

El Sereno Village Commercialization Plan Fact Sheet

Case No: CPC-2011-3128-GPA-ZC-HD / Env. Case No: ENV-2011-3129-MND

Construction project at 2520-2668 N. Eastern Avenue

On the six vacant land parcels at the corner of Eastern and Lombardy, across from El Sereno Park, *Al Banegas, Bancomer Construction & Development, Inc., City Terrace LLC* is planning to construct a large main building housing a charter school for 530 student, another smaller group of buildings containing 20 3-bedroom apartments and a café. Also multiple driveways on both Eastern Ave. and Lombardy Blvd. leading into the building's podium style parking lots, creating a densely packed structure into a relatively small area.

1. Congestion / Air pollution / Gas Emissions / Safety: Builder has asked for a waiver to avoid widening Eastern and Lombardy as requested by ***The Department of Transportation***. Traffic congestion will dramatically increase on an already crowded intersection, especially during “rush hour” and school mornings and afternoons when students are being dropped off at the two existing schools. Safety concerns also arise: more vehicles may result in more accidents. According to the ***Department of Transportation*** study, an estimated increase of **1,363** more trips by vehicles per day is to be expected.

2. Residential Parking issues: Traffic congestion will lead to decreased street parking availability in the area.

3. Noise Pollution / Disturbance of the Peace: There will be a dramatic increase in noise pollution over the current noise levels that already exist. At any given time there may be as many as 600 additional people at this proposed charter school, plus apartment tenants, café patrons, and staff. According to the plan, an external PA system will broadcast daily on speakers spaced every 6 feet.

4. Light Pollution / Disturbance of the Peace: Dramatic increase in light pollution at night caused by additional lighting around the entire area: parking lots, school and apartment grounds, and a street level café.

5. Noise & Light Pollution / Disturbance of peace: Events at the proposed school will be held multiple times a year both during the day and at night with increasing levels of noise and lighting above current noise and light levels from the park, school, and general traffic.

6. Public Resources: Utilities: Our current water and sewage infrastructure is not

designed to handle the load of a commercial development.

7. Public Resources: Police and Fire: Emergency services will be stretched more thinly than they are now, increasing response times and availability.

8. Public Resources: Public Park: *El Sereno Park* (the only public park in the area) an already busy park, will be shared with 530 more children on a daily basis.

9. Aesthetics / Habitat Modification: The current natural aesthetics of the landscape including and around the hill will be reshaped, stepped and essentially destroyed to make way for this project. The hill will be changed to a degree effecting the environment and changing the ecosystem for plants, trees, as well as migratory birds and other animals.

10. Aesthetics / Landscape: Building height restrictions: low residential restrictions will be changed from **20 ft. to 45 ft.** resulting in a permanent disruption of scenic views and open areas, and will look out of place with our existing neighborhood aesthetics. Most homeowners here consider the scenic vistas, nature, and open areas as the prime features of their homes.

11. Property values: As a result, home prices in this area, already hit hard as a result of the recession, may lose more value and impede attracting potential buyers who desire to live in a quiet resident area.

12. Privacy issues: The proposed buildings will border the backyards of homes on the north side of Klamath, west side of Malory, and south side of Lombardy which may create privacy issues for these residents.

13. Future Impact: The application filed with the city also gives the builder the right to change the use of these structures at any time. A charter school may or may not occupy this property at all and the rental units may be rented out at current market value.

There appears to be no benefit or gain for the residents of this area. There are too many negatives: more traffic, more noise, more pollution, safety issues, and an additional strain on our utilities and emergency resources. In short, it will drastically change the quality of life in this neighborhood. It seems the primary benefits from this project will go to the builder/developer at the expense of our community.

Please join the cause to Save El Sereno.

For more information go to 90032.org