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P O Box 5721
Sherman Oaks, CA
91413
(818) 503-2399

www.shermanoaksonc.org

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May 9, 2017

Councilmember David Ryu,
Council District 4
200 North Spring Street, Room 425
Los Angeles, CA 90012

Subject: Proposed Transit Orientated Communities Affordable Housing Incentive Program Guidelines (TOC Guidelines)

Dear Councilmember Ryu,

On May 8, 2017, the Sherman Oaks Neighborhood Council approved the following motion:

TOC Guidelines Motion

The Sherman Oaks Neighborhood Council opposes the Proposed Transit Oriented Communities Affordable Housing Incentive Program Guidelines (TOC) because it denies the human element in planning – it denies the fact that we all have needs in our lives no matter our income – and we oppose the guidelines for its insufficient parking criteria and because the administrative process by-passes public input; because it results in a loss of light and air by reducing open space and setbacks,

negatively impacting the health and welfare of our lower income citizens. Additionally, in Sherman Oaks, true mass transit does not exist.

We understand the need for higher density housing; however, the TOC fails to address community concerns and worse, denies the future tenants of these developments appropriate light and air. Good planning studies have shown the more dense the population the greater the need for open space. Additionally, just because people may live at a transit hub it does not mean they do not own cars and that people will not drive to visit them. The proposal to reduce the required parking will further burden our neighborhoods with an unrealistic demand for on street parking.

The premise of the TOC is commendable but the details need revision and would benefit greatly from meaningful community input.

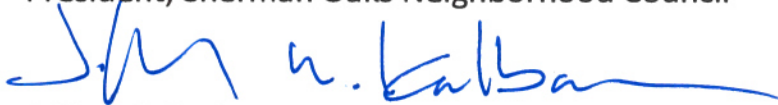
This Incentive Program will have a major impact on the quality of life on all citizens of Los Angeles. The Sherman Oaks Neighborhood Council requests the City Council sends the TOC back to the Planning Department for additional study and to hold meaningful meetings with the communities to get our input on an ordinance that will affect our lives for a very long time to come.

Sincerely,



Ronald Ziff

President, Sherman Oaks Neighborhood Council



Jeffrey Kalban

Chair, Planning and Land Use Committee
Sherman Oaks Neighborhood Council