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June 8, 2009

CITY OF LOS ANGELES
Greater VALLEY GLEN COUNCIL

13659 Victory Blvd., #136
Valley Glen, California 91401
818) 772-GVGC WWW.GVGC.US

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TO: Los Angeles City Planning Commission

Re: CASE NO: CPC – 2008-2932-GPA-ZC-HD-CU-CUB-ZAD-SPR

DEIR Case No: ENV-2007-4063-EIR

Project Name: The Plaza at the Glen Mixed Use Project

Location: 13003-13075 Victory Blvd. (Excluding 13305), Valley Glen

Plan Area: North Hollywood-Valley Village and Van Nuys-North Sherman Oaks

Council District: 2

ITEM 5 on the June 11, 2009 Agenda

The Greater Valley Glen Council previously submitted 2 letters expressing our full support for the proposed development as presented by the developer Dasher Lawless. The first letters, dated April 7, 2009, were sent to Hearing Officer Frank Quon and Project Coordinator David J. Somers, and the second letter, May 20, 2009, was submitted directly to this Commission at the May 28th Hearing.

On behalf of the GVGC I am now submitting this letter to reaffirm the unanimous commitment of the GVGC Board for the proposed development as sought by the developer Dasher Lawless and to respond to concerns and comments expressed by the Commission at its May 28, 2009 Hearing. Please note that the below motion was approved with only 1 abstention at the GVGC Board Meeting of June 1, 2009:

“The Greater Valley Glen Council reiterates its firm support for the Plaza at the Glens development, 13003 -13075 Victory Boulevard, Valley Glen, as presented in the DEIR. The GVGC does not consider any of the alternatives in the DEIR as sufficiently viable to provide for the amenities which the original plan proposes. While the GVGC recognizes that the developer and City Planning may negotiate a more acceptable plan, the GVGC emphasizes its commitment to the proposed development as submitted, which was approved by unanimous vote of the Council, as providing the most successful plan that will serve all of the vital interests of the Greater Valley Glen Community.



Further, the GVGC wants to specifically note that:

- **HEIGHT, DENSITY AND ARCHITECTURE:** The proposed development has been vetted through innumerable community and neighborhood meetings over a three year period resulting in nearly universal support for the development; the Community, itself, should know that which is best for itself regarding issues such as transitional height and the intensity and architectural character of the development;
- **TRAFFIC ISSUES:** While recognizing that traffic issues are of paramount concern, the GVGC notes that the developer has made extraordinary efforts to mitigate congestion and these efforts include the addition of shuttle service to offsite transit lines as well as through the construction of a transit plaza taking the loading and unloading of buses off the main thoroughfare while creating a warm, inviting pedestrian friendly transit hub;
- **AFFORDABLE HOUSING:** While not required, some have raised the issue of affordable housing as a desired component of the proposed development; the GVGC specifically notes that the Greater Valley Glen Community already has an over abundance of affordable housing with over 50% of our 45,000 stakeholders living in apartments and condominiums and the average single family housing cost also is well within the affordable housing cost range - especially in this economic market where prices have dropped so significantly;
- The Greater Valley Glen Community wants the project as proposed – and we want it NOW!”

Dasher Lawless has worked tirelessly with the Greater Valley Glen Community to evolve a project that will serve as a town center for our Community. It is a project that will accomplish the goals of providing a vital transit center in a true mixed use development, create thousands of jobs and fill the City coffers with substantial tax revenues – all while providing a nucleus for our Community. This is what “good development” is about.

Please approve the proposed development as requested by Dasher Lawless and long sought by our Valley Glen Community.

Thank you,

Terry Anderson

Terry Anderson
President