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Council District(s): 1, 14

Dear Ms. Melkonian,

I am writing to address concerns about the proposed development at 6021, 6025, 6029 La Prada Street in the Highland Park neighborhood of district 14. This is a proposed 18-unit development on three lots.

For context, I have attended several HHPNC meetings, as well as specific meetings of the Land Use Sub-committee of the HHPNC, to discuss this development. I was present at the in-person meeting when Matthew Hayden, who represents the developer, presented the original plans. I was recently at a Zoom meeting in which Mr. Hayden presented a revised plan.

I am not opposed to development on La Prada St. However, there is concern that this particular development, despite being within the "legal limits" of the building code, as insisted upon by Mr. Hayden, nevertheless bodes poorly for the future well-being of the neighborhood in a variety of ways.

You will find several if not all of the concerns listed below echoed by many constituencies, including neighbors to the development, members of the Highland Park community at large, the neighborhood council (HHPNC), and its sub-committee on Land Use. Here are some of my concerns:

**--Development: Scale, Sustainability, Affordability:** People on this street like this neighborhood. I have lived here with my

family for almost eighteen years. Many of the families who either live or rent on this street have lived here longer than I have. Regardless of terminology (Mr. Hayden was adamant that "this was not a condo") these units will not foster the socioeconomic diversity that the neighborhood values. In fact, it will drive more families out of this neighborhood, and potentially exacerbate L.A.'s housing crisis.

--**Environmental:** The architectural report from Kaplan Chen Kaplan cites the median island of La Prada St. as one of the only "uniform" aspects of the block. It provides open space for many renters and homeowners in a dense neighborhood. The community joined together fifteen years ago to plant many of the camphor trees that continue to thrive. This project will be larger and denser than anything else currently on La Prada St., and leaves little room for the plantings and open space that the community needs. There will also be a serious reduction in **permeable surface** area, particularly important as La Prada St. is on a slope.

--The architect's plans as shown at Land Use meeting do not show an elevation drawing relative to hillside. I think this deliberately masks how out of scale this development is with the rest of the street.

--There is concern among several neighbors about excavation on this hillside. Just because the development does not call for underground parking doesn't mean that this type of development won't be traumatic for the neighborhood.

--The current building project across the street on La Prada is much smaller in scope, and has had significant impact on car circulation and the median island.

--Does parking enforcement give out its \$93 median island violation to each of the trucks that park on the median each day? The city is losing money that developers should be paying, covering those tickets for many of the laborers it employs.

--Further: the City should hold any developers accountable for re-greening and improving the median island and any adjacent parkways as part of their development.

--There is concern about neighborhood noise pollution from the proposed rooftop decks on this new development..

--**Culture:** The architectural report also refers to La Prada St. as part of the Eagle Rock neighborhood. Shouldn't the developer know where they're building? This is a Boston-based developer being represented by a Venice-based representative working in an historic neighborhood of NE L.A.

Several residents with whom I've spoken understand the need for housing. There is some support even for this project, but at the level of perhaps ten units, minus the roof decks. There is also a general concern about whether or not our street was sold to developers during a time in which suspended councilperson Huizar was engaged in illegal activity. La Prada Street has one project in progress (see the attached photos of vehicles illegally parked and equipment blocking the street), and several others in the works. One of these is double-lot property that has become an eyesore in the neighborhood: illegal dumping, etc. Whoever works as a developer on La Prada St. needs to meet a much higher standard for managing their projects.

Also, the issue of the Figueroa corridor: there is no traffic light at La Prada St. Should there be one? How will all the additional development on La Prada continue to affect traffic, safety, and quality of life.

Sincerely,

Patrick Ferry