



January 8, 2025

BY E-MAIL:

Osama Younan, General Manager
City of Los Angeles
Department of Building and Safety
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Subject: Opposition to Proposed Development located at 600 N Mariposa Ave, Los Angeles, CA 90004

Dear Mr. Younan:

I am writing on behalf of our client, who is an interested party and adjacent landowner to the proposed development at 600 N. Mariposa Avenue, Los Angeles, CA 90004 (the "Project").

We are writing to formally object to the Project and outline our sincere concerns regarding potential illegalities of the Project. These objections are based on several significant concerns regarding compliance with applicable laws and regulations, as well as potential adverse impacts on the surrounding community.

First, we believe that the Project does not qualify for an exemption from a public hearing. Given its potential impacts and the scope and character of the development, we request that a public hearing be held to address community concerns before any permits are issued. This would ensure a thorough review and allow the public to voice their opinions on the proposed changes to the neighborhood.

Second, the proposed Project appears to be in violation of several important regulatory frameworks, including the Los Angeles General Plan, the Wilshire Community Plan, and Los Angeles Municipal Code. These plans and regulations aim to ensure that developments meet the community's needs and fit within the established neighborhood character. The Project, as proposed, does not align with these objectives and raises concerns about its compatibility with the surrounding area.

Additionally, the Project appears to fail to comply with the California Environmental Quality Act ("CEQA"). The environmental review for this Project does not adequately assess or mitigate potential impacts on the environment or the surrounding community.

We also believe that the Project does not meet the requirements set forth in Section 12.22 A.25 of the Los Angeles Municipal Code. This section outlines specific criteria for developments, and the Project at 600 N. Mariposa Avenue does not appear to qualify under these provisions.

Further concerns include the construction type and structural integrity of the proposed Project. Type III A construction is known for issues related to building settlement and deflection, which could lead to serious risks for both the new development and adjacent properties, including my client's property.

The soil report approval letter for the grading permit appears to have been issued without a thorough review, which could result in unforeseen complications during construction and exacerbate the risk of structural problems.

Furthermore, we have concerns regarding the insufficient provision of on-site parking. The Project appears to be adding 37 units without any designated on-site parking, which could exacerbate parking issues in an already congested area. This oversight is a serious issue that must be addressed before any permits are granted.

Finally, the proposed building height exceeds the 36-foot limit without proper zoning clearance or a conditional use permit. This height violation conflicts with zoning regulations and poses significant privacy concerns for neighboring properties, including my client's.

In light of these concerns, we respectfully urge the Los Angeles Department of Building and Safety to withhold any permits for the proposed development at 600 N. Mariposa Avenue until a public hearing is conducted and a thorough review of the Project's compliance with all relevant regulations is completed.

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Thank you for your attention to this matter. We look forward to your prompt response and are available to discuss these concerns in more detail at your earliest convenience.

Very truly yours,



Joshua S. Stambaugh
Partner
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