

**LOS ANGELES EQUINE
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Planning Dept.
Los Angeles Planning Commission

RE: Whitebird Development Center

Dear Sirs;

I protest the way Whitebird Canyon Hills is being developed for the following reasons: I have lived in La Tuna Canyon Since 1962 before La Tuna Canyon was even a through street and before the 210 freeway was in place, therefore, I know this canyon very well and what it can stand and not stand. If Whitebird is allowed to concentrate these houses in the area that they propose they are in violation of our present zoning which we have gone through great lengths to preserve in this area for several reasons, 1. because of the open spaces, 2. because houses clustered create congestion and ruin the scenic and rural atmosphere of the canyon, 3. the traffic impact from this number of homes on La Tuna Canyon would be horrendous regardless of whether they say part of the people will go up to the 210 freeway and part of them will go down. We know that the traffic problem on La Tuna Canyon is already at record highs and the impact on police force and fire department will far exceed what we have allotted for this area, therefore, the congestion, the traffic speed, the traffic accidents, access to fires as well as water will be horrendous.

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In 1978 I was here when the fire started at the upper end of La Tuna Canyon and came all the way to my home at 10040 La Tuna Canyon, within 1/2 hour it had come down through the canyon on both sides. This will repeat itself, the brush is getting high and when the Santa Ana winds come up it will happen again sometime in the next 10 years and these homes will not have services because of the limitation of public services.

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Traffic has not been thought out, and it will be a big problem for our public services. Garbage, Fire and Police are inadequate for the development.

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The equestrian arena that they allocated as a compromise to the community is absolutely of no value. It is no value because no one can get access to it, there are no trails that allows the community to go to that arena. There is only parking for 2 or 3 trailers and if you have several people using this arena, which we are in desperate need of in this canyon, there will be a lot of people wanting to use it and there will be no place for them to park, therefore, people have to ride along La Tuna Canyon which is a busy road and take a chance on the slippery asphalt and around dangerous curves to get access to this arena this will increase the traffic fatalities and the liabilities of the city for not putting adequate access to this arena which they have approved.

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There are many things that the Whitebird development could do which would be acceptable to the community but one of them is not the concentration of these houses. They must put more land for horse trailer parking for the community if this really is a community asset.

There are three major problems here; 1. The equestrian arena is useless as they have it planned for the community therefore they must be required to have trails to that arena from the lower part of La Tuna Canyon in some fashion that would be safe for someone to ride up the canyon to use that arena and parking that is large enough for someone to pull up with a horse trailer and be able to turn around and park and not have to create a congestion problem there with horse trailers. 2. They must spread the houses out to conform with our zoning laws that are presently on the books. If they really want to develop that area they must develop it in accordance with our present zoning and if it's a hardship or it is impossible to do at a profit then they must do it in smaller amounts and charge more money for the pieces of property, but do not try to change the planning zone for their commercial benefit. 3. The internal facilities for Los Angeles County and La Tuna Canyon with regard to fire protection, police protection and traffic control and traffic capabilities have not been considered by Los Angeles County or Whitebird and this will be a tremendous mess if you allow the traffic of 280 homes to be added to the already heavy traffic flow of La Tuna Canyon. When a fire truck has to go up La Tuna Canyon to help with an accident or fire, the traffic congestion will be more than what the roads are capable of to be done safely. The trash trucks are an added burden also. Community services would be even more over stressed and over burdened and must be compensated for by the Whitebird development if they are going to do the development.

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My major concern is if Whitebird puts an equestrian arena in people will want to use it and the extra traffic will prevent people from going up and down La Tuna Canyon safely. It is an unsafe route to ride that far at this time. I have to trailer to the top of the canyon to ride where the 210 freeway connects to La Tuna Canyon, I do not dare ride all the way up La Tuna Canyon because there are no trails along the curves that are safe for horses and traffic. The major concern that this arena area is going to want to be used and

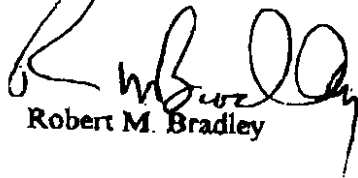
193-9

cannot be used successfully because of the community and the concentration of the houses. They could make this work by contributing to the trails along La Tuna Canyon or helping us get a grant for our area for trail development up to the arena. Trails would be a big asset to the community. That is what I would suggest they do if they are going to put the Equestrian arena in. Spread the houses out so you could have adequate parking of horse trailers on a weekend for the use of this arena, which will be quite heavy. We desperately need an arena in this area.

193-9

Thank you.

Sincerely,



Robert M. Bradley

cc: CAPViews@comcast.net