

**LOS ANGELES
EQUINE ADVISORY
COMMITTEE**

CITY OF LOS ANGELES
CALIFORNIA

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Mayor's Office: Scott Perez

Councilman Mitch O'Farrell
Los Angeles City Council District 13
200 North Spring Street, Room 480
Los Angeles, California 90012

July 27, 2015

Mr. Greg Shoop
Hearing Examiner, Metro Region
City of Los Angeles
Department of City Planning
200 North Spring Street, Room 621
Los Angeles, California 90012

Re: Case Numbers ENV-20144063 EAF CPC-2014-4062-GPA-VZC-SPR-VTT-7317381
4000 Chevy Chase Drive, Los Angeles, California, 90039

Gentlemen:

On January 26, 2015, we, the members of the Los Angeles Equine Advisory Committee wrote to Councilman O'Farrell voicing our unanimous request for conditions of entitlement to this small lot development project as currently presented (60 stand alone homes). A copy of this letter was also sent to the City Planning Department.

Our letter listed our specific concerns about this project and the significant mitigations which we felt would be necessary if it was to be considered in this unique area, bordering on a K-Overlay District, as well as portions of Griffith Park.

Thank you, Councilman O'Farrell, and Christine Peters of your Staff, for meeting with Los Angeles Equine Advisory Committee members, Gene Gilbert, Council District 13 Representative and Mary Benson, Council District 6 Representative, on April 29, 2015 to discuss this important proposal. Thanks to you, also, Mr. Shoop for meeting with Jackie Sloan, Carrie Sutkin and concerned community members, to discuss the proposal.



We are writing this letter to again express our significant concerns about this project which is clearly subject to both the Equine Keeping Checklist and the River Improvement Overlay Checklist .

Observance of the Equine Keeping Checklist is vital as this project would have significant impact on the K Overlay property which abuts it as well as being disruptive to long time existing equine keeping activities in this unique and special area. Far too many equine areas have been displaced by development. This one should not be among them. The 4000 Chevy Chase property was purposefully zoned A-1,OS, and R-1 (NOT higher density residential) because it is part of the buffer zone which makes equine keeping safe within the K Overlay.

We are particularly concerned about the impact on the undeveloped private Verdant Street which abuts the project and which leads to bridle trails as well as public equestrian area (a part of the Griffith Park footprint), the Los Angeles River Trail and, we have recently learned, the Federally designated Juan Bautista de Anza Trail which runs along the Los Angeles River near the site. This trail is a nationally recognized, historically designated trail. The de Anza expedition was one of the very few totally mounted expeditions which traversed this area; and so is of vital historical importance. A photo of the trail marker is included with this letter.

The Los Angeles Equine Advisory Committee has received requests from numerous residents and stakeholders as well as the Children's Ranch Foundation (a non-profit organization which provides therapeutic riding to 70 families) citing the need for a complete Environmental Impact Report rather than the Mitigated Negative Declaration (MND) sought by the developer. This report is necessary because of the scope, size, and location of the proposed project. This project also requests significant zoning changes as well as an amendment to the General Plan of the City of Los Angeles.

In addition, we feel it is important to bring to your attention the long equestrian history within Atwater Village. Attached to this letter are copies of Chapter 7 entitled "Saddle Up with the Equestrian Community" from the book "Images of America: Atwater Village" published in 2011 and authored by Netty Carr, Sandra Caravella, Luis Lopez and Ann Lawson. The pictures highlight the longtime presence and value of equines and equestrians in this community.

A group of concerned residents is currently forming to protest this development and we support their efforts to preserve this unique part of Los Angeles.

Thank you for your attention to this matter and we on the Los Angeles Equine Advisory Committee look forward to working with you to preserve the heritage of Los Angeles.

Sincerely,

A handwritten signature in black ink, appearing to read "Dale Gibson", is written over a light gray rectangular background.

Dale Gibson, President
Los Angeles Equine Advisory Committee