

**Opposition to Development at 9829 La Serna Dr.**

**February 17, 2022**

**Dear City Council:**

**As a voter and resident of the City of Whittier I oppose the housing project at 9829 La Serna Drive. The reasons I oppose it:**

- **The quality of life in my neighborhood will diminish**
- **The high-density housing is near a high fire zone**
- **The project does not conform to the adjacent neighborhood**
- **There are no three-story high residential homes in the area**
- **The project's trashcans on Janine Drive will unduly create a safety hazard for the adjacent emergency room hospital**
- **No other project has been built in front of a hospital**
- **The developer submitted inaccurate parcel size. The new size may not meet common open space requirements**
- **The Janine Drive roadway is a very *critical* area for ingress to the hospital's emergency room. Typically, emergency services drive along La Serna Drive from Whittier Blvd. or along 15000 Janine Drive (due to high congestion along Whittier Blvd.) to get to the hospital.**
- **Placing 80 trash cans along any of these streets will create a hazard for emergency vehicles entering the hospital's emergency driveway, patients visiting, and employees of the hospital.**
- **The impact of the traffic and safety for students attending La Serna High School**
- **The Envision General Plan identified Janine Drive as a "collector street" designed to move traffic from local to secondary major arterials. In doing so, it recognizes that these streets are already heavily travelled. This project will unduly increase traffic**
- **Diminishes or impairs property values within the neighborhood**

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- The surrounding neighborhood will be the parking lot for residents of the housing project
- The additional cars will inveigle burglars
- The Envision Whittier General Plan further states that it looks to improve "neighborhood intrusion" and enhancing pedestrian, bicyclist, and automobile "safety." Allowing this large high-density project in our neighborhood is in complete opposition to the Envision Whittier General Plan
- The proposed use is not compatible with the permitted uses of the surrounding and adjacent properties (creating fundamental unfairness)
- The City has not allowed any of these types of high density housing projects to be built directly in the path of a hospital's emergency room driveway and medical offices or on a neighborhood street. Most are being built along Whittier Blvd.
- It appears that the purpose of the variance is to exclusively make more money out of the property, questioning if the City is also making money from the development
- The City has not permitted any of these types of high density housing projects to be built directly in the path of a hospital's emergency room driveway and medical offices or on a neighborhood street, most are being built along Whittier Blvd.
- It does not conform to open space policy along Whittier Blvd. created by City Council

In conclusion, I am suggesting the City Council reconsider this development. Pursuant to 2.05.030 WMC I request the city council review decisions and actions of the Design Review Board and Planning Commission.

Yours truly,



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**Additional Resident Comments:**