**Justification/Reason for Appeal**

The Board of Directors of the Tarzana Property Owners Association (TPOA) voted to appeal the Director’s Determination of the proposed mixed use development at 5431-5505 Reseda Boulevard. Our appeal is based on three considerations.

**1. Ingress and Egress**. Vehicle ingress and egress are proposed solely through the inadequate alley to the rear of the proposed project. The other side of the alley is an apartment building with a small apron, used for parking by the apartment building tenants, between the apartment building garage and parking area and the alley. The alley has three telephone poles on the east side of the alley adjacent to the proposed project. See the attached sketch and photographs. While the distance between the existing building on the east side of the alley (presumably the property line) and the alley centerline is 10 feet, the distance between the telephone poles and the alley centerline is only 8 feet, 5 inches, **the effective width of the alley**. Even if the poles are relocated, the distance from the property western boundary to the alley centerline is barely 10 feet. The northern end of the alley is a very busy, relatively narrow street, lined with apartment buildings and a busy restaurant at the northeastern corner of the intersection. The southern end of the alley ends on another, very busy alley/parking area that services the establishments on the northern side of Ventura Boulevard with access to Reseda to the east and a dead end to the west. Observation of the alley indicates that current traffic is substantial and that the additional traffic due to customers of the proposed commercial space, tenants of the residential units, and deliveries to the commercial space, would cause a significant safety hazard in the alley, particularly as vehicles attempt to exit the below ground parking and delivery area as the view would be seriously obstructed by the building which extends to the edge of the alley.

**2. Neighborhood Character.** While within the Density Bonus/Affordable Housing Incentive Program parameters, the proposed project is totally out of character with the neighborhood. There is no development in the area that is five stories and 56 feet in height. The immediate section of Reseda Boulevard and the adjacent section of Ventura Boulevard consist of one and two story developments. Below is a note on concern about neighborhood character sent by a TPOA Board member: “*I am absolutely, positively, opposed to this project.   That is a very congested area and the proposal is grossly inappropriate based on all the factors you identified*.” “You” refers to a TPOA document.

**3**. **Enforcement of the 55 Year Duration of the Very Low Income status of the five units designated for Very Low Income Residents.** Our concern is that while the five units could be rented or sold initially to qualified Very Low Income residents, any future enforcement seems problematical. Questions include: how does the HCIDLA keep track of which units are designated for Very Low Income residents; what sort of review does HCIDLA conduct of sales; does HCIDLA knock on doors and request documentation of the very low income status of the residents; when the ownership of the property changes hands, how does HCIDLA ascertain that the new owner knows about and enforces the provisions.

In summary, the proposed development would constitute a significant safety hazard during vehicle ingress and egress, it is definitely out of character with the neighborhood, and enforcement of the very low income status of the residents during the 55 year duration of the bonus provision is problematical. The Tarzana Property Owners Association therefore requests that the proposed development be denied as it has been presented.

David R. Garfinkle; President, Tarzana Property Owners Association