



**PUBLIC REQUEST TO ADDRESS
THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, CALIFORNIA**

MEMBERS OF THE BOARD

HILDA L. SOLIS
HOLLY J. MITCHELL
LINDSEY P. HORVATH
JANICE HAHN
KATHRYN BARGER

Correspondence Received

The following individuals submitted comments on agenda item:				
Agenda #	Relate To	Position	Name	Comments
2-D.		Oppose	Jeff Chang	<p>I oppose the Oak & Ivy Apartments project in Arcadia at 4217 E Live Oak Ave. Trying to squeeze a 95-unit, six-story building onto an half acre land presents significant logistical and safety concerns that have not been adequately addressed. Specifically, the introduction of high-density housing to this specific corridor will severely exacerbate existing traffic congestion on Live Oak Avenue, creating a bottleneck that impacts both commuters and emergency response times. A primary concern for the surrounding community is the lack of transparency regarding the resident selection process and ongoing site management. To date, the developer has failed to provide clear "acceptance standards" for potential tenants. We require explicit confirmation on whether comprehensive criminal background checks and drug screenings will be mandatory. Given the proximity of local dispensaries and liquor stores, the community seeks a detailed plan on how the owner intends to mitigate the risks of substance abuse and criminal activity. Without these assurances, there is a valid fear that the project could introduce instability into a settled neighborhood. Furthermore, the developer's claim that this is a "high resource area" is factually inconsistent with the local infrastructure. It's at least a 15 minute walk from the nearest grocery store, and is poorly served by mass transit, the closest bus line operates on 20 minute intervals at best. This lack of walkability is compounded by a critical parking deficit. With only 23 parking spaces for 95 units, the overflow will inevitably spill into a neighborhood where street parking is already non-existent or heavily restricted. Finally, after two community outreach meetings, the developer has left the public with more questions than answers regarding long-term maintenance and resident support services. It is irresponsible to move forward with a project of this scale when the operational details remain so opaque. I strongly urge the Board to withhold any public funding until the developer provides concrete, written answers to these fundamental concerns.</p>
		Item Total	1	
Grand Total			1	