



Northridge West Governing Board

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NORTHRIDGE WEST NEIGHBORHOOD COUNCIL



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To: The LA City Department of City Planning, Susan Jimenez, susan.jimenez@lacity.org Vincente Cordero, Transportation Engineer, Dept of Transportation, Vincente.cordero@lacity.org Kristin Lonner, Burns & Bouchard, Inc. representing Brookfield Properties, klonner@burnsbouchard.com

Date: February 23, 2022

Re: Case # DIR- 2021-7970-SPR-VHCA, to be located at the northwest corner of the Brookfield Northridge Fashion Center.

Dear LA Department of City Planning,

This letter serves as the second communication from the Northridge West Neighborhood Council regarding case # DIR- 2021-7970-SPR-VHCA, the 350-unit apartment complex and 6-story parking structure to be located at the northwest corner of the Brookfield Northridge Fashion Center.

The Northridge West Neighborhood Council wants to reiterate it does not support this project in its current form. This position and this letter were approved by unanimous vote of 8:0 at a Special Board Meeting on 2/23/2022.

Furthermore, the Council is concerned that the Department of Planning has issued preliminary support despite widespread community concern expressed over the scope and impact this project will have in our community. Therefore, we reiterate the significant concerns regarding the following:

1. We request that the overall size of the projected be reduced. The project consumes a major portion of parking within the Northridge Fashion Center's northwest lot, which is currently heavily used by current consumers. The demand for parking is anticipated to exponentially increase with the reopening of the AMC movie theater and the addition of Longhorn Steakhouse. This project will put unnecessary stress on consumers trying to frequent these and the other mall businesses. This includes but not limited to the seasonal farmer's market and the loss of parking to hold that event (which is immensely popular within the community).
2. We are concerned that a lack of parking spots may add stress on adjacent communities and neighborhood streets, as people attempt to park outside of the mall area.
3. We request data and to assure adequate access for emergency vehicles.
4. We request data to demonstrate adequate handicapped parking to access all areas of the

- mall, shopping, restaurant, and apartment complex areas.
5. We request that Brookfield clarify and address security issues regarding 1st floor access and balcony design to prevent people from jumping into patio areas.
 6. We are concerned that Brookfield is creating a structure with a zero foot set back on Shirley Street. We request a larger setback.
 7. We have traffic safety concerns for Shirley Avenue, Plummer Street, Prairie Street, and Nordhoff Streets and the loss of ingress and egress points for the mall parking, to be converted to apartment complex access only. We request improvements to address these concerns, including but not limited to the installment of high visibility crosswalks, illuminated cross walk signage, and crosswalk tones to create a safe crossing area.
 8. We ask that Brookfield plant and maintain (into perpetuity) shade trees around the entire sidewalk perimeter of the final development.
 9. Lastly, we want a walkable neighborhood and ask that Brookfield Improve walkability by improving lighting along Shirley Street, plant and maintain shade trees in walking areas, and install shaded bench seating along walkways, as well as bike lanes.

The Northridge West Neighborhood Council requests that the LA Dept of City Planning, do not support this project in its current form and encourage the applicant to reduce the size, address the various concerns, and resubmit its application.

Sincerely,

Abby Bailes

Abby Bailes
President Northridge West Neighborhood Council

Cc: Councilmember John Lee