

Sunland-Tujunga Neighborhood Council

IMPROVING THE QUALITY OF LIFE IN SUNLAND TUJUNGA

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December 10, 2014

Councilman Felipe Fuentes
Council District 7
200 North Spring Street
Los Angeles, CA 90012

RE: Villa Nova Development at Day Street and Pali in Tujunga

On August 18, 2014 the Land Use Committee (LUC) of the Sunland-Tujunga Neighborhood Council (STNC) heard a proposal by Alexander Novacek representing Villa Nova Development to build up to 14 homes located on three lots within the City of Los Angeles, generally bounded by Day Street on the south and located east of the intersection of Pali and Day Street in Tujunga, CA. Assessor Parcel Numbers: **2571-001-025, 2571-001-026, and 2571-001-027.**

The Land Use Committee heard testimony from neighbors the area that the LADWP had begun to install several water meters at the locations of the proposed homes (see photos) and that there had been various excavation activities occurring within the proposed project limits.

While the STNC and LUC understands that this may be a "by-right" project, we believe that the sensitivity of this area warrants a review of the project's environmental impacts, especially as they relate to the geology of the site (and proposed grading), the twenty foot high proposed retaining wall stretching the length of the development, the disruption of sensitive hillside habitat, increased demand for public services and public infrastructure, the increased traffic in the area, and the restriction of fire and safety vehicles. Of special concern are the sizes of the proposed dwellings, their minimal side yards, the lack of space on each property for parking, and the potential for them to be "mansionized" and to be incompatible with the neighborhood.

The STNC / LUC requests that a full environmental evaluation of the proposed project be conducted. The community, City Department of Building and Safety, City Planning and all City Departments need the opportunity to properly evaluate this development proposal. We are particularly concerned that the applicant will be granted permits for the project in a "piecemeal" fashion, thus subverting a proper evaluation of the environmental impacts of the project and its impacts on the surrounding neighborhood.

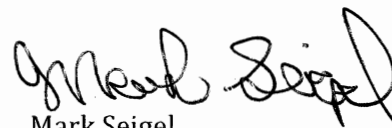
Please keep us apprised of any applications and/or plans that your office may hear about or receive so we may review and discuss the project in our open meetings with the community.

Sincerely,

Sunland-Tujunga Neighborhood Council



Dean Sherer, Chair
Land Use Committee



Mark Seigel
President

Cc: Bob Duenas, Sr. City Planning, City of Los Angeles Planning Dept.