

# PETITION TO THE CITY OF WHITTIER COUNCIL AND PLANNING COMMISSION

## Petition to stop 42-unit three story high housing project

We, the undersigned eligible voters of the City of Whittier petition the City Council and the Planning Commission the following:

- Deny the 9829 La Serna Drive Housing Project
- Pursuant to 2.05.030 WMC – We request the city council review decisions and actions of the Design Review Board and Planning Commission
- Limit very high, high, or medium density housing adjacent to single family residences/neighborhoods
- Change the municipal code to increase the notification zone to nearby residents when the notification area is mainly non-residential for projects/applications/approvals or hearing that may affect nearby neighborhoods
- Stop rezoning and revert zoning/land use of properties that allow high and very high-density housing that causes an intrusion and affects quality of life on existing neighborhoods

The 9829 La Serna housing project should be denied based on the following:

- Non-conformance with the Intensity and Dimensional Standards of the Whittier Blvd. Specific Plan
- This project calls for three-story high buildings, however the project is adjacent to a R-1 zoning district which calls for only two floors and 24 ft. max. This should include RE zones as they are also single-family homes.
- The Planning Department should adhere to WCM 18.05.012 definition of adjacent means two or more objects which are in close proximity. The term should not be applied on a case per case basis doing so creates ambiguity and unfairness
- There are currently no three-story homes in the area, most of the buildings in the area are two-story, and our neighborhood is ranch-style not Spanish style
- ~~The project is poorly designed as ½ the residents will be placing their trash receptacles in front of the hospital.~~ The developer has confirmed this is not going to happen.
- There is not enough space for the trash receptacles for buildings D-F. The plans only show space for 32 and not 42.
- Does not comply with the general plan to increase open spaces along Whittier Blvd.
- The city failed to conduct its own traffic study and we requested it
- All traffic will be on La Serna Drive as no left turns are allowed on Janine Dr.
- No other medium or high-density project has ever been allowed to be built in front of a hospital's emergency room within our city.
- It creates a safety hazard for the hospital's patients, 800 employees, its visitors, emergency vehicles, pedestrians, students walking to school, bicyclist, as it unduly creates an increase of traffic, noise, crime, reduces fire and police response, taxes, infrastructure, and will overcrowd our schools

The Envision General Plan identified Janine Drive as a “collector street” designed to move traffic from local to secondary major arterials. In doing so the Envision Plan has recognized that Janine Drive is heavily travelled. The general plan further states that it looks to improve “neighborhood intrusion” and enhance pedestrian, bicyclist, and automobile traffic. This project is an intrusion on this neighborhood.