erect a huge 4-story apartment building. The idea of this development is not consistent with the surrounding neighborhood. Single family homes dominate Calvert Street, West of the property and even the condominium complex on Calvert Street, immediately east of the property, is only 2 stories. That multi-family condominium building complies with the current zoning, and faces Reseda Boulevard, a busy street. Right now, there are no structures west of the condominiums on Calvert Street that exceed 2 stories in height.

Our property backs up to the alley off Erwin Street that does not go all the way through to Calvert right now. With all the excess traffic congestion related to the school on Erwin Street, we have no doubt that extending the alley will result in school traffic and local users taking it as a short-cut. This will negatively impact the use and enjoyment of our property and all the properties in the neighborhood.

We respectfully request the zone change be denied.

Thank you,

Karnig Ouglourlian



Betty Ouglourlian



PETITION IN OPPOSITION TO THE ZONE CHANGE

Case No.: APCSV-2014-3868-ZC

CEQA No.: ENV-2014-3869-MND

Location: 18529 Calvert Street, Tarzana, CA 91334

This Petition is submitted in Opposition to the proposed Zone Change and massive 4-Story apartment building proposed for 18529 Calvert Street, Tarzana, California.

The neighbors signing this Petition live next to the property at 18529 Calvert Street, and unanimously request that the zoned change be denied because:

- The building design is not compatible in scale or massing with existing structures in the surrounding neighborhood and is too tall compared to our 2-story condominium building.
- The 4-story building is designed to be too close to our 2-story building and will block all sunlight on the west side.
- Street parking on Calvert Street is always overloaded with cars from nearby apartment buildings. There is no space for overflow parking needs of up to 100 new residents.
- Extending the alley from Erwin Street through to Calvert Street would result in excessive traffic, heavy usage during drop-off and pick-up times for the school and neighborhood access problems.

SIGNATURES

ADDRESSES

<u>Roberto Robleson</u>	<u>6155 Reseda Blvd #12 Tarzana</u>
<u>Luz Patricia Fuentes</u>	<u>6155 Reseda Blvd #4 Tarzana</u>
<u>Paul Yupamak</u>	<u>6155 Reseda Blvd #4 TARZANA</u>
<u>Kanita Yupamake</u>	<u>6155 Reseda Blvd #4 Tarzana</u>
<u>Jacklin Ananian</u>	<u>6151 Reseda Blv. #4 Tarzana</u>
<u>Chris Ananian</u>	<u>6151 Reseda Blv. #3 Tarzana</u>
<u>Berg Ananian</u>	<u>6151 Reseda Blv. #4 Tarzana</u>
<u>Alpine Ananian</u>	<u>6151 Reseda Pln #3 Tarzana</u>
<u>Lana & Mike Koy</u>	<u>6155 Reseda Blvd #13 Tarzana</u>

PETITION IN OPPOSITION TO THE ZONE CHANGE

Case No.: APCSV-2014-3868-ZC

CEQA No.: ENV-2014-3869-MND

Location: 18529 Calvert Street, Tarzana, CA 91334

This Petition is submitted in Opposition to the proposed Zone Change and massive 4-Story apartment building proposed for 18529 Calvert Street, Tarzana, California.

The neighbors signing this Petition live next to the property at 18529 Calvert Street, and unanimously request that the zoned change be denied because:

- The building design is not compatible in scale or massing with existing structures in the surrounding neighborhood and is too tall compared to our 2-story condominium building.
- The 4-story building is designed to be too close to our 2-story building and will block all sunlight on the west side.
- Street parking on Calvert Street is always overloaded with cars from nearby apartment buildings. There is no space for overflow parking needs of up to 100 new residents.
- Extending the alley from Erwin Street through to Calvert Street would result in excessive traffic, heavy usage during drop-off and pick-up times for the school and neighborhood access problems.

SIGNATURES


ADDRESSES



6151 RESEDA #11 TARZANA, CA

Elvira Wingley

6155 Reseda #8 Tarzana, CA



6155 Reseda #7 Tarzana, CA

Farouk Ebid

615 RESEDA TARZANA CA

Jan Huntz

6155 Reseda Blvd #14 Tarzana CA

Sharon Maltby

6155 Reseda Blvd #11 Tarzana CA

Vickie Wright

6151 Reseda Blvd. #14 Tarzana 91335

Michael Hill

6155 Reseda Blvd. #8 Tarzana 91335

My Name is Mohsen Rahmati

Resident of 18615 Calvert St. Tarzan CA 91335

Here are my objections regarding case # APCSV-2014-3868-
18529 Calvert St.

- High Density
- Traffic
- Parking
- Cutting trees
- out of scale Building for Neighborhood
- Privacy
- Crime

M. Rahmati

7/15/2015

Jan Neubauer
Brad Neubauer
18549 Calvert Street
Tarzana, CA 91335
818-705-0669

April 15, 2015

Milena Zasadzien
Los Angeles Department of City Planning
Marvin Braude San Fernando Constituent Center
6262 N. Van Nuys Boulevard, Suite 430
Van Nuys, CA 91401

RE: Case No.: APCSV-2014-3868-ZC
18529 Calvert Street, Tarzana, CA

Dear Ms. Zasadzien,

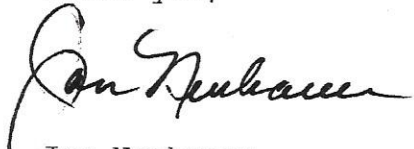
We are submitting our written opposition to the zone change for the proposed project at 18529 Calvert Street in Tarzana. We live down the street and close enough that the project would have immediate and detrimental consequences that would be permanent.

As part of an older neighborhood, any new development should respect the character of the existing buildings, with regards to height and scale. The design of this project does the exact opposite.

The 4-story apartment project is not compatible with the height of the 2-story condominium building next to it on the east and would dwarf the single family homes to the west and all the way down the street.

When parking space on Calvert is needed, it is rarely available. So many people from the existing apartments and condominiums already have difficulty parking anywhere near where they live. Approval of the zone change would definitely not be in the best interest of anyone who lives in the neighborhood except the owner who wants to change it.

Thank you,


Jan Neubauer


Brad Neubauer

KATHE CUNHA
GIULIA SCIARRETTA
18543 3/4 Calvert Street
Tarzana, CA 91335
818-224-9119

April 16, 2015

Milena Zasadzien
Los Angeles Department of City Planning
Marvin Braude San Fernando Constituent Center
6262 N. Van Nuys Boulevard, Suite 430
Van Nuys, CA 91401

RE: OPPOSITION TO ZONE CHANGE - Case No.: APCSV-2014-3868-ZC
PROPERTY AT: 18529 Calvert Street, Tarzana, CA

Dear Ms. Zasadzien,


Please do not approve the zone change on the above-referenced property. We reside next door to the property in a single family house, just like most of the properties along Calvert Street. There is absolutely nothing about the proposed project that is consistent with this pleasant neighborhood.

The negative impacts that would result from a 4-story structure next door greatly outweigh the owner's desire to make a profit by tearing down a 1-story house to erect a massive apartment building. Allowing the owner to construct a project like this will invade our privacy and create direct views into our yard. It would also block sunlight, be unsightly and strain the capacity of the neighborhood.

The plan to put the alley from Erwin through to Calvert on the west side of the project will exacerbate existing parking problems and traffic congestion. At all hours of the day and night it is impossible to navigate from Calvert Street onto Reseda Boulevard. Residents already have to go in the opposite direction to get to their destination. The neighborhood is at fully capacity and Calvert Street has no parking availability for the extra cars that will need spaces if a 4-story complex is allowed to be built.

Thank you for considering our input.

Sincerely,


Kathe Cunha


Giulia Sciarretta

Melena Zasadzien

April 20, 2015

Jos Angeles Dept of City Planning
Marrin Braude SAN FERNANDO CONSTITUENT COUNCIL
6262 N. VAN NUYS BOULEVARD SUITE 430
VAN NUYS, CA 91401
(RE 18529 W CALVERT ST)

We object to any zone change or increase in density. We have fought to keep RA & RE10 homes in this area for a more peaceful lifestyle & to keep property values up.

Currently with the Metrobusway, traffic, people & crime has increased. Impatient people shortcut down Calvert racing down the street to avoid the busway light. The existing Rereda Apts have increased street parking a people up & down the blocks - The school buses also race down the street.

The building is oversized & out of scale for the area & lot.

It would deprive us of privacy, AIRFLOW & SUNLIGHT. Create traffic problems. More cars parked on street from tenants & visitors - More NOISE FROM TENANTS.

Tree absorb sound - Removal of trees creates more noise from Rereda Blvd & Destroys WILDLIFE.

Higher density - more people - more crime & more noise from people & cars.

Noise of commercial trash can companies or any other delivery or service trucks.

We do not need an alley which creates a cut through for traffic & school kids & a hazard for the kids & parents cutting through alley or just hanging out in alley.

Zone change creates a bad precedent for other properties to end up in a massive Apt. zone. There are lots of Apt. buildings on The Valley & better places for such an oversized Apt.

Let us retain our Dani Peaceful life which we have fought for for years to maintain. DO NOT give in to people looking to make a profit at our expense. They don't live here. They are just after a profit at any cost.

18671 Calvert St
TARZANA Ca 91335

Sincerely,
Candace Rumeapp & Jack Silva
HOMEOWNERS

NORMA JEAN GIBBS
18549 1/2 Calvert Street
Tarzana, CA 91335
(818) 758-9669

April 14, 2015

Milena Zasadzien
Los Angeles Department of City Planning
Marvin Braude San Fernando Constituent Center
6262 N. Van Nuys Boulevard, Suite 430
Van Nuys, CA 91401

RE: Case No.: APCSV-2014-3868-ZC
Opposition to Zone Change
18529 Calvert Street, Tarzana, CA 91334

Dear Ms. Zasadzien,

I am a long time resident of the neighborhood where they want the zone change. I live on the same side of the street just 2 lots away and I oppose the zone change.

The lot has one house on it now and is much too small to fit a big 4-story apartment building. This neighborhood has a unique rural character as it stretches away from Reseda Boulevard, which is why I moved here over 10 years ago. Allowing the zone change would ruin this neighborhood.

To add so many new residents to the neighborhood will put the street and city services on overload. I think the property owner should use the property as it is now zoned and ask that the zone change be denied.

Thank you,



Norma Jean Gibbs

Organizing RESULTS

inner & outer organizing inspiration

April 13, 2015

Melina Zasadzien
Los Angeles Department of City Planning
Marvin Braude San Fernando Constituent Center
6262 N. Van Nuys Blvd., Suite 430
Van Nuys, CA 91401

RE: Case No. APCSV-2014-3868-ZC, 18529 Calvert Street, Tarzana, CA

I adamantly oppose the proposed zoning change for the property at 18529 Calvert Street.

When I began renting my house at 18543 Calvert St., three years ago, I knew there would be some living conditions that wouldn't be ideal, i.e. general traffic sounds, ambulance sirens, school sounds - symphonies of barking dogs, etc.


But I fell in love with the beautiful property I'm living on and knew all these things would be tolerable because, although they might be frequent, they would also be only periodic annoyances. Not so with the proposed zone change that would allow the building of a 24-unit apartment structure. It would be a "24-7" **unchanging problem**.

My landlady Donna-Marie Baker, has owned property and lived in this neighborhood for over 35 years. During this time she has always been a strong and active advocate for maintaining the neighborhoods integrity. Now I am joining her.

The proposed building referred to above will block my views, impact my privacy, create parking problems (we're at our limit now), and would, overall change the character of this neighborhood which is my home.

I ask that you take all these issues into account, as well as the quality of life for myself, and my neighbors, and stand for us, in opposition to this zoning change.

Sincerely,


Georgia Davis

Georgia Davis/Organizing RESULTS / 818-578-6758 / 18543 Calvert St, Reseda, CA

From: Julie Hoffman
18543 ½ Calvert Street
Tarzana, CA. 91335

To: Milena Zasadzien
Los Angeles Department of City Planning
Marvin Braude San Fernando Valley Constituent Service Center
6262 Van Nuys Boulevard Suite 430
Van Nuys, CA 91401

RE: Case # APCSV 2014-3868 Location: 18529 Calvert Street, Tarzana, CA 81334

Dear Ms. Zasadzien,

I am writing due to my opposition of the proposed zone change and 4 story apartment building intended for the property immediately next door to where I reside on the west side. The building poses an uncomfortable change in a number of ways to a neighborhood which has been impacted negatively by changes in the past.

In an effort to preserve what is currently left of a unique neighborhood I would like to minimize further negative impact. Listed here are a few facts of concern that will affect everyone in this neighborhood.

- The building is enormous at 45 feet high. Higher than all other nearby buildings. The shade cast from the building will impact my fruit trees in the yard as well as being able to enjoy the early to late morning light of the day. The light is important to me.
- Should an alley be continued from Erwin Street, it will contribute to increased side street traffic rather than the main busy streets designed for a higher volume of cars.
- Parking on Calvert is already full in the evening from overflow of the apartments on Reseda Boulevard. Occasionally, the street will look empty. However, that is due to parking restrictions for street cleaning.
- This building project is extremely large for the size of the property intended. All other homes in this neighborhood have a landscaped land buffer between them. This little nook of a neighborhood is not Warner Center.

I have seen and continue to see the homes in this neighborhood doing as much as they can to improve upon the property that surrounds them. An enormous building negatively affects the neighborhood, not only from the points I have noted. With any project there are unforeseen issues. I and the people nearby see the future of this neighborhood better for the smaller buildings in it. Please dismiss the request for the zone change.

Sincerely,

Julie Hoffman

April 4, 2015

Milena Zasadzien
Los Angeles Dept. of City Planning
Marvin Braude San Fernando Constituent Center
6862 N. Van Nuys Blvd., Suite 430
Van Nuys, CA 91401

Via USPS Priority Mail

Re: Case No. APCSV-2014-3868-ZC (Opposition to Proposed Zone Change)

Dear Milena,

As a twenty year resident of Tarzana, I am completely appalled at the proposal of a 24 unit apartment building being added to our community. I am adamantly opposed to the zone change that would allow for this. Currently, parking is a nightmare, where I am frequently being solicited for people to rent a portion of my driveway space. Adding this building, would most definitely add to this significant problem. Additionally, school traffic has increased, and during drop-off and pick-up hours you are gridlocked on Erwin St. With this proposed building, they are talking about extending the alley accessible from Erwin St all the way to Calvert St. which would result in extremely undesirable alley usage during this time.

From the proposed plans I have seen, this apartment building would be oversized and out of scale for the neighborhood, and way too massive for the lot size. With so many homes nearby, the height of the building is far too tall, creating privacy issues for long-time home owners in the neighborhood. I was also disgusted to read that they plan on removing all the trees from the lot. We already live in a polluted environment — we need ALL the trees we can get. We should not be removing them!

Furthermore, according to the Los Angeles Residential Citywide Design Guidelines for Multi-Family Residential Projects, this proposed project DOES NOT comply with several objectives. Objective 1.2 references Building Orientation. The design of the proposed building does not have primary entrances facing the street for the street-fronting units and it does not have a prominent ground or 1st floor entry. Also, relating to Objective 1.4, the proposed building is not compatible in scale with existing neighborhood structures. Additionally, the developers have failed to meet objective 1.4, because multi-family projects that are built close to single family homes, are supposed to consider heights in relation to adjacent structures, especially because the neighborhood is older and established. Lastly, this proposed project fails to meet Objective 3.1 regarding sidewalks. Pedestrian connections within and around the project are insufficient.

I implore you to reject the zone change that the developers are seeking. The current land use is zoned for a single residential unit, and that is what should be allowed. I am vehemently opposed to this zoning change.

Thank you for your time,

Marsha Dean
18570 Delano Street
Tarzana, CA 91335

Jeffrey Mausner
6222 Amigo Ave.
Tarzana, CA 91335

April 7, 2015

Milena Zasadzien
Los Angeles Department of City Planning
Marvin Braude San Fernando Constituent Center
6262 N. Van Nuys Blvd., Suite 430
Van Nuys, CA 91401

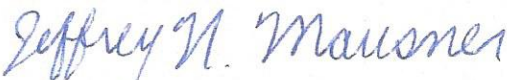
Re: Case No. APCSV-2014-3868-ZC, 18529 Calvert Street, Tarzana CA

I and my family oppose the proposed zone change for the above referenced property. We have lived at 6222 Amigo Avenue, which is within the impacted area, since 1989. The proposed apartment building is just too large -- too big for the neighborhood, too big for the lot, too tall, and too many people. This project will negatively change the character of our neighborhood.

The lot this is proposed for is just slightly bigger than our lot. We have a single family residence on our lot. Building a 24 unit apartment building on a lot that size is simply way out of proportion. This apartment will be the tallest building in the neighborhood; it will block views and destroy the privacy of the neighbors. We already have parking and traffic problems in our neighborhood because of SOCES, Sherman Oaks Center for Enriched Studies. It is very difficult to get into or out of our house by car during drop off and pick up times at the school. This building will just make matters worse.

The Tarzana Neighborhood Council Land Use Committee voted against this proposed change, and the full Tarzana Neighborhood Council (TNC) also voted against it. I was present at the TNC meeting where this was considered. I agree with the determination of those entities, in opposing this zoning change. Thank you for your consideration.

Sincerely,


Jeffrey N. Mausner

April 14, 2015

RE. Opposition to Zone Change
Case No. APCSV-2014-3868-ZC
18529 Calvert Street, Tarzana, CA 91334

Dear City Planning Department,

I write in opposition to the zone change proposed for 18529 Calvert Street, Tarzana, California. I live across the street from that property and believe a 4-Story apartment building is completely incompatible with this neighborhood.

The owner of the property purchased the lot with 1 home on it, and knew it was zoned for a single family home. He can and should improve it as he sees fit while keeping the zoning as is.

Parking on Calvert Street is always very hard to find. Many neighbors who live in the nearby apartment buildings use Calvert Street for overflow parking. This street cannot handle the current for parking and there is no room for the extra cars that will result from so many residents in a 4-story building.

In the surrounding area, there are 2-story apartment buildings, a 2-story condominium building, and single family homes. Allowing a zone change and 4-story apartment building is too huge, too tall and out of scale for the neighborhood.

A lot of cars flood the neighborhood waiting for up to a ½ hour or more to drop off and pick up students from the school. Traffic and parking problems will get even worse when drivers use the extended alley to short-cut through traffic from Erwin Street to Calvert Street. Please do not let this happen to our neighborhood and deny the zone change.

Thank you,

Jelley Kalceevjoo

18526 Calvert street #10

Tarzana CA 91335

Colleen Marmor
18549 ¾ Calvert Street
Tarzana, CA 91335
818-324-3055

April 16, 2015

Milena Zasadzien
Los Angeles Department of City Planning
Marvin Braude San Fernando Constituent Center
6262 N. Van Nuys Boulevard, Suite 430
Van Nuys, CA 91401

RE: Case No.: APCSV-2014-3868-ZC
18529 Calvert Street, Tarzana, CA

Dear Ms. Zasadzien,

I live next door to the proposed project so I will be directly affected by the decision regarding a zone change at 18529 Calvert Street in Tarzana. It is discouraging and defeating to know that there is an expectation by real estate developers that they will automatically receive approval of a zone change just because they applied for it.

The Planning and Land Use committee and the full Board of the Tarzana Neighborhood Council both voted against allowing a towering 4-story building to replace a 1-story home in this neighborhood of predominantly one-family dwellings.

Developers have no concern about the aftermath of their greed. Commercial development creeps into a neighborhood only to take away what makes the community unique in character. That is why I stand in solidarity with many other neighbors to oppose the zone change requested for this property.

The property was purchased with 1 house on it, in reliance on obtaining a zone change just so it can become an instant money maker for the owner. That is not sufficient justification for increasing population density in this neighborhood. Since the purchase, the outside of the property itself has been poorly maintained. There is an abundance of mature trees and foliage visible from the curb now, which are all slated to be removed. In this older neighborhood, the infrastructure is already overstrained, streets are poorly maintained, traffic circulation is problematic and there is inadequate parking to service existing residents.

The additional burden of a 4-story building and its residents is out of scale for the lot. The condominium to the east and both apartment buildings across the street are all 2-stories. A couple of homes nearby are 2-story and the rest 1-story. The project design is sited to occupy every square inch with minimal setbacks. It fails to address objectives of the citywide design guidelines regarding building orientation (1.2), its relationship to adjacent buildings (1.4) and sidewalk connections (3.1).

Another burden the occupancy of 24 apartments will bring is the increased water usage and needs – especially as compared to the historical use by one-family dwelling. A woman from West Hills said it simply in her letter from the L.A. Time's Opinion page (April 3, 2015), responding to an article "Brown gets tough on water", April 2, 2015:

" Brown's water restrictions might have more credibility if tat the same time he called for a halt to all building permits for the state.

Or does he not believe that new buildings, apartments and houses will use any water?"

LINDA FORSYTHE
West Hills

Lastly, I have firsthand experience trying to find parking on Calvert due to the street parking needs for residents already living in the area. There is rarely any spot open to park near the entrance to where I live. I have reviewed the developer's plans and see that there are nowhere near enough spaces provided for the needs of 24 apartment dwellers, particularly since many of the units will be 2 and 3 bedroom designs. The inevitable overflow parking needs of future residents and their guests would crowd out current residents and make a current problem much worse.

Sincerely,

A handwritten signature in blue ink that reads "Colleen Marmor". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Colleen Marmor