

Dave Rock
5921 La Prada Terrace
Los Angeles, CA 90042

October 23, 2020

Adrineh Melkonian
Los Angeles City Planning
adrineh.melkonian@lacity.org
213) 978-1301
Council District(s): 1, 14

Dear Ms. Melkonian,

I am a 17 year resident of Highland Park and I am writing to oppose the approval of the proposed 18-Unit development on La Prada Street.

I attended the presentations by the developer's emissary (The developer does not even appear to reside in the state of California, which, in my view, is part of the problem) and found the proposed development to be obscenely large, exploiting every square inch of an area formerly occupied by three single family residences.

Further, the proposed price point of these units starting at \$1M and up, would be out of reach for the vast majority of the working people, students and artists who historically have made Highland Park their home. The median household income in 2008 dollars was \$45,478, and a high percentage of households earned \$40,000 or less. With homelessness on the rise, a project like this must include some affordable housing options.

According to the latest census data, Highland Park already has one of the highest population densities in Los Angeles. Adding eighteen units to a site formerly occupied by three homes will only exacerbate this problem.

It seems self-evident that with Climate Change upon us, and Los Angeles experiencing continuing drought and rising temperatures, any proposed construction of this magnitude must include measures to mitigate its impact on the environment - at a bare minimum not contributing to the problem and ideally using renewable energy, green, permeable space and smart water management. We as Californians, have always led by example in terms of how to build smart and do right by our precarious ecology, and we should not

ignore the opportunity to demand that in this case. A properly executed EIR should be required moving forward.

This development should include a substantial solar array on the rooftops, currently slated to be used for recreation which would be noisy and impinge on neighbors' privacy. The rooftops wouldn't be needed for recreational space if the developers weren't greedily sucking up every inch of potential community green space to cram in more units. Further, the project should include a grey water system to convert waste water into irrigation.

It seems inadequate to simply replace a protected tree like the mature Black Walnut with young trees. We all know trees grow slowly and it will be a generation before they can provide the shade, and oxygen provided by large, old trees. We need more trees, not less. We need more permeable soil, not more concrete and asphalt.

Like many of my neighbors, I do not oppose building housing in principle. But we would prefer a few thoughtfully placed units with plenty of green space for children to play and with every effort made to mitigate environmental impacts, not a monstrous complex built by a greedy out-of-state developer not in touch with the character of our neighborhood and with profit as it's only motive.

Sincerely,

Dave Rock
5921 La Prada Terrace
Los Angeles, CA 90042