

200-UNIT CONDO DEVELOPMENT PROPOSED FOR WEDDINGTON GOLF & TENNIS

WHY IS THIS PROJECT SO TERRIBLE? HOW CAN YOU HELP STOP IT?



What's WRONG with the 200-Unit Condominium Development Proposed for the Golf & Tennis Property?

Here's what the Condo Development will do:

- **Build** six four-story buildings, 45 feet high
- **Build** 200 units and 336,000 square feet of new development
- **Obstruct** the planned L.A. River Trail gateway and entrance with a 40-foot wide street and driveway next to Fire Station on Whitsett
- **Traffic:** 624 cars per day, right at the L.A. River Trail entrance
- **Traffic:** imagine Whitsett Ave. and Ventura Blvd. at 5pm!
- **Construction truck traffic, noise and air pollution:**
Removes 82,000 cubic yards of dirt = at least 102 truck trips per day
- **No more tennis:** Removes all tennis courts
- **Wastes water:** Pumping and disposal of groundwater to build a subterranean garage
- **Harms the L.A. River:** Polluted runoff into the L.A. River

WHAT YOU CAN DO TO STOP THIS TERRIBLE PROJECT:

Send a letter on the Draft Environmental Impact Report by Sept. 30th!

Let your elected officials know what you think.

See attached pages for details on how to make your letters count.

WHAT YOU CAN DO TO HELP STOP THIS TERRIBLE PROJECT

Send a letter opposing this project by September 30th, 2014

requesting that the Draft Environmental Impact Report (DEIR) include a full analysis of the significant regional impacts listed on the back of this page.

Go to <http://savelariveropenspace.org/> for a sample letter.

To Make Your Letter Count:

Don't just complain! You must ask questions that the DEIR must answer.

1) Emphasize the project's negative REGIONAL impacts.

(Do NOT just list neighborhood impacts.)

2) Ask that the Draft Environmental Impact Report fully analyze these impacts.

3) Give specific examples based on your own experience

Example: you've seen nesting birds on the L.A. River; existing traffic problems at Whitsett and Ventura Blvd.

Send your letter to:

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Send a copy to:

City Councilman Paul Krekorian

Fax: (213) 978-3092

Assemblyman Adrin Nazarian

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Key Points to Make in Your Letter

VERY IMPORTANT!

A. Stress these significant negative REGIONAL impacts:

- 1. This is the last remaining unprotected open space for 22 miles along the L.A. River.**
The best use of this land is for a “smart” L.A. River Natural Park that can capture and store runoff to create new local water supplies, improve L.A. River water quality and provide usable open space.
- 2. Harms the L.A. River Greenway Trail and Habitat Restoration Project, approved and scheduled for 2015** along the river between Whitsett and Coldwater Canyon. Obstructs the trail entrance, puts a street, project driveway, fire lane and 4-story buildings right next to the trail and habitat, and discharges polluted runoff into native habitat.
- 3. Will Create Traffic Nightmare: 624 Cars/Day = one car every minute**
Will create traffic jams on Whitsett Ave. and Ventura Blvd.
- 4. Will make it dangerous to access the L.A. River Trail.**
Puts new street and driveway next to the main pedestrian gateway entrance at Whitsett.
- 5. Construction will prevent public access to the L.A. River Greenway Trail for years.**
- 6. Impedes State, regional efforts to create a continuous L.A. River Trail in Valley.**
By obstructing the trail entrance and making it unsafe, the project inhibits efforts to link the existing segments of the L.A. River Trail to create five miles of continuous river trail in the Valley.
- 7. Wastes Precious Groundwater:** Pumps out groundwater to build the subterranean garage is 25 feet deep. In this time of intensifying droughts, we shouldn't be wasting precious water supplies.
- 8. More Pollution in L.A. River:** Creates polluted runoff that will flow directly to the L.A. River.
- 9. Not Consistent with the Sherman Oaks-Studio City-Toluca Lake District Plan:**
The General Plan amendment and zone change required to upzone the site from Recreational Open Space to Medium Density Residential are not consistent with the regional District Plan.
- 10. Requires a Height Variance to Allow Six 45 Foot Tall Buildings along Whitsett Avenue.**
Will be highly visible from nearby hillsides and the L.A. River Trail, and will set a precedent for other projects to seek similar height variances.

Key Points to Make in Your Letter

B. Ask that the Draft Environmental Impact Report (DEIR) analyze the following impacts, which were not analyzed in the current DEIR.

- Potential for vehicle and pedestrian conflicts on Valleyheart Drive, the entrance to the project and the entry to the L.A. River Greenway Trail.
- The project's impacts on the approved L.A. River Greenway Trail and Habitat Restoration, including native wildlife, native habitat, water quality, aesthetics, views and visitor experience, and including runoff infrastructure and runoff from the project that cannot be infiltrated.
- Traffic, air quality, greenhouse gas and noise impacts associated with the removal of 82,000 cubic yards of dirt.
- Need for a traffic signal at the intersection of Whitsett Avenue and Valleyheart Drive. (The DEIR did not consider this.)
- The groundwater impacts that would result from the significant amount of water pumping that would be required to install and maintain the massive, 25-foot deep underground parking garage, since it will be in the water table zone.
- The recreational impacts associated with demolishing the 16 tennis courts heavily used by the community and schools.
- Whether the aging infrastructure, such as water lines, can support the significantly increased intensity of use at this site.
- Whether is a need for senior housing in this area and whether there are more appropriate locations for senior housing on alternative sites that are already zoned for residential use.