

S A S N A

SAINT ANDREWS SQUARE NEIGHBORHOOD ASSOCIATION

June 3, 2008

Date: 6-3-08

Submitted in PLUM Committee

Council File No: 08-0454 + 08-0454-S1

Item No.: 8

Deputy: Patrice Lattin

Planning and Land Use Management (PLUM)
Committee of the Los Angeles City Council
City Hall -- 200 North Spring Street
Los Angeles California 90012

Re: Camerford Lofts -- Council File CF 08-0454-51;
City Planning Cases 2006-65 1 9-ZC-HD-ZY -ZAA-SPR-2A and VTT-66997 -1 A

Dear Councilmembers Reyes, Htizar, and Weiss:

I write at the request of the board of directors of St. Andrews Square Neighborhood Association (SASNA), which considered this issue at our board meeting of May 24th. Our Association represents residents and other stakeholders in the area between Beverly Boulevard and Third Street, Wilton Place and Western Avenue. We in St. Andrews Square are deeply invested in the health and well-being of the Larchmont Boulevard area, which is within walking distance of our neighborhood. We are therefore greatly concerned by the variances proposed for the Camerford Lofts development at the intersection of Melrose Avenue and Larchmont Blvd. We realize that this development lies just outside our Council District boundaries; but its major impact will be on Larchmont Village (which IS in our local council area, CD4). The nature of that impact threatens to be profound.

Our association supports responsible and sustainable development. But the variances requested for Camerford Lofts would increase height and density while decreasing setback. It is quite clear that these variances, if allowed, would bring a number of negative consequences to our beloved Larchmont strip. Negative impacts would likely include (but not be limited to) some rather dire effects on traffic, as well as other visual and environmental degradations—even a blocked view of the Hollywood Hills. More ominously, these variances would create a precedent that future developers would cite to justify yet further variances on future developments along the boulevard itself. Apparently none of these potential impacts has yet been properly considered.

*Working for a
safe, healthy
community
between*

We therefore strongly oppose the developer's appeal to the good planning decisions of the City Planning Commission. We ask you to consider the surrounding community and to support good planning practices. If you give sufficient consideration to the true and full impact of the proposed variances, we trust that you, too, will oppose the height, density, and setback changes requested by the developers of "Camerford Lofts".

*Wilton Place &
Western Avenue,
Third Street &
Beverly Boulevard*

Sincerely yours,

Henrietta Cosentino, Treasurer and Chair of SASNA Committee on Planning and Land Use

CC: Honorable Tom LaBonge, Councilman, Fourth District
Honorable Eric Garcetti, Councilman, Thirteenth District
S. Gail Goldberg, AICP, City Planning Director
Directors, St. Andrews Square Neighborhood Association

Larchmont Chronicle

542-1/2 N. Larchmont Boulevard • Los Angeles, California 90004 • (323) 462-2241

June 3, 2008

Planning and Land Use Management (PLUM)
Committee of the Los Angeles City Council
City Hall - 200 North Spring St.
Los Angeles, CA 90012

Date: 6-3-08

Submitted in PLUM Committee

Council File No: 08-0454 & 08-0454

Item No.: 8 51

Deputy: Patricia L. Hume

Re: Camerford Lofts - Council File CF 08-0454-51
City Planning Cases 2006-65 1 9-ZC-HD-ZY-ZAA-SPR-2A and VTT-
66997-1A


Dear Councilmembers Reyes, Htizar and Weiss:

The Larchmont Boulevard area will be impacted by the Camerford Loft development. We are concerned by the variances proposed for the Camerford Lofts development at the intersection of Melrose Avenue and Larchmont Blvd. This development will have a great impact on Larchmont.

The variances requested for Camerford Lofts would increase height and density while decreasing setback. These variances, if allowed, would bring a number of negative consequences to our beloved Larchmont strip. Negative impacts would like include (but not be limited to) some rather dire effects on traffic, as well as other visual and environment degradations - even a blocked view of the Hollywood Hills. This variance would create a precedent that future developers would cite to justify yet further variances on future developments along the boulevard itself.

We therefore strongly oppose the developer's appeal to the good planning decisions of the City Planning Commission. We ask you to consider the surrounding community and to support good planning practices. If you give sufficient consideration to the true and full impact of the proposed variances, we trust that you, too, will oppose the height, density and setback changes requested by the developers of "Camerford Lofts."

Sincerely yours,


Jane Gilman
Larchmont Chronicle publisher

Cc: Honorable Tom LaBonge, Councilman, Fourth District
Honorable Eric Garcetti, Councilman, Thirteenth District
S. Gail Goldberg, AICP, City Planning Director
Directors, St. Andrews Square Neighborhood Association

Los Angeles City Council
Planning and Land Use Committee
200 N. Spring St.
Los Angeles, CA 90012

June 3, 2008

Date: 6-3-08
Submitted in PLUM Committee
Council File No. 08-0454-S1 & 08-0484
Item No.: 8
Deputy: Robert Cattin

Letters, petitions and other documents from neighbors
of the proposed Camerford Loft development

Council File CF08-0454-S1
City Planning Cases 2006-6519-ZC-ZV-HD-ZAA-SPR
and
VTT-66997-1A

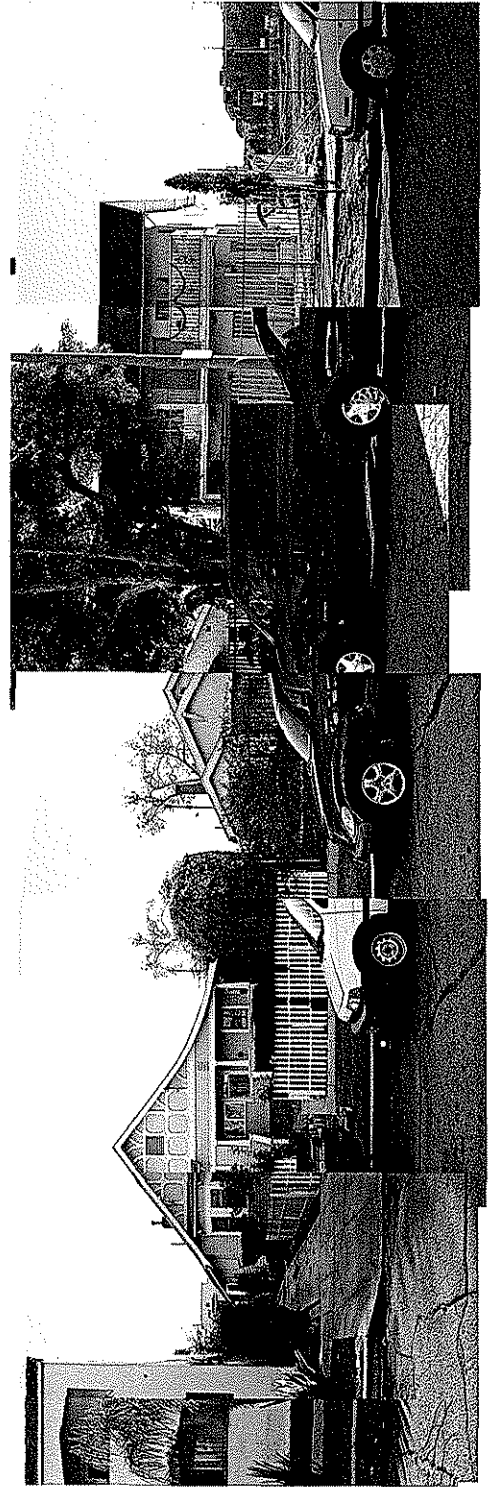
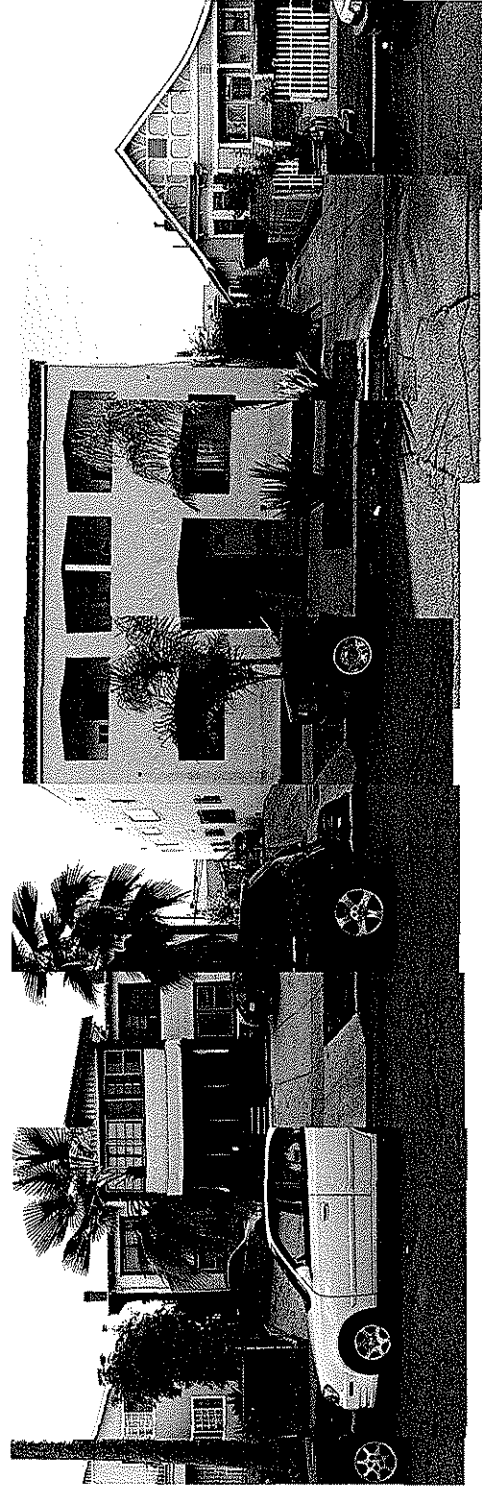
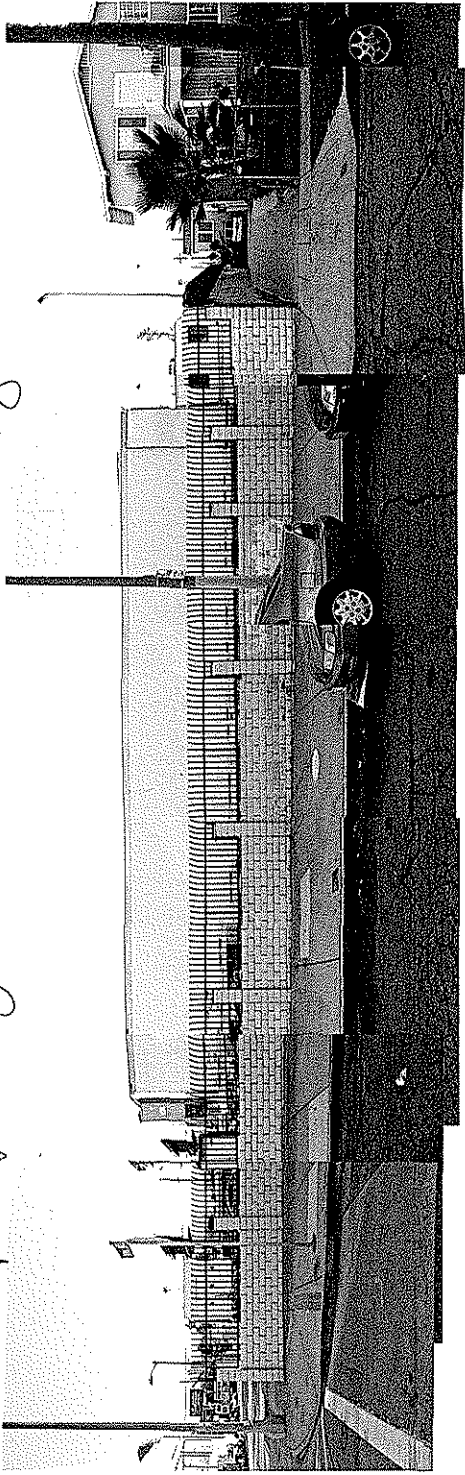
Contents:

Composite images of Melrose Ave., Camerford Ave. and area traffic
Ten letters
Petitions with 82 signatures

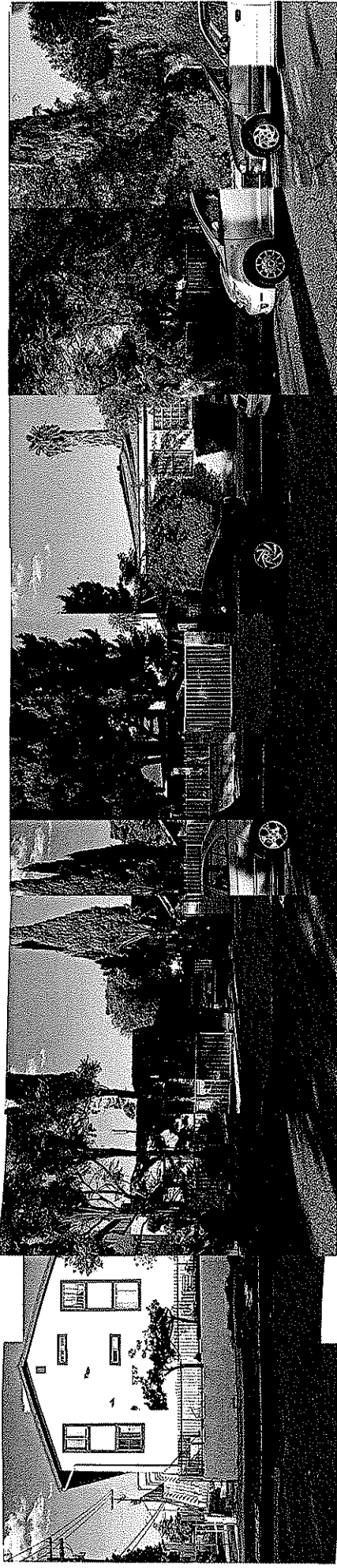
Melrose from Larchmont to Dover looking north



Camouflaged from Jones to El Centro looking south

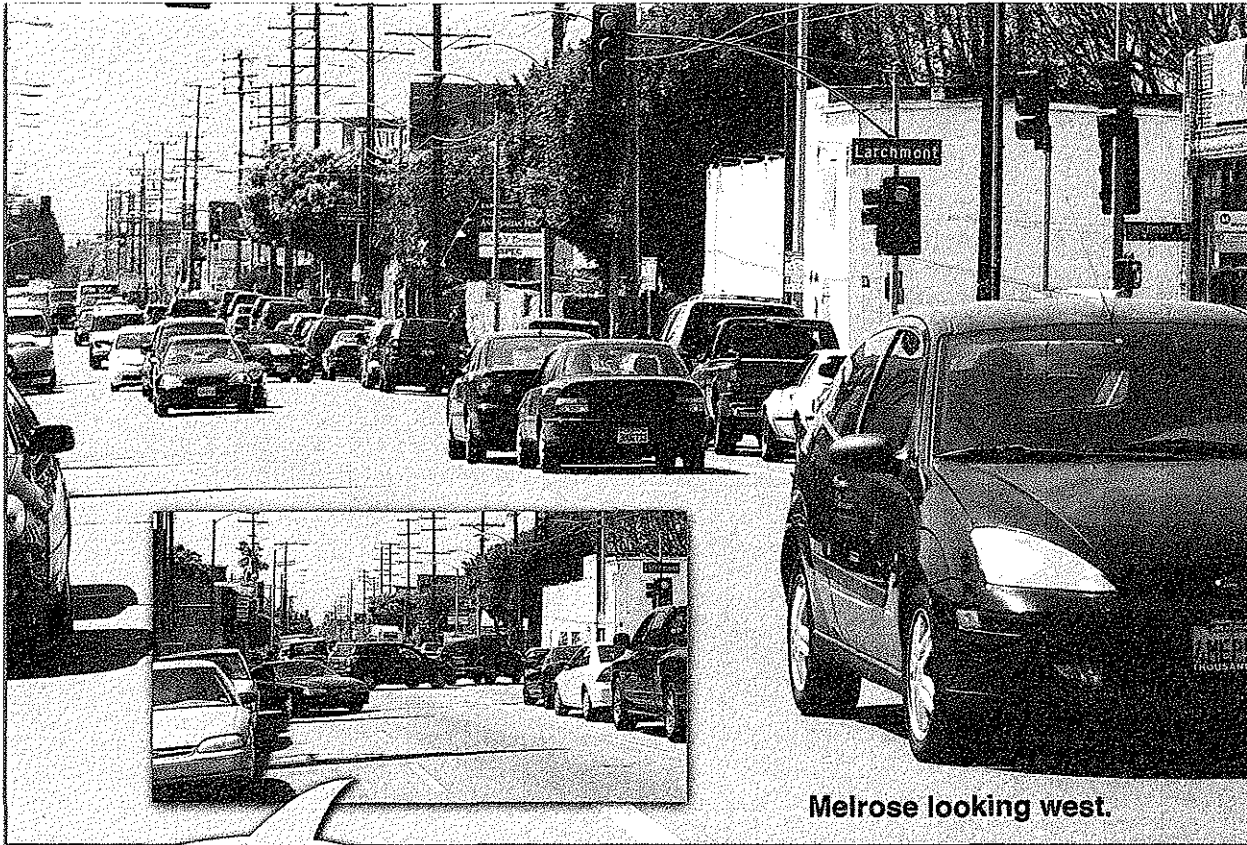


CAMERFOOD FROM EL CENTRO TO GOWER, LOOKING NORTH



**Melrose Ave. at Gower St.,
2:00 pm on a weekday.**

**Traffic going west is backed
up all the way from Vine St.
to Plymoth Ave.**



Melrose looking west.

**Traffic trying to turn
left from Larchmont
onto Melrose has
nowhere to go.**



Melrose looking east.

March 19, 2008

City Council, PLUM Committee
200 N. Spring St., Room 395
Los Angeles, CA 90012
Attn: Shannon Hoppes, Legislative Asst.

Re: Camerford Lofts Project, 5663 W. Melrose Ave. CF # 08-0454
ENV-2006-6520-EAF, APCC-2006-6519-ZC-ZV-HD-ZAA-SPR; VTT-66997
together with 5742 Camerford & 704 N. El Centro

Dear Councilmembers Ed Reyes, Jack Weiss, Eric Garcetti and Tom LaBonge:

We are homeowners in the neighborhood across Melrose and just south of the proposed Camerford Lofts project. We live at 4941 Elmwood Ave., LA 90004. We object to the variances that the developers of the Camerford Lofts project are requesting of the city of Los Angeles.

These variances include:

- Doubling of current zoned building height allowances from 30' to 60'.
- Narrowing of sidewalks for such projects on Melrose from 15' to 10'.
- Increased density in terms of housing units per square foot of land.

Our concerns are focused on the precedents these zoning changes will set for the entire Larchmont Blvd. and Melrose Ave. area. We believe the area cannot sustain that amount of development in terms of increased traffic and population density. Furthermore, as Melrose is only a two-lane street, we foresee a change in the aesthetics and ambiance of the neighborhood, as 5 or 6 story buildings would come to line narrow sidewalks.

Already, delivery trucks parking just west of the proposed Camerford Lofts block smooth passage of traffic on Melrose between El Centro and Vine St., during rush hour and all day. Traffic crawls on Melrose all the way from Fairfax to the Normandie Ave. entrance to the Hollywood Freeway ALL THE TIME!

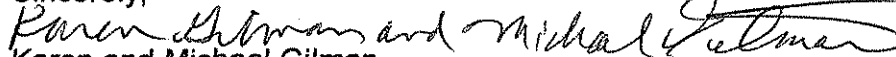
Overflow of parking, noise and traffic will affect the quiet neighborhoods of Larchmont Village. The proposed height variances requested by Watt-Genton go beyond the surrounding Paramount Pictures sound stages' heights. No setbacks would mean blocked sight-lines for turning corners!

Lastly, we would like the City to know that the same developer is currently building the Larchmont Lofts directly across Melrose from the Camerford Lofts proposed project. City Planning staff Madhu Kumar was apparently unaware of this during her study.

In conclusion, though we would support this project if its design conformed more closely to current zoning, we object to the applicant's requested variances which would set precedents that would threaten to reduce the attractiveness and comfort of our neighborhood. We support the decision of the 12-13-07 City Planning Commission hearing.

Thank you for considering these issues at the March 25, 2008 PLUM Committee meeting and the full Council meeting on April 1, 2008.

Sincerely,


Karen and Michael Gilman

4941 Elmwood Ave.

Los Angeles, CA 90004

CD 4 residents and Larchmont Village Neighborhood Assn. & GWNC
Stakeholders

March 19, 2008

City Council, PLUM Committee
200 N. Spring St., Room 395
Los Angeles, CA 90012
Attn: Shannon Hoppes, Legislative Asst.

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Thank you for considering these issues at the March 25, 2008 PLUM Committee meeting and the full Council meeting on April 1, 2008.

Sincerely,

Karen and Michael Gilman
4941 Elmwood Ave.
Los Angeles, CA 90004

Vincent Cox
434 North Arden Boulevard
Los Angeles, California 90004
Tel: 323/463-8348
Fax: 310/277-7444
Work: 310/277-3333

December 10, 2007

VIA EMAIL (cpc@lacity.org)

Commission Executive Assistant
Los Angeles City Planning Commission
200 North Spring Street
Room 532
Los Angeles, CA 900122

Re: Appeal of November 19, 2007, Decision RE Vesting Tentative Track Map
No. 66997, Address 5641-5663 West Melrose Ave., 5742-5766 West
Camerford Ave., and 704-724 North El Centro Ave.

To the Commission:

I reside in the neighborhood immediately adjacent to the premises that are the subject of the approval, and I have been a member of the Larchmont Village Neighborhood Association {"LVNA"} since its formation in 1988. I am currently Vice President of the LVNA.

Although I believe that the property in question should be developed as a mixed-use condominium and commercial space, the scale of the project is out of proportion to other buildings in the neighborhood, and would constitute a precedent for over building on Melrose Avenue that would ultimately damage the neighborhood. The building in question should be no higher than 50 feet. Presumably, whatever is decided in this appeal will become the new standard for building height on the north side of Melrose.

The zoning ordinance reflects the community's preference for structures on Melrose Avenue no higher than four stories.

The community is not clamoring for excessive development. It wants development that is done in a human scale that is consistent with adjacent development, such as the building being constructed by the developer on the southwest corner of Larchmont Boulevard and Melrose. There is no reason why Melrose should be capped off at 40 feet on the south side of the street, and 61 on the north.

Before deciding this issue, please go to the site and walk the area. You will see that the

The Law Offices of Alexandra Andrews

March 20, 2008

To: PLUM Committee
Attn: Shannon Hoppes

Re: Camerford Lofts Project 5663 W. Melrose Ave.
Case # CF 080454

Dear Ms. Hoppes:

Please place on record my objection to the variances the developers of the Camerford Lofts project are requesting of the city of Los Angeles. These variances include:

- Doubling of current zoned building height allowances from 30' to 60'.
- Narrowing of sidewalks for such projects on Melrose from 15' to 10'.
- Increased density in terms of housing units per square foot of land.

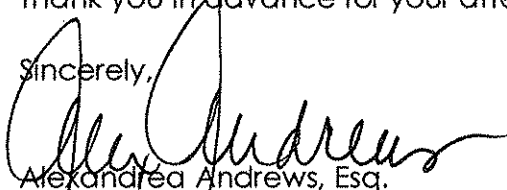
My concern is focused on the precedents these zoning **changes** will set for the entire Larchmont Blvd. and Melrose Ave. area. I believe the area cannot sustain that amount of development in terms of increased traffic and population density. Furthermore, as Melrose is only a two-lane street, I foresee a change in the aesthetics and ambiance of the neighborhood, as 5 or 6 story buildings would come to line narrow sidewalks. I ask that you work to maintain the City Planning Commission's decision of Dec. 13, 2007 that:

- Limits height on Melrose to 45 feet.
- Maintains a street dedication on Melrose of 15 feet.
- Denies a variance that allows that alllows a density of 96 units on both parcels combined for this project.

In conclusion, though I would support this project if its design conformed more closely to current zoning, I object to requested variances which would set precedents that would threaten to reduce the attractiveness and comfort of my neighborhood.

Thank you in advance for your attention to this matter.

Sincerely,



Alexandra Andrews, Esq.
339 North Norton Ave.

cc: Councilmembers Ed Reyes, Eric Garcetti, Tom LaBonge

K. HETHERINGTON

March 20, 2008

TO: PLUM Committee
Attn: Shannon Hoppes
CC: Councilmembers Ed Reyes, Eric Garcetti, Tom LaBonge
RE: Camerford Lofts Project - 5663 W. Melrose Ave.
Case #: CF 080454

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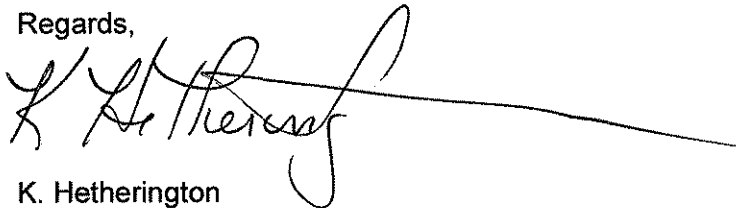
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Regards,



K. Hetherington
517 N. Irving Blvd.
L.A., CA 90004

Subj: [LVNA90004] Petition for Camerford Lofts Please print and get signatures.
Date: 3/19/2008 8:43:37 A.M. Pacific Daylight Time
From: balabanandabrams@aol.com
To: LVNA90004@yahogroups.com

March 15, 2008

Visit Your Group

To: PLUM Committee
Attn: Shannon Hoppes
cc: Councilmembers Ed Reyes, Eric Garcetti, Tom LaBonge
Re: Camerford Lofts Project
5663 W. Melrose Ave.
Case # CF 080454

How-To Zone
on Yahoo! Groups
Find garden, home
& auto groups.

Please place on record our objection to the variances the developers of the Camerford Lofts project are requesting of the city of Los Angeles. These variances include:

Yahoo! Groups
Dog Zone
Connect w/others
who love dogs.

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Get new customers.
List your web site
in Yahoo! Search.

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name address signature

Nathalie Seaver, 590 N. IRVING BLVD. L.A., CA. 90004

Nathalie Seaver
3.20.08

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To: The City Planning Commission

Re: Camerford Lofts Project

5663 W. Melrose Ave

ENV-2006-6520-EAF, APCC-2006-6519-ZC-ZV-HD-ZAA-SPR

To the Commission:

Melrose Ave. is a busy east/west corridor and increasingly heavily trafficked . I've watched as traffic in my area has gotten heavier and heavier. Until the city improves public transportation, I'm afraid an increase in population in this area would produce gridlock.

Sincerely,

A handwritten signature in cursive script that reads "Winifred Mosa". The signature is written in black ink and is positioned below the word "Sincerely,".

Winifred Mosa

Susan Einstein Photography

636 North Gower Street
Los Angeles, CA 90004
(323) 467-9113

March 20, 2008

City Council, PLUM Committee
200 N. Spring St., Room 395
Los Angeles, CA 90012
Attn: Shannon Hoppes, Legislative Asst.

Re: Camerford Lofts Project, 5663 W. Melrose Ave. CF # 08-0454

ENV-2006-6520-EAF, APCC-2006-6519-ZC-ZV-HD-ZAA-SPR; VTT-66997 together with
5742 Camerford & 704 N. El Centro

Appeal of: Deputy Advisory Agency's Certification of the project's Mitigated Negative Declaration and Approval of Vesting Tentative Tract Map # 66997.

Dear Sir or Madame,

In writing this letter I am speaking for myself and many of my 600 block N. Gower neighbors. Awhile back we submitted a petition asking the city to deny variances to the developers for the "Camerford Lofts" for several reasons, as stated below. I was one of the appellants to the LA Planning Commission about the Advisory Agency's approval of the project's requests. I attended the Planning Commission hearing on Dec. 13 and was pleased with their decisions. Now, in light of the Camerford Lofts developers' appeal, I want to again state my hope that the variances, particularly the height variance, be denied.

Most important among our objections is that if permitted, the project with all its variances would set a precedent for the Melrose/Larchmont area that would allow growth far in excess of what the area could stand, particularly in terms of traffic. I've lived at 636 N. Gower St. since 1986 and watched the traffic steadily get worse on Melrose. The traffic now backs up from Larchmont to Vine St. at almost any time of day, not just during rush hours. Melrose, as you know, is a narrow street and that leads to many traffic problems. If I may cite a personal one, the corner where Gower jogs across Melrose is a particularly awkward spot. It is almost impossible to turn left onto Gower while going west on Melrose—and that intersection is the site of many vehicular accidents as motorists try to move around anyone trying to do so. The increase in traffic over at least the past few years has exacerbated the problem—cars have nowhere to go.

Furthermore, the completion of numerous multi-residence projects in the blocks north of Melrose and between Vine and Gower, in our view, have been a primary cause of the increase in traffic. There is simply much more density in the neighborhood. Again, if I may cite a personal observation: I travel in and out of my house several or more times a day. (I am a still photographer and I use a lab on Highland to process my film.) The extra time I need to make those trips and the traffic I encounter marks an unpleasant change. Also, another 21-unit housing project is already underway across Melrose from the Camerford Loft site. The two projects combined would total about 114 units. Supposing most units would have one or two cars, there could soon be as many as 228 more cars living at the Melrose/ElCentro/Larchmont intersections.

Marsha Goodman
216 North Norton Avenue
Los Angeles, California 90004

December 10, 2007

Commission Executive Asst.
Los Angeles City Planning Commission
200 N. Spring St., Room 532
Los Angeles, CA 90012

To Whom It May Concern:

I want to express my opposition to the scale of the proposed condo project for Melrose Ave near Larchmont Blvd. known as the Camerford Lofts.

As a resident of the Larchmont Village neighborhood for over 25 years, my husband and I have watched as more and more multi-unit buildings have been built north of Melrose, adjacent to where we live. This has caused a terrific increase in traffic around Melrose and Larchmont. Now we have read that the Camerford project will be almost 100 new units. And there are several other condo projects presently being completed near that intersection. We have heard the developers are asking for a variance which will double current height restrictions and which then could apply to any further construction along Melrose. I don't see how our neighborhood could absorb the traffic which buildings of that size are sure to bring. Please consider rejecting the request and scale the size of all future development to conform to our neighborhood.

Thank You,

Sincerely,
Marsha Goodman
(323) 461-7656

To: City Planning Commission

Re: Camerford Lofts Project

5663 W. Melrose Ave.

ENV-2006-6520-EAF, APCC-2006-6519-ZC-ZV-HD-ZAA-SPR

I am extremely opposed to allowing any variances in building codes on the large condo project at Melrose and El Centro. I am not comfortable with the ability of the neighborhood to handle the increase in traffic from the current condo project at Melrose and Larchmont, how can we handle more.

I have been in two car accidents in Los Angeles, both on Melrose between Larchmont and Gower. I sometimes drive up to 30 miles to a location for work, what does that tell you about traffic on Melrose. I now travel out of my way to not drive on Melrose because traffic is so bad. How can we handle 96 more condo units???

Please do not allow any variances in the current building codes!!

Thank you,

Kimberly K. Meyer

633 N. Gower

LA CA 90004

William Patrick Terrill
Homeowner
642 N. Gower Street
Los Angeles, CA 90004-1304

May 20, 2008

To: PLUM Committee
Attn: Shannon Hoppes
cc: Councilmembers Ed Reyes, Eric Garcetti, and Tom LaBonge
Re: Camerford Lofts Project 5663 W. Melrose Ave.
Case # CF 080454

Please place on record our objection to the variances the developers of the Camerford Lofts project are requesting of the city of Los Angeles.

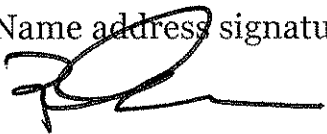
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Name address signature



PATRICK TERRILL
642 N. Gower St
LA CA 90004-1304

To: Tom LaBonge

From: Judy Horning/Amsler
428 N Arden Blvd.
Los Angeles Ca. 90004

Subject: Camerford Lofts Watt/Jensen Project.

Mr. LaBonge,

During our recent LVNA Board meeting, where I am Secretary, it was brought to our attention that the principals at Watt/Jensen are appealing the City Planning Department decision of 12/13/2007 regarding their project at Melrose & Camerford.

As a home owner in the area, I am opposed to any changes to that decision. I am opposed to any zoning variances for this project.

- It is imperative that height restrictions are maintained in order to avoid setting a precedent for future projects.
- It is important that the street dedication is upheld.
- The unit count should be restricted to 60 units.

Please help maintain the quality of our neighborhood by voicing the opinion at the March 18 Planning Commission hearing that the decisions from the 12/18/2007 meeting are upheld.

Thanks for your help.

Judy Horning/Amsler

Subj: [LVNA90004] Petition for Camerford Lofts Please print and get signatures.
Date: 3/19/2008 8:43:27 AM Pacific Daylight Time
From: balabanandabrams@aol.com
To: LVNA90004@yahogroups.com

March 15, 2008

Visit Your Group

To: PLUM Committee
Attn: Shannon Hoppes
cc: Councilmembers Ed Reyes, Eric Garcetti, Tom LaBonge
Re: Camerford Lofts Project
5663 W. Melrose Ave.
Case # CF 080454
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How-To Zone on Yahoo! Groups Find garden, home & auto groups.

These variances include:

Yahoo! Groups Dog Zone Connect w/others who love dogs.

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- Narrowing of sidewalks for such projects on Melrose from 15' to 10'.
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New business? Get new customers. List your web site in Yahoo! Search.

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Furthermore, as Melrose is only a two-lane street, we foresee a change in the aesthetics and ambiance of the neighborhood, as 5 or 6 story buildings would come to line narrow sidewalks.

We ask that you work to maintain the City Planning Commission's decision of Dec. 13, 2007 that:

- Limits height on Melrose to 45 feet.

- Maintains a street dedication on Melrose of 15 feet.
- Denies a variance that allows that allows a density of 96 units on both parcels combined for this project.

In conclusion, though we would support this project if its design conformed more closely to current zoning, we object to requested variances which would set precedents that would threaten to reduce the attractiveness and comfort of our neighborhood.

name address signature

Eric Kent Sperber 591 N. Plymouth Bl. L.A. 90004
 MITCH GRIS - 722 Hillside Ave #24 LACA 90046
Oscar Cervantes 5131 W. De Longpre Av. #19 L.A. CA 90027
Janet Howe 4927 Elmwood Ave LA 90004
Allison Gilman 4941 Elmwood Ave. 90004 Allison Gilman
Jay Cornell 5903 Graciosa Drive LA 90018
Martin Neuman 5903 Graciosa Dr. LA 90018
~~Arnold Greenspan 4933 Elmwood Ave L.A. CA 90004~~
Monty Sheldon Chris Sheldon 4953 Elmwood Ave L.A. CA 90004
Susan Sheldon Susan Sheldon 4953 Elmwood Ave. LA, 90004
James Papper 384 N. Ridgewood Pl LA 90004
Laura Eberz 375 N. Ridgewood Pl. LA 90004
SANDRA FEICK 4939 Elmwood S Feick
CHRIS AUGUSTINE 4951 Elmwood LA 90004
Loyce D. Braun LOYCE D. BRAUN 5007 Elmwood LA 90004

To: City Council PLUM Committee

Re: Camerford Lofts Project
 5663 W. Melrose Ave.
 CF # 08-0454

ENV-2006-6520-EAF, APCC-2006-6519-ZC-ZV-HD-ZAA-SPR

March 15, 2008

To: PLUM Committee

Attn: Shannon Hoppes

cc: Councilmembers Ed Reyes, Eric Garcetti, Tom LaBonge

Re: Camerford Lofts Project
5663 W. Melrose Ave.

Case # CF 080454

Please place on record our objection to the variances the developers of the *Camerford Lofts* project are requesting of the city of Los Angeles.

These variances include:

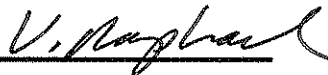
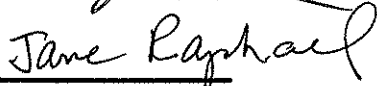
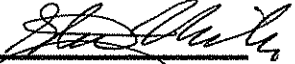

- Doubling of current zoned building height allowances from 30' to 60'.
- Narrowing of sidewalks for such projects on Melrose from 15' to 10'.
- Increased density in terms of housing units per square foot of land.

Our concerns are focused on the precedents these zoning changes will set for the entire Larchmont Blvd. and Melrose Ave. area. We believe the area cannot sustain that amount of development in terms of increased traffic and population density. Furthermore, as Melrose is only a two-lane street, we foresee a change in the aesthetics and ambiance of the neighborhood, as 5 or 6 story buildings would come to line narrow sidewalks.

We ask that you work to maintain the City Planning Commission's decision of Dec. 13, 2007 that:

- Limits height on Melrose to 45 feet.
- Maintains a street dedication on Melrose of 15 feet.
- Denies a variance that allows that allows a density of 96 units on both parcels combined for this project.

In conclusion, though we would support this project if its design conformed more closely to current zoning, we object to requested variances which would set precedents that would threaten to reduce the attractiveness and comfort of our neighborhood.

<u>name</u>	<u>address</u>	<u>signature</u>
VICTOR RAPHAEL	328 N. IRVING BLVD. 90004	
JANE RAPHAEL	328 N. IRVING BLVD. 90004	
STEVE MILAM	332 N. IRVING BLVD 90004	
DAVID BOOHER	332 N. IRVING BLVD 90004	

19 de Marzo 2008

Peticion al Comité de Mejoramiento y Planificación del uso de las Tierras y Propiedad "PLUM".

Re: Camerford Lofts Project Case # CF 08-0454 OPPOSE APPLICANT'S APPEAL
5663 W. Melrose Ave.
Los Angeles, CA 90038

Por este medio estamos manifestando nuestra oposicion a la apelacion presentada por la Compañia que tiene a su cargo la construccion de Condominios en una area que va de Camerford Avenida a Melrose Avenida y sobre la Calle El Centro.

- Sabemos que los edificios tendran una altura de 60' cuando la ley dice que la altura maxima es de 30'
- Tambien, que piensan reducir el ancho de las aceras a 10' cuando la ley dice 15' y
- la cantidad de apartamentos sera de 96 unidades.

De ser permitidos estos cambios, van a ocasionar un gran daño al vecindario que se encuentra en el area de Melrose Avenida a Santa Monica Boulevard y de la Calle El Centro a la Vine. Estamos seguros que este tipo de proyectos vienen a ocasionar serios problemas en cuanto a densidad de poblacion, de espacio, de trafico, etc. etc.

Por lo anterior pedimos que se trabaje para sostener la decision de la Comision de Planificacion de la Ciudad de fecha 13 de Diciembre del 2007 en la que se establece lo siguiente:

- Limitar la altura de los edificios a 45'
- Mantener el espacio de las aceras a 15'
- Niega un cambio al Codigo de Zonas que vaya a permitir densidad de 96 Unidades en la combinacion de propiedades para este proyecto

Nombre y Apellido

Domicilio y Zip Code

Firma

José RAY SITO BORDOVA	6143 Eleanor Ave 90038	[Signature]
[Signature]	6142 Eleanor Ave #1 LA, CA, 90038	[Signature]
[Signature]	1062 Vine St. 90038	[Signature]
[Signature]	6143 Eleanor Ave. #1 LA Ca. 90038	[Signature]
[Signature]	6143 Eleanor Ave. #1 LA Ca. 90038	[Signature]
[Signature]	6143 Eleanor Ave #6 LA CA. 90038	[Signature]
[Signature]	6143 Eleanor Ave Apt #6 LA-CA. 90038	[Signature]
[Signature]	960-Vine St. 90038	[Signature]
[Signature]	Romney y el Cuerno 982 1/2.	[Signature]
[Signature]	Milton Gudiel Perez Lopez 6146 ELEANOR L.A. 90038	[Signature]

- Maintains a street dedication on Melrose of 15 feet.
- Denies a variance that allows that allows a density of 96 units on both parcels combined for this project.

In conclusion, though we would support this project if its design conformed more closely to current zoning, we object to requested variances which would set precedents that would threaten to reduce the attractiveness and comfort of our neighborhood.

name address signature

Anne S. Goepel 378 N. Ridgewood ⁹⁰⁰⁰⁴ *Anne S*
 Tara Rose (Weinreich) 307 S. Mansfield Ave. Los Angeles ⁹⁰⁰³⁶
 Jeff DeWan 339 S. ORANGE GROVE AV, LA ⁹⁰⁰³⁶
 Elizabeth LeWinnall 307 S. Gardner LA 90030

To: City Council PLUM Committee

Re: Camerford Lofts Project
 5663 W. Melrose Ave.
 CF # 08-0454

ENV-2006-6520-EAF, APCC-2006-6519-ZC-ZV-HD-ZAA-SPR

19 de Marzo 2008

Peticion al Comite de Mejoramineto y Planificacion del uso de las Tierras y Propiedad "PLUM".

Re: Camerford Lofts Project Case # CF 08-0454 **OPPOSE APPLICANT'S APPEAL**
5663 W. Melrose Ave.
Los Angeles, CA 90038

Por este medio estamos manifestando nuestra oposicion a la apelacion presentada por la Compania que tiene a su cargo la construccion de Condominios en una area que va de Camerford Avenida a Melrose Avenida y sobre la Calle El Centro.

- Sabemos que los edificios tendran una altura de 60' cuando la ley dice que la altura maxima es de 30'
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Por lo anterior pedimos que se trabaje para sostener la decision de la Comision de Planificacion de la Ciudad de fecha 13 de Diciembre del 2007 en la que se establece lo siguiente:

- **Limitar la altura de los edificios a 45'**
- **Mantener el espacio de las aceras a 15'**
- **Niega un cambio alCodigo de Zonas que vaya a permitir densidad de 96 Unidades en la combinacion de propiedades para este proyecto**

Nombre y Apellido	Domicilio y Zip Code	Firma
ABDULIO FRANCA	5947 Barton Av #7	90038
Emilia cordova	5947 Barton Av #7	90038
Melissa Did Franca	5945 Barton Av.	90038
Maria Herrera	5949 Barton Av. #8	90038
Piedad Lopez	6012 Eleanor ave	90038
CARLOS H. MENA	5812 W. Wouiby Av #1	LA CA 90038
Leticia Saucedo	6000 Barton ave	LA, CA 90038.
Oscar Escobar	6000 Barton ave	LA, CA 90038.
Selvin Perez	6146 Eleanor Av. A #110	90038
Fredy Garcia	6146 Eleanor Av. A #110	90038
JESUS NUNES	6012 Eleanor ave	90038

To: City Planning Commission

Re: Camerford Lofts Project

5663 W. Melrose Ave.

ENV-2006-6520-EAF, APCC-2006-6519-ZC-ZV-HD-ZAA-SPR

Please place on record our objection to the variances the developers of the Camerford Lofts project are requesting of the city of Los Angeles.

These variances include:

- Doubling of current zoned building height allowances from 30' to 60'.
- Narrowing of sidewalks for such projects on Melrose from 15' to 10'.
- Increased density in terms of housing units per square foot of land.

Our concerns are focused the precedent these zoning changes will set for the entire Larchmont Blvd. and Melrose Ave. area. We believe the area cannot sustain that amount of development in terms of increased traffic and population density. Furthermore, as Melrose is only a two-lane street, we foresee a change in the aesthetics and ambiance of the neighborhood, as 5 or 6 story buildings would come to line narrow sidewalks.

In conclusion, though we would support this project if it's design conformed more closely to current zoning, we object to requested variances which would set precedents that would threaten to reduce the attractiveness and comfort of our neighborhood.

<u>name</u>	<u>address</u>	<u>signature</u>
ROBERT SABU	646 N. Gower St.	Robert Sabu
Skripka a mosa	617 N. Gower	WILFRED MOSA
Rafaela Rodriguez	613 N. Gower St	Rafaela Rodriguez
Miguel Garcia	609 N. Gower St.	P. A. Garcia
Fuenc Garcia	609 N. Gower St.	Fuenc Garcia
Walter Lung	600 N. GOWER ST.	WALTER LUNG
JEFFREY SAHAPATANAVANA	612 N. GOWER ST.	Jeffrey Sahapatanavana
Brenda P. Diaz	632 N. Gower St	Brenda P. Diaz
WILLIAM PATRICK TERRILL	642 N. Gower St.	William Patrick Terrill
VERNON J. OLLAR	642 N. GOWER ST.	LACAL 90004 Vernon J. Ollar
Robert Lyman	5600 MELROSE AVE	LA CARROLL Robert Lyman
SUSAN EINSTEN	636 N. GOWER ST.	Susan Einsten

March 15, 2008

To: PLUM Committee

Re: Camerford Lofts Project Case # CF 080454
5663 W. Melrose Ave.
Los Angeles, CA 90038

Please place on record our opposition to the appeal filed by the applicant & objection to the variances that they, the developers of the Camerford Lofts project, are requesting of the City of Los Angeles.

These variances include:

- Doubling of current zoned building height allowances from 30' to 60'.
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<u>name</u>	<u>address</u>	<u>signature</u>
Kevin Huerta	6000 Barton Ave LA, CA 90038	
Tom Grimley	6153 Romaine St LA 90038	
Juan Lopez	6142 Eleanor Ave LA, CA 90038	
Ronald Cruz	6137 Hawthorn St LA CA 90038	
Marta Jaisa	6115 1/2 Romaine St L.A. - 90038	
Julio C Avila	979 El Centro AP # 4 CA 90038	
NET HERNANDEZ SLEONOR AV.	6010 CA 90038	
Edwin Cruz	6142 Eleanor Ave. #1 LA, CA 90038	
Yadira Bautista	5949 Barton Ave. LA 90038	

March 15, 2008

To: PLUM Committee

Attn: Shannon Hoppes

cc: Councilmembers Ed Reyes, Eric Garcetti, Tom LaBonge

Re: Camerford Lofts Project

5663 W. Melrose Ave.

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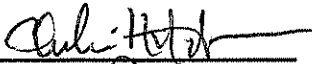

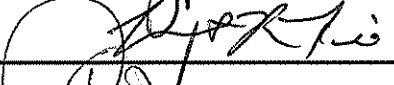
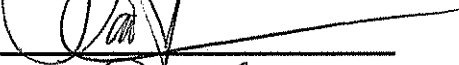


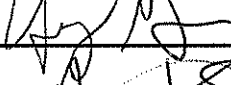

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<u>name</u>	<u>address</u>	<u>signature</u>
Charlie Hutchinson	337 N. Bronson Ave	
ERIC WEISS	374 N. Bronson Ave.	
CESARIO TIO	407 N BRANSON AVE	
Paula Novoa	3611/2 west 4th St.	
Judith Dugan	403 N. Bronson Ave.	
Rob Wishart	403 N. Bronson	
Hugh Garvey	306 N. Bronson Ave	
Kemlyn McKissick	353 N. Bronson Ave	



CERRELL
ASSOCIATES
A Partner in the WORLDCOM PR Group

320 North Larchmont Boulevard
Los Angeles, California 90004
Phone: 323-466-3445
Fax: 323-466-8653
www.cerrell.com

Date: 6-3-08

Submitted in PLUM Committee

Council File No: 08-0454 and 08-0454-81

Item No.: 8

Deputy: Patrice Lattimore

Memo

To: Los Angeles City Council Planning & Land Use Committee

From: Cerrell Associates, Inc.

Date: June 3, 2008

Subject: Item No. 8 (CF:08-0454); (VTT66997 & CPC 2006-6519 ZC HD ZAA SPR)

CC: Barbara Greaves

Enclosed are letters of support for the Camerford Lofts project proposed for 5647 W. Melrose Ave. and 5742-5766 W. Camerford Ave. We have received letters from the following:

- Hollywood Studio District Neighborhood Council
- Hollywood Community Housing Corporation
- Jim Bloomfield, Larchmont Traditional Medicine (neighbor)
- Jay Fagano, Larchmont Grill (neighbor)
- Grant Loucks, Alan Gordon Enterprises (neighbor)
- Lynda Keeler, neighbor
- Robert Merlis, neighbor
- Jonathan Goldstein, neighbor
- Mac Dunlop, neighbor
- Maria Diaz, neighbor
- John Holloway, neighbor
- Carole Koneff, neighbor
- Barbara Jefferies, neighbor
- Charles Williams, neighbor
- Jay & Renee Cronenwalt, neighbor
- Jennifer Dorn, neighbor
- Dr. Kevin Landa, neighbor
- Ted Ripp, neighbor



WORLDCOM
Public Relations Group



HOLLYWOOD

STUDIO DISTRICT NEIGHBORHOOD COUNCIL

5500 Hollywood Blvd, 4th Floor, Los Angeles, CA 90028
Phone: 323-461-0773 - E-Mail: HSDNC@yahoo.com

Members of the Board:

Robert "Bob" Blue, Chairperson - Samir Srivastava, Vice Chairperson

Glenda Kelley, Treasurer - Harry Plapinger, Parliamentarian
Ziggy Kruse, Corresponding Secretary
Vacant - Recording Secretary
Chris Shabel - Cathy Donovan - Maripat Donovan -
Juri Ripinski - Ed Hunt - Aracely Ortiz - George Abou-Daoud
Brogan Lane - Cheryl Thomas

HOLLYWOOD STUDIO DISTRICT NEIGHBORHOOD COUNCIL

May 19, 2008

City of Los Angeles City Council
Planning and Land Use Management Committee
Room 350 - City Hall
200 N. Spring Street
Los Angeles, CA 90012

Subject: Camerford Lofts Project
Case Nos.: CPC-2006-6519-ZC-HD-ZV-ZAA-SPR-2A
VTT-66997

Honorable Councilmembers,

On May 12, 2008, the Board of Governors of the Hollywood Studio District Neighborhood Council (HSDNC) heard a presentation by the applicant for the above referenced project. The project has been revised since the last action taken by our Board.

At the Regular Board meeting of May 12, 2008, the Board voted 6 to 3 to conditionally support this project as presented to the Board. These conditions were:

1. Dedication and construction to the required secondary highway standards for the Melrose Avenue side.
2. The required 15-foot wide (10-foot plus the required 5-foot additional front setback for RAS zone) sidewalks on Melrose Avenue.
3. Fifteen-foot front yard setback on Camerford Avenue.
4. The planting of 66 trees.
5. Submittal of a final set of Landscape Plans to the HSDNC PLUM committee and HSDNC Board for review and approval.

Department of Neighborhood Empowerment, 340 E 2nd St 4th Floor, Los Angeles, CA 90012
Phone: (213) 485-1360 - Fax: (213) 485-1836 - Toll Free: 311

The PROCESS FOR RECONSIDERATION and The PROCESS FOR FILING A GRIEVANCE can be found in the bylaws of the Hollywood Studio District Neighborhood Council. A copy of the bylaws will be made available upon request by e-mailing the HSDNC at HSDNC@yahoo.com

HSDNC Regular Board meeting of May 12, 2008
Agenda Item 12.1

Boardmembers in Favor


Samir Srivastava, Vice Chair
Glenda Kelly, Treasurer
Cathy Donovan, Boardmember
Maripat Donovan, Boardmember
Juri Ripinski, Boardmember
Chris Shabel, Boardmember

Boardmembers Against

Robert Blue, Chair
Edward Hunt, PLUM Committee Chair
Ziggy Kruse, Correspondence Sec.

Please provide us notification of any future hearing on this matter. If you have any questions, please feel free to contact me.

Sincerely,



Robert Blue,
Chair, HSDNC Board

c: Honorable Council President Eric Garcetti
CD-13 Planning Deputy Keli Bernard
Cesar Diaz, Cerrell Associates



Hollywood Community Housing Corporation

December 12, 2007

Kyle Arndt
President

Karen Diehl
Vice President

Mark Brown
Secretary

Dr. James M. Andre

Michele Hessman

Jerold B. Neuman

Michael G. Okamura

Dennis Siple

Charles Taylor

Heidi Zatikyan

William F. Harris

December 12, 2007

Los Angeles City Planning Commission
City Hall
200 N. Spring Street
Los Angeles, CA 90012

Dear City Planning Commissioners:

The Hollywood Community Housing Corporation supports Watt Genton Associates' proposed Camerford Lofts project located at the northeast corner of El Centro Avenue and Melrose Avenue. The project, comprised of 96 residential units and approximately 3,350 square feet of retail, will help revitalize Melrose Avenue. The project will also add badly needed housing to the area's aging housing stock.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

William F. Harris
Executive Director

Jim Bloomfield L.Ac.
Larchmont Traditional Medicine
435 N. Larchmont Blvd. Los Angeles California 90004
323-462-4710 (ph.) 323-462-4702 (fax)

May 17, 2007

C/O Ms. Madhu Kumar
L.A. City Planning Commission, Community Planning Bureau
City Hall, Rm. 667
200 North Spring Street
Los Angeles, CA 90012

Re: CPC 2006-6519-ZC-HD-ZV-ZAA-SPR

City Planning Commissioners:

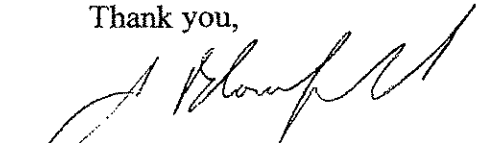
My name is Jim Bloomfield and I have been a Larchmont Boulevard business owner for over 3 years. I am writing to you in strong support of the retail and residential project proposed for the intersection of Melrose and El Centro Avenues. I currently live and work within short walking distance of the site in question, and feel strongly that the proposed development will be an improvement upon the land's current condition.

While Larchmont has been a well cared for and walkable part of our city, this area at the north end of our boulevard is, and has been in bad shape. The nightclub at the intersection of El Centro and Melrose has been a source of debate because of the social element that a run-down bar attracts. I would certainly feel better about my neighborhood if that block were cleaned up and used for better purposes.

A residential building north of Larchmont better meets the demeanor of this community and offers an increase in safety, peace and credible infrastructure. We all know we need housing in this area, and the 96 proposed units will be a step in the right direction. I also appreciate that the project is replacing the small retail aspect with space along Melrose that could house restaurants or storefronts. It is a definite benefit to the community that this entire project will be adequately parked within its boundaries.

I think this project is a great plan for this area and this intersection. I hope it receives your full support.

Thank you,



Jim Bloomfield
435 N. Larchmont Blvd.
Los Angeles, CA 90004

April, 19, 2007

C/O Madhu Kumar
Los Angeles City Planning Commission
Community Planning Bureau
City Hall – Room 667
200 North Spring Street
Los Angeles, CA 90012

Re: CPC 2006-6519-ZC-HD-ZV-ZAA-SPR

Dear Mr. Kumar:

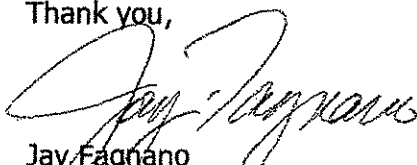
My name is Jay Fagnano and I own and operate Larchmont Grill at 5750 Melrose Avenue. I am writing to express my support for the Camerford Lofts project proposed for the corner of El Centro and Melrose. I believe this project shows intelligent planning for the City and will be a tremendous improvement for both businesses and residents in this area.

The team working on the Camerford Lofts has created a project that makes sense for this community. Replacing the current buildings and nightclub with family-oriented housing and retail space is an ideal improvement for this neighborhood. The Camerford Lofts will be a dramatic and necessary improvement that will be good for me and the other business owners along Melrose Avenue. The retail space on Melrose will allow visitors to walk and shop along this corridor as they do further west. Both new and current residents will be able to patronize local businesses like mine without ever getting into their cars, improving traffic and the local economy.

With 96 units and 237 parking spaces, this project is sensibly sized and provides enough parking so that I won't have to worry about losing street parking for my guests. In fact, the parking situation for the entire Melrose/El Centro/Larchmont community should improve as this project will eliminate the troublesome nightclub and other buildings that have no parking of their own. I feel I can speak for myself and my neighbors about the excitement we feel at the thought of seeing the removal of the Larchmont Nightclub. It has posed a continual nuisance by attracting evening *and* morning partiers that occupy all local parking, create excessive noise and have attracted police on numerous occasions.

I believe this is the perfect project for this community and am excited that it will be built across the street from my restaurant. I hope you will support it and grant its approval in a timely manner.

Thank you,



Jay Fagnano
Owner, Larchmont Grill

Sent: 1/19/2007

ED HUNT:

I HOPE YOUR ORGANIZATION IS SUPPORTIVE OF THE IMPROVEMENTS PLANED FOR THE AREA REFERRED TO AS THE CAMERFORD LOFTS.

I'M A BUSINESS OWNER ON MELROSE AND PURCHASED OUR BUILDING 8 YEARS AGO. I HAVE PERSONALLY WITNESSED THE DECLINE OF THE NEIGHBORHOOD TO THE POINT OF IT BECOMING AN ATTRACTIVE NUISANCE.

THERE MAY HAVE BEEN SOME VERY NICE PEOPLE LIVING IN THOSE BUNGALOWS BUT THE CRIME, BUMS, DRUG DEALERS AND USERS, DRUNKS, HOMELESS AND AN ENDLESS STREAM OF LOW LIFE TRANSIENTS HAVE CLOGGED THE AREA AND HAVE MADE QUALITY LIVING IMPOSSIBLE.

THIS DECLINE STARTED LONG BEFORE THE CAMERFORD LOFTS WERE PLANNED. THIS AREA NEEDS A MAJOR OVERHAUL AND THE CAMERFORD LOFTS IS A GOOD START. IF YOUR GROUP IS SO CONCERNED ABOUT PRESERVATION OF PROPERTY, DO SOMETHING ABOUT IT BEFORE IT BECOMES IRREVERSIBLE AS HAS HAPPENED WITH THE CAMERFORD BUNGALOWS. THIS MAY HAVE BEEN A VILLAGE AT ONE TIME BUT NO MORE. IT'S THE CAMERFORD BLIGHT, HOPEFULLY TO BECOME THE CAMERFORD LOFTS.

GRANT LOUCKS
PRESIDENT

ALAN GORDON ENTERPRISES
5625 MELROSE AVE.
HOLLYWOOD CA, 90038

April 17, 2007

LA City Planning Commission, Community Planning Bureau
200 North Spring Street, Room 667
Los Angeles, CA 90012

RE: CPC 2006-6519-ZC-HD-ZV-ZAA-SPR

Dear City Planning Commissioners:

I am a long-time resident of the Larchmont community and am writing to express my support for the Camerford Lofts that are proposed for the end of Larchmont Village at the corner of Melrose and El Centro Avenue. This project will significantly improve the quality of life for me and my neighbors, and I hope that it receives your full support.

First and foremost, this project will replace the Larchmont Club, a nuisance and hazard in my neighborhood. The club is out of place in a neighborhood that is largely made up of homes, small stores and restaurants. The patrons of the Larchmont Club are late night and early morning party-goers who park on our residential streets and make a lot of noise. Illegal activity and police sirens are not uncommon at this club. As a nearby neighbor, the quality of life for me and my family suffers because of this club. Whereas on other parts of Melrose, Larchmont and Lucerne (all immediately adjacent street) I feel safe walking, I do not feel safe walking next to the Larchmont Club with its long lines of rowdy customers. With inadequate parking, the club also poses a hazard with many customers and valets speeding up and down our residential streets to find parking. I am excited that this club will be replaced by the homes and small restaurants that Watt Genton Associates has proposed.

The Camerford Lofts project is well-planned will do much more to improve our quality of life than merely eliminate the club. By providing over 230 parking spaces, it will pull many cars off the street that currently park there. In addition to having ample parking, the Camerford Lofts is a mixed-use development and will allow current residents like myself, as well as the new home-owners, to walk to small retail establishments within the project and the surrounding area.

I hope you understand how important this project will be for our community.

Regards,



Lynda Keeler

Home: 507 North Gower Street Office: 606 North Larchmont Suite 102

April 18, 2007

C/O Mr. Madhu Kumar
Community Planning Bureau
City Planning Commission
200 North Spring Street
City Hall – Room 667
Los Angeles, CA 90012

Re: CPC 2006-6519-ZC-HD-ZV-ZAA-SPR

To whom it may concern:

I am writing to communicate my support for the Camerford Lofts project that is proposed for 5663-5647 West Melrose and 5742-5766 West Camerford Avenue. I am a longtime resident of the local community and am very glad to finally see a project like this for our neighborhood.

Los Angeles is clearly experiencing a housing crisis, and it is projects like this that will allow local residents to finally purchase a home of their own. Homeownership makes people personally invested in a community, and I'm excited that this project will bring home-owners into the area. However, projects like these need to be done smartly, and I'm glad to see that the developers have proposed a mixed-use project that will really improve the surrounding area. Well lit sidewalks with street trees and small stores increase safety and generally make people feel better about living here. Right now, the outdated buildings and troublesome nightclub are a blight to an otherwise wonderful neighborhood. I think this beautifully designed project will go a long way toward improving this part of the Melrose corridor.

After seeing the developers presentation materials, I realize how much effort that have put into designing a project for this piece of land. I especially appreciate the attention paid to Camerford Avenue. Townhomes with front doors and yards are great additions to this street, allowing small families with children to have some outdoor space on a quiet residential street. Even the height on this side of the project has been reduced to maintain the feel of the existing area.

This is a great project and one that I am happy to support, especially at a site that has long been deteriorating. I urge you to support this project and hope that you allow it to be built as soon as possible.

Thank you for your time.



Robert Merlis
Home: 507 North Gower St

Office: 606 North Larchmont Suite 102

CC: Office of Councilman Eric Garcetti

Michael LoGrande
Acting Chief Zoning Administrator
Office of Zoning Administration
200 North Spring Street, 7th Floor
Los Angeles, CA 90012

Dear Mr. LoGrande,

As a resident of the Larchmont Village area, I am writing to express my support for the Camerford Lofts project located on the corner of Melrose and El Centro Avenues.

I support this project because it serves as an example of responsible development that will directly benefit the community by replacing the Larchmont Nightclub, an ongoing nuisance to the neighborhood. Not only do patrons of the club park on residential streets, but they also engage in illegal activities such as burglary, battery, drug use and property damage. In addition, Camerford Lofts is offering solutions to parking and public safety concerns.

This project will alleviate these issues as well as revitalize the area in a manner that is consistent with the unique character of my neighborhood.

I am excited to welcome Camerford Lofts to our neighborhood. I am confident the developer will contribute to the success of the local community and help to alleviate public safety and parking problems. If you have any questions, please feel free to contact me at any time.

Thank you.

Regards,

Jonathan Goldstein

588 N. Lucerne Blvd.

Los Angeles, CA 90004

323-461-4040

Email: gogobag@yahoo.com

CC: Alison Becker

October 16, 2006

Mr. Michael LoGrande
Acting Chief Zoning Administrator
Office of Zoning Administration
200 North Spring Street, 7th Floor
Los Angeles, CA 90012

Dear Mr. LoGrande,

As a resident of the Larchmont area, I am writing to express my support for the Camerford Lofts project located in my community, on the corner of Melrose and El Centro Avenues.

I support this project because it serves as an example of responsible development and thoughtful design. By replacing the Larchmont Nightclub, a nuisance to the community, Camerford Lofts is offering answers to parking and public safety concerns. Not only do patrons of the club park on residential streets, but they also engage in illegal activities such as burglary, battery, drug use and property damage.

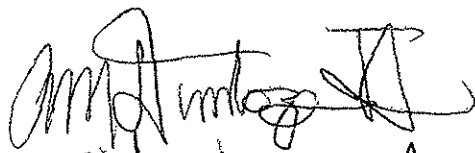
This project will alleviate these issues as well as, revitalize the area in a manner that is consistent with the unique character of my neighborhood.

I am excited to welcome Camerford Lofts to our neighborhood. I am confident the developer will contribute to the success of the local community and help to alleviate public safety and parking problems. If you have any questions for me, please feel free to call or email at any time.

Thank you.

Regards,

Name
Title


resident 5745 Camerford Ave.

CC: Alison Becker
Planning Deputy
Council District 13
200 North Spring Street, Room 470
Los Angeles, CA 90012

November 16, 2006

Mr. Michael LoGrande
Acting Chief Zoning Administrator
Office of Zoning Administration
200 North Spring Street, 7th Floor
Los Angeles, CA 90012

Dear Mr. LoGrande,

I wanted to add a personal note to include with the other letter I signed. I fully agree with everything stated in said letter and would like mention my personal experience, as a resident of Camerford Ave. I've been living on Camerford Ave. (1 block north of Melrose & El Centro) for the last 10 years. The bungalows behind the Larchmont Nightclub (which stretch north to Camerford) have been a continuous site of illegal activity. This activity has only increased in the last couple of years. Many of these dealings serves the customers of the Larchmont Nightclub, which is open through the night and into the late afternoon, on the weekends. I have not only become more & more concerned about my safety, but for the safety of the many families who live in this neighborhood. Kids shouldn't have to grow up in an environment in which hoodlums control the streets. I welcome the Camerford Lofts and hope that the structure and residents will increase the peace and harmony in the neighborhood that I love dearly.

Sincerely,

Roderick (Mac) Dunlop II
5745 Camerford Ave.
Los Angeles, CA 90038

April 26, 2007

Madhu Kumar
Los Angeles City Planning Commission
Community Planning Bureau
City Hall – Room 667
200 North Spring Street
Los Angeles , CA 90012

Dear Ms. Kumar:


My name is Maria Diaz and I am writing to you to ask you to approve a housing project that has been planned for my community – case number CPC 2006-6519-ZC-HD-ZV-ZAA-SPR. I live at 814 North Van Ness Avenue, half a mile away from the project that is proposed for the northeast corner of Melrose Avenue and El Centro Avenue. This site has been in desperate need of new development for many years. The area is run down and the nightclub that is currently there is an eyesore both in the day and in the evening.

I take the bus west on Melrose almost every day or when I go to church. In the daytime, the big purple club stands out and makes the area look cheap. At night, there are long lines of young people waiting to get in.

I like the project that is being proposed. There is no doubt that this area needs more housing. This location is next to schools, shops and restaurants, making it a good place to bring up families. Plus, as I said before, it is right next to a major bus line, so people might be able to take the bus to work instead of driving.

I hope you will allow this project to be built in my community. Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Maria Diaz".

Maria Diaz
814 North Van Ness Ave.

Camerford Lofts

Project Summary

Watt Genton is proposing to build an attractive, mixed-use project on two adjacent properties located at the northeast corner of Melrose and El Centro Avenues. The project will significantly enhance the area by replacing current uses on the site, including The Larchmont nightclub, which has been viewed as a nuisance in the community. In addition to spurring revitalization efforts along a neglected section of Melrose Avenue, the project will provide an attractive entry to the Larchmont Boulevard intersection. The proposed project includes the following elements:

- 96 for-sale units will provide access to homeownership for a wide variety of buyers.
- Townhome style units along Camerford Avenue will provide landscaped front yards and are designed to be consistent with the surrounding residential neighborhood.
- Over 3,000 square feet of community-serving restaurant and retail space along Melrose Avenue will serve the project's residents and its neighbors.
- Parking is pulled off local streets by creating 237 on-site parking spaces for residents, guests & patrons. Residents will enter and exit the property from El Centro Avenue.



I Support the Project! (see comments below)

- I am willing to write a letter in support of this project.
- I am willing to attend a public hearing in support of this project.
- I am willing to speak at a public hearing in support of this project.

I have questions about the project. Please contact me.

Name (Print) John Holloway

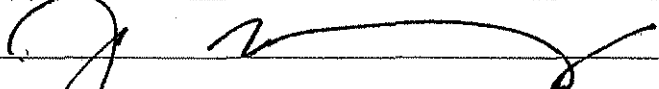
Business Name (if applicable) _____

Address (Street Address, City State, Zip Code) 5210 N. Lucerne Blvd.
LA, CA 90004

Home Phone (if applicable) _____

Work Phone (if applicable) _____

E-mail Address (if applicable) _____

Signature 

If you have questions or concerns about the project, please note them below and mail or fax them back to us, or feel free to contact us by phone or e-mail.

Contact Information:

Re: Camerford Lofts
320 North Larchmont Blvd.
Los Angeles, CA 90004
Phone (323) 466-3445 – Fax (323) 466-8653

Carole Koneff
613 N. Lucerne Boulevard
Los Angeles, CA 90004
E:mail – carolekoneff@comcast.net

November 30, 2006

Mr. Michael LoGrande
Acting Chief Zoning Administrator
Office of Zoning Administration
200 North Spring Street, 7th Floor
Los Angeles, CA 90012

Dear Mr. LoGrande:

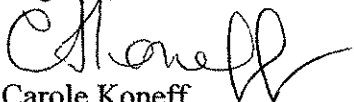
I am a resident living adjacent to the proposed Camerford Lofts project on the corner of Melrose and El Centro Avenues. This letter is to advise you that my husband and I are in complete support of this development.

It will be replacing run-down businesses and property, which is proving to be not only an eyesore, but a nuisance as well. It has been depressing to drive along this section of Melrose for some time because of graffiti on the windows and trash on the street. One of the businesses is a particular concern. Patrons of The Larchmont Nightclub continually cause a nuisance late at night when returning to cars after spending many hours imbibing alcohol. We recently acquired permit parking on the street, which only serves to deter some of the patrons. If you go anywhere near the club the morning after, you would be completely shocked at the amount of garbage littering the immediate area which just serves to spill over if there is the slightest breeze!

I can only believe that this project north of Melrose will greatly benefit the residential and commercial aspects of this neighborhood. There are several restaurants bordering this area that I can imagine will be only too happy to welcome this type of development. I walk my dog in and around the neighborhood on a regular basis but do not venture into this area after it gets dark, as it is most unsightly and uninviting. This "poor relation", so close to the up-market Larchmont area is in serious need of renovation and innovation. We welcome what Camerford Lofts will bring to this highly depressed area and offer every support we are able to give. The developer has clearly given serious thought to improving public safety, parking and curb appeal. This project can only improve the surrounding neighborhood and help to increase property value and confidence in the area.

Please feel free to contact me if you need any further information or comments.

Regards,



Carole Koneff
Neighborhood Resident

Cc: Alison Becker, Planning Deputy, Council District 13
200 North Spring Street, Room 470
Los Angeles, CA 90012

December 1, 2006

Mr. Michael LoGrande
Acting Chief Zoning Administrator
Office of Zoning Administration
200 North Spring Street, 7th Floor
Los Angeles, CA 90012

Dear Mr. LoGrande,

I live in the Larchmont Village area and am writing to let you know of my support for the Camerford Lofts project on the corner of Melrose and El Centro Avenues.

As a newer resident of this neighborhood I find myself supporting this project because of an interest in seeing responsible development and design to replace the Larchmont Nightclub—it has been such a nuisance to the area. Camerford Lofts offers answers to parking and public safety concerns as well as a greatly needed visual improvement to the area. The patrons of the club park on residential streets and also engage in illegal activities such as burglary, battery, drunk driving, drug use and property damage—not to mention their loud ramblings upon returning to their cars at all hours. I see this project addressing these issues as well as bringing new life the area in a way consistent with the unique character and energy of this neighborhood. The problem on my street has been an ongoing ordeal for me and my neighbors—seemingly getting worse as time passes, and I welcome the positive changes that this development offers to my community and quality of life.

People know this area to be pedestrian friendly and safe but the Melrose community located directly north of Larchmont has often been ignored as part of the Larchmont Community. Construction of the Camerford Lofts offers great hope to this area by providing retail shops, for-sale units, and parking for shoppers, tenants and guests. These additions plan to help revitalize the area and give solutions to the persistent issues we deal with—parking and criminal activity.

I hope to welcome Camerford Lofts to the neighborhood and believe the developer will contribute to the success of the local community by creating new, positive use for a long-ignored space.

Thank you,



Gary Grove
Neighborhood Resident
585 North Lucerne Blvd.
glgrove@charter.net
323-460-6445

CC: Alison Becker
Planning Deputy
Council District 13
200 North Spring Street, Room 470
Los Angeles, CA 90012

December 1, 2006

Mr. Michael LoGrande
Acting Chief Zoning Administrator
Office of Zoning Administration
200 North Spring Street, 7th Floor
Los Angeles, CA 90012

Dear Mr. LoGrande,

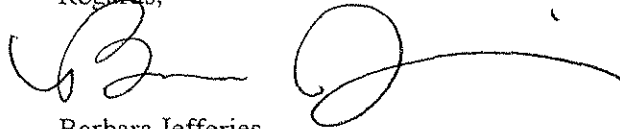
I live in Larchmont Village and am writing to let you know of my support for the Camerford Lofts project on the corner of Melrose and El Centro Avenues.

As a ten-year resident of this neighborhood I am supporting this project because I am interested in seeing responsible development and thoughtful design to replace the Larchmont Nightclub which has been a nuisance to my community. Camerford Lofts is offering answers to parking and public safety concerns as well as a much-needed face lift to the area. Patrons of the club park on residential streets and also engage in illegal activities such as burglary, battery, drunk driving, drug use and property damage. I see this project addressing these issues as well as revitalizing the area in a way consistent with the unique character of this neighborhood. The problem on my street has been an ongoing ordeal for me and my neighbors for years now, and I welcome the positive changes that this development offers to my community and quality of life.

While the Larchmont area is known as pedestrian friendly and safe, the Melrose community located directly north of Larchmont has often been ignored as an integral part of the Larchmont Community. The Camerford Lofts project offers hope to this area by providing for-sale units, retail shops and parking for tenants, guests and retail patrons. These additions plan to help revitalize the area and offer solutions to persistent issues such as parking and criminal activity.

I look forward to welcoming Camerford Lofts to the neighborhood and believe the developer will contribute to the success of the local community by increasing public safety and decreasing parking problems. It has been a long time coming.

Regards,



Barbara Jefferies
Neighborhood Resident
585 North Lucerne Blvd.
b.jefferies@ca.rr.com
323-460-6445

CC: Alison Becker
Planning Deputy
Council District 13
200 North Spring Street, Room 470
Los Angeles, CA 90012

Camerford Lofts

Project Summary

Watt Genton is proposing to build an attractive, mixed-use project on two adjacent properties located at the northeast corner of Melrose and El Centro Avenues. The project will significantly enhance the area by replacing current uses on the site, including The Larchmont nightclub, which has been viewed as a nuisance in the community. In addition to spurring revitalization efforts along a neglected section of Melrose Avenue, the project will provide an attractive entry to the Larchmont Boulevard intersection. The proposed project includes the following elements:

- 96 for-sale units will provide access to homeownership for a wide variety of buyers.
- Townhome style units along Camerford Avenue will provide landscaped front yards and are designed to be consistent with the surrounding residential neighborhood.
- Over 3,000 square feet of community-serving restaurant and retail space along Melrose Avenue will serve the project's residents and its neighbors.
- Parking is pulled off local streets by creating 237 on-site parking spaces for residents, guests & patrons. Residents will enter and exit the property from El Centro Avenue.

I Support the Project! (see comments below)

- I am willing to write a letter in support of this project. (*I SUPPORT THIS PROJ.*)
- I am willing to attend a public hearing in support of this project.
- I am willing to speak at a public hearing in support of this project.

I have questions about the project. Please contact me.

Name (Print) CHARLES E. WILLIAMS (TED)

Business Name (if applicable) _____

Address (Street Address, City State, Zip Code) 5809 CAMERFORD AVE.
LOS ANGELES, CA 90038-3801

Home Phone (if applicable) (323) 465-5014

Work Phone (if applicable) N/A

E-mail Address (if applicable) N/A

Signature Charles Williams

If you have questions or concerns about the project, please note them below and mail or fax them back to us, or feel free to contact us by phone or e-mail.

Please send me brochures, floor plans etc., when available. Thank you.

Contact Information:

Re: Camerford Lofts
320 North Larchmont Blvd.
Los Angeles, CA 90004

Phone (323) 466-3445 – Fax (323) 466-8653

Jay & Renee Cronenwalt
2845 Royston Place ~ Beverly Hills, California 90210-1017
Home Phone (310) 278-9409 ~ Fax (310) 278-0182

April 23, 2007

C/O Mr. Madhu Kumar
City Planning Commission, Community Planning Bureau
Los Angeles City Hall
200 North Spring Street, Room 667
Los Angeles, CA 90012

City Planning Commissioners:

Re: **CPC 2006-6519-ZC-HD-ZV-ZAA-SPR**

Our names are Renee and Jay Cronenwalt and we have owned the properties on the south side of the Melrose/Lucerne intersection for many years. Our properties are across the street from the proposed Camerford Lofts project proposed by Justin Barth and Watt Genton Associates. We have met with Mr. Barth on several occasions and have had an opportunity to review his project plans. We are so glad that he is proposing such a worth-while project for this neglected part of our neighborhood.

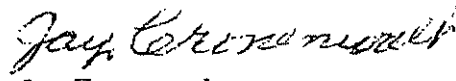
While this area is generally safe and suitable for shoppers and visitors, the unsightly and disturbing Martini Lounge has been a figurative thorn in our side for many years. Locals have long been exposed to the unruly behavior of late-night club goers and their disruptive presence within the community. This club is not a good neighbor, and its presence contributes noise, trash and traffic hazards to the area right outside our properties' front doors.

Watt Genton's residential and retail building on the corner of Melrose and El Centro would much better meet the needs of both the business and residential communities in the area. Not only will this new project increase the peace and safety of life here, but it will provide a much needed boost in available housing in the area. We fully support this project for this neighborhood.

We appreciate you taking the time to hear us on this issue.

Sincerely,


Renee Cronenwalt


Jay Cronenwalt

April 24, 2007

City Planning Commission, Community Planning Bureau
200 North Spring Street, Room 667
Los Angeles, CA 90012

Re: CPC 2006-6519-ZC-HD-ZV-ZAA-SPR

Dear City Planners:

My name is Jennifer Dorn and I live at 607 N. Lucerne Blvd. I am writing you to ask for your support for the Camerford Lofts project (CPC 2006-6519-ZC-HD-ZV-ZAA-SPR). I believe this project will go a long way toward improving my neighborhood and making this portion of Melrose Avenue a better place to live, shop and drive.

My neighbors and I have seen the project plans and are excited by its clean design and attention to detail. The architects have created a modern project that fits, and actually dramatically improves, the northern end of Larchmont Boulevard and the neighborhood on Camerford Avenue.

When people think of Melrose Avenue, they think of a place to walk from shops to restaurants in a safe and comfortable environment. This is true further west on Melrose and in West Hollywood, yet we have not quite reached that point at the intersection of Melrose and Larchmont. Our neighborhood is slowly building such a streetscape, but the current parcel sticks out like a sore thumb.

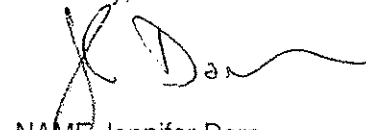
The Larchmont Club that is currently on this site is not appropriate for the residential neighborhoods that surround it. The noise and trash around this club makes it unpleasant to walk around the area. As property owners, we strive to keep our neighborhood clean and safe; the Larchmont Club attracts outsiders that have little regard for our efforts to keep our neighborhood clean, safe and quiet.

The Camerford Lofts project is the right plan for this neighborhood. The project includes ample parking, unusual for such projects, and allows cars to enter and exit on El Centro instead of on Melrose and Camerford. It integrates shops and housing, and is located nearby other retail establishments. The project fills the gap in this retail corridor making it a better place to walk with friends and family. I look forward to a time when I no longer have to walk out of my way to avoid the Larchmont Club, and can make this new mixed use retail space my destination.

My neighbors and I live in a relatively quiet residential neighborhood – I am excited that something as fitting as the Camerford Lofts is coming to replace the existing uses on this site.

Thank you for your time.

Sincerely,



NAME Jennifer Dorn
ADDRESS 607 N. Lucerne Blvd., Los Angeles, CA 90004
323-464-5419

November 30, 2007

City Planning Commission
c/o Gabriele Williams
200 North Spring Street, Room 352
Los Angeles, CA 90012

Re: Case No: CPC-2006-6519-ZC-ZV-HD-ZAA-SPR, Camerford Lofts Project

Dear Commissioners:

Unfortunately, due to schedule conflicts, I am not able to attend in person. I truly feel this is a critical project to further improve the area. I believe this project will improve the quality of life for the new residents as well as the current neighbors. I have spoken with many of my neighbors; so far there is a consensus of strong support for this neighborhood improvement opportunity.

I am once again writing to express my support to bring the Camerford Lofts project to the corner of Melrose and El Centro. After speaking with Mr. Justin Barth on several occasions about Camerford Lofts, I am confident that his project will greatly improve the area and alleviate some of public safety and parking concerns.

Last year I wrote a letter to the Zoning Administrator, urging his approval of the Camerford Lofts project. This project will eliminate a nuisance use and replace it with much needed new housing as well as new retail. It will create a pedestrian element that has long been absent at the northern entry point to Larchmont Village.

Some areas have complex public safety concerns. Our area has a simple solution and that is the Camerford Lofts project. Approval of this project will not only eliminate the safety issues of the club, but will move this corridor in the right direction and more in line with the neighborhood feel of the community. I urge you to listen to those residents that live in this area.

Sincerely,



Dr. Kevin Landa,
Neighborhood Resident
622 North Lucerne Blvd.
Los Angeles, CA 90004

Cc: Honorable Eric Garcetti
Kelli Bernard, Director of Planning and Economic Development

Council District 13
200 North Spring Street, Room 470
Los Angeles, CA 90012

Camerford Lofts

Project Summary

Watt Genton is proposing to build an attractive, mixed-use project on two adjacent properties located at the northeast corner of Melrose and El Centro Avenues. The project will significantly enhance the area by replacing current uses on the site, including The Larchmont nightclub, which has been viewed as a nuisance in the community. In addition to spurring revitalization efforts along a neglected section of Melrose Avenue, the project will provide an attractive entry to the Larchmont Boulevard intersection. The proposed project includes the following elements:

- 96 for-sale units will provide access to homeownership for a wide variety of buyers.
 - Townhome style units along Camerford Avenue will provide landscaped front yards and are designed to be consistent with the surrounding residential neighborhood.
 - Over 3,000 square feet of community-serving restaurant and retail space along Melrose Avenue will serve the project's residents and its neighbors.
 - Parking is pulled off local streets by creating 237 on-site parking spaces for residents, guests & patrons. Residents will enter and exit the property from El Centro Avenue.
- I Support the Project! (see comments below)
- I am willing to write a letter in support of this project.
 - I am willing to attend a public hearing in support of this project.
 - I am willing to speak at a public hearing in support of this project.
- I have questions about the project. Please contact me.

Name (Print) TED RIPP

Business Name (if applicable) _____

Address (Street Address, City State, Zip Code) 5807 CAMERFORD AVE
Los Angeles, Ca 90038

Home Phone (if applicable) 323 251 5252

Work Phone (if applicable) 310 816 8217

E-mail Address (if applicable) TEDRIPP@CA.RR.COM

Signature 

If you have questions or concerns about the project, please note them below and mail or fax them back to us, or feel free to contact us by phone or e-mail.

This project will make our community better. Please allow it to proceed.

Contact Information:
Re: Camerford Lofts
320 North Larchmont Blvd.
Los Angeles, CA 90004
Phone (323) 466-3445 - Fax (323) 466-8653

Edward Hunt

From: Edward Hunt [edvhunt@earthlink.net]
Sent: Sunday, May 25, 2008 9:09 AM
To: Hollywood Community (CommunityHollywood@yahoogroups.com)
Cc: (hsdncplum@yahoogroups.com)
Subject: Camerford Lofts Letter (7).doc

6-3-08
 Submitted in PLUM Committee
 Council File No: 08-0454 & 08-0454-57
 Item No.: 8
 By: Patricia Lattman

City Planning by "Cash Contribution?"

TO: The City Council PLUM Committee

RE: VTT-66997-1A, **\$800K SPOT ZONING SALE** in return for support of the Camerford Lofts appeal

Dear PLUM Chairman Reyes and Committee Members Huizar and Weiss,

Regarding the proposed Camerford Lofts 85 condo mixed use project spot zoning sale at 5663 W. Melrose Av. on the south edge of Hollywood and the north edge of Mid Wilshire, VTT-66997-1A, the following are the issues we support along with our concerns and recommendations:

- We support the dedication and construction to the required secondary highway standards for this 200' of Melrose Avenue vital to moving traffic and busses, providing merchant parking and providing out-of-traffic bus bays and free right turn lanes.
- We support the required **15' wide** (10' + the required 5' additional RAS front setback) sidewalks on Melrose Avenue.
- We support the required 15' green front yards on residential Camerford Avenue.
- We support the required replacement planting of 66 trees and the developer's promise to return to the HSDNC PLUM/Housing/Parks Committee for approval of their landscape plans once they are completed. We understand the developer has agreed to now comply with each of these above requirements.

Our concerns are as follows:

- Our main concern is the **height precedent** the developer is asking for on the north side of Melrose Avenue. We believe that 50' is excessive for properties backing up to a residential neighborhood. As you know this means the homes, duplexes and apartments immediately north (in our case on the south side of Marathon) will be in complete shade all winter, and our rear yards will be in shade almost all year. Our views to the south will be of a 4-story apartment or condo building.
- We are concerned about the developer's request to eliminate their **rear yard** requirement. This precedent would allow construction of 4 story condo and apartment buildings less than an inch from our rear property lines. Again this will even further eliminate our views to the south in addition to eliminating our winter solar access.
- We are concerned about the 200% variance precedent the developer is requesting for the FAR.
- We are concerned about the subway stop **density precedent** the project would set for Melrose Avenue of 85 units in 200' of frontage along Melrose Avenue. We are concerned about the **traffic** this subway stop density precedent will generate. There are 212 parking spaces in 200' on just one side of the street. Assuming both sides of the street, that is one unit for every 15 inches and one vehicle for every 6" of Melrose Avenue. This equates to over 14,000 vehicles for Melrose development, just from Vine to the 101. Was this cumulative traffic impact studied?
- We are concerned that the project results in a loss of **48 very low income housing units**, mostly in a

6/3/2008

delightful village of 1916-1919 Craftsman Bungalows constructed to house workers in the then fledgling silent film industry.

- We are concerned at the **100%** variance precedent the developer is requesting on the number of stories (4 stories where zoned for 2 stories on Camerford).
- We are concerned about the developer's request for RAS4 subway stop zoning by variance, 1 unit per about 700 sf on the Melrose side, 1 unit per about 650 sf on the residential side.
- We are especially concerned about the council office's Zoning Sale of 23 additional market rate units in return for a cash payment of \$800,000 (less than the published cost of 2 of the subsidized units) to bail out 2 languishing stalled ("but not for") Garcetti pet projects almost 2 miles away in remote neighborhood council areas that will now kick another 100 people out of their homes. That is now about 250 people, many poor long time residents, out on the street. How many of these families do we really believe will end up in the \$500K subsidized units or can afford the \$750K - \$1.2Million (the published price in the same developer's project across the street) for the proposed 85 new luxury units?
- We are concerned about the precedent that as long as the developer meets the height on the "front and rear edges" of the development that we do not care about the height on the sides and middle of the development regardless of zoning, effect on traffic or density precedent.
- The developer's lobbyists claim that the reason that the developer needed the extra 23 units was to make the project "financially viable," but we understand the California appeals court has specifically rejected financial considerations as grounds for a variance or exception. The developer's lobbyists also stated several times that if they did not get the 23 extra units, they would abandon the project and sell the land. They also stated they shut down the obnoxious club, without any assistance from the Police or City Attorney, and that it still had its liquor license and CUP and it would just reopen the club if they did not get their extra 23 units. While it is true that the club had paid for their licenses through the end of the year when they were shut down in February, it is shocking to us that the lobbyists would suggest that anyone would advocate their reopening.
- According to the basics governing variances and specific plan exceptions including the City Charter, the published State Appeals Court decision, and the Municipal Code, it's not the neighborhood or City's problem if the project doesn't pencil. The existing zoning and dedications were well known. Do we really believe the sophisticated developer and his expensive lobbyists and consultants all missed this? We believe there is not a legal permitted finding for a spot Zoning Sale of this magnitude and that there are no valid findings for this kind of subway stop super density spot zoning precedent.
- Worst of all this precedent would support the concept of any developer purchasing the adjoining generally attractive stable historic residentially zoned lots (many containing primarily poor and minority families) that about Melrose Commercial zoning and then allowing the developer's team to "average," "blend," "mix," "scramble" and "rearrange" (all terms from the developer's team) the zoning and units between the commercial and residential. According to Phillip Anaya vs. the City of Los Angeles this "averaging" is illegal and in any case will be a very difficult and destructive precedent for the Melrose corridor neighborhoods to overcome.
- The 3:1 FAR is a spot zoning **tripling of the current 1:1 FAR**. 3:1 FAR is the highest zoning in the City outside of downtown and the Hollywood Central Business District. We believe this subway stop zoning is inappropriate on Melrose Avenue, currently mostly one and 2 story structures and 2 lanes most of the day.
- Primary zoning limitations consist of units/sf of property, height limitations, and FAR. We hope you and your staff are too sophisticated to fall for the lobbyist's repeated claims that their project is "by right" or "complies" because it meets one or two of these 3 limitations.
- The requested 3:1 FAR is really automatically over **4:1 FAR** with the passage of SB1818 with its

- “ministerial” 35% density bonus for as little as 11% very low income affordable units. Obviously this developer is ineligible for this bonus, but there is nothing to keep future developers up and down Melrose from taking advantage of this density bonus and the up to 3 automatic variances that accompany it.
- The proposed **20 story** tall Hanover tower, at the SW corner of Hollywood and Gower, practically next door to the subway stop, is only requesting **4.5:1 FAR!**
 - As an example, this requested 3:1 FAR is **6 (six) times** the current zoning of the Melrose commercial lots backing up to the only HPOZ in our entire NC. If we factor in SB1818, that is over 8 times the existing Melrose zoning backing up to the primarily single story HPOZ. Can you imagine those mostly 1 story bungalows backing up to 50’ buildings (or 60’ tall with SB1818) less that 1” away from their rear yard fences?
 - The proposed Hollywood Columbia Square with its several towers up to **40 stories** tall between Sunset and Hollywood Boulevards near a subway stop is only requesting an **FAR of 5.4:1**. As far as we know, there is no subway stop at Melrose and Larchmont and we understand there is not even a Melrose subway.
 - The developer is requesting 85 units and 212 vehicles in 200’ of one side of Melrose frontage. Double that for both sides of the street and we have 170 units and 424 vehicles every 200’ of Melrose Avenue or 85 units and 212 vehicles in 100’ assuming both sides of the street. It is 8400’ from Vine St. to the 101 minus a generous 20% for cross streets = 6,720’ actual linear block frontage on Melrose just from Vine to the 101. That equates to a density of 85 units/100’ x 6,720’ = 5,712 units. At 2.5 residents/unit, that is **14,280 residents** on this one little street just from Vine to the 101, minus, of course those removed from their mostly low income housing to accommodate this super dense luxury development. Another way to look at this is that it equals a unit for every 15” (fifteen inches) along this section of Melrose Av. And this is if none of the developers take advantage of the SB1818 up to 35% density bonus now available for any property along these 2 corridors.
 - Similarly at 212 vehicles/100 linear feet x 6,720 of block frontage = **14,246 vehicles** to accommodate this super density. Please correct us if any of our figures are incorrect. Is creating this sort of subway stop density and traffic precedent on this important street really worth a tiny \$800,000 cash payment covering the published cost of less than 2 affordable housing units in remote neighborhood council areas almost 2 miles away?
 - The Developer’s team repeatedly stated they needed the RAS4 (RAS3 + variances) zoning and need 85 units for the project to be “financially viable,” but have you seen any figures that prove that? These site limitations of the 1:1 FAR, the 2-story 30’ height limit on the residential side of the property, the 1 unit for every 800 sf of property were all well known and easily verified in a few minutes on line or at the zoning counter. Do we really believe the project’s “economic viability” and \$800,000 "cash payment" is sufficient reason for setting all these onerous legal precedents for the future development of the Melrose corridor?
 - Regarding the developer’s team’s claim that they are only requesting RAS3 zoning, this is indeed clever. But the way we read the code, by the most generous interpretation, anything above 33 units on the Melrose side and 33 units on the residential side is clearly RAS4 subway stop zoning by variance. Are we mistaken about this?
 - We are concerned that all of these “variances” are so in violation of the adopted Hollywood Community Plan, approved by the City Council, signed by the Mayor and properly published. We recommend you hold developers to the adopted plan until the now 13 year effort Hollywood Community Plan is completed, shared with the community and properly adopted. Otherwise the planners have no incentive to ever actually finish it.

Summary Recommendation:


In summary, although we believe it is overly generous, we can support the unanimous decision of the City Planning Commission of **62 units** with the exception that the full secondary highway dedication and construction + the 15' sidewalk will be provided on Melrose. If you carefully study a detailed map, drive Melrose and tour these beautiful historic neighborhoods and the Melrose-fronting studios from Vine to the 101, we believe you will agree with us that this important pedestrian shopping street has the near and long term potential to become a planned jewel of our City.

We believe this case is a productive opportunity for vision and to craft guiding precedents for the future development of this important shopping street rather than illegal knee jerk subway stop density spot zoning precedent that sells out the whole multi-billion dollar commercial/residential Melrose corridor for an opportunistic one time \$800K "contribution" to bail out 2 stalled remote pet projects that are not even in either of the 3 affected neighborhood council areas.

Thank you for the opportunity to comment. Please notify us of your decision.

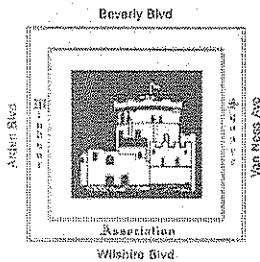
Sincerely,

THE MELROSE HILL NEIGHBORHOOD ASSOCIATION



Chip Carter, President
4920 Marathon Street
Los Angeles, CA 90029
818-679-6573 (c)
chip@chipcarter.com

Additional residents in support of the denial of this appeal:



Windsor Square Association

June 3, 2008

Planning and Land Use Management Committee
of the Los Angeles City Council
City Hall -- 200 North Spring Street
Los Angeles California 90012

Re: Camerford Lofts -- Council File CF 08-0454-S1;
City Planning Cases 2006-6519-ZC-HD-ZV-ZAA-SPR-2A and VTT-66997-1A

Dear Councilmembers Reyes, Huizar, and Weiss:

The Windsor Square Association, founded in 1925, represents the Fourth Council District residents of approximately 1100 homes between Van Ness Avenue and Arden Boulevard, from Wilshire Boulevard to Beverly Boulevard. Our Association surrounds the main commercial portion of LARCHMONT BOULEVARD (south of Beverly), and our residents are directly impacted by development on the northern part of Larchmont Boulevard, specifically development around the intersection of MELROSE AVENUE and LARCHMONT BOULEVARD.

Although the property that is the subject of these requests for variances and zone changes is not in our Council District, the property is just across the boundary separating the Fourth and Thirteenth Districts. The project is MERE FEET north of the centerline of Melrose. The impacts of the development, and the Melrose Avenue precedents that will be set by it, affect our District as well as the Thirteenth.

Our Association and our neighbors do NOT oppose development. We SUPPORT development that is in accordance with adopted plans and consistent with good planning practices. In the cases at hand, that leads us to oppose the developer's appeal and to SUPPORT THE ACTIONS OF THE PLANNING DEPARTMENT AND THE PLANNING COMMISSION.

On behalf of the Board of Directors of the Association, I am writing to affirm our Association's position, transmitted to you briefly in a note from our representative, June Bilgore, on May 20, 2008. WE ASK THAT YOU PLEASE AFFIRM THE GOOD PLANNING DECISIONS OF THE CITY PLANNING COMMISSION. Please support the surrounding community and good planning practices. The height, density, and setback changes requested for "Camerford Lofts" will set a BAD PRECEDENT.

Very truly yours,

JOHN H. WELBORNE
Vice President for Planning and Land Use

cc: Honorable Tom LaBonge, Councilmember, Fourth District
Honorable Eric Garcetti, Councilmember, Thirteenth District
S. Gail Goldberg, AICP, City Planning Director
Directors, Windsor Square Association

157 North Larchmont Boulevard • Los Angeles, California 90004
www.windsorsquare.org

08-0454 - d sl

THE SILVERSTEIN LAW FIRM

A Professional Corporation

215 NORTH MARENGO AVENUE, 3RD FLOOR
PASADENA, CALIFORNIA 91101-1504
PHONE: (626) 449-4200
FAX: (626) 449-4205

FACSIMILE TRANSMITTAL SHEET

DATE: June 2, 2008	NUMBER OF PAGES: 20
FROM: Robert P. Silverstein, Esq.	CLIENT/MATTER NO.: L1336-010

NAME	FAX No.	PHONE No.
Ms. Terry Kaufmann-Macias	(213) 978-8090	
Ms. Barbara Greaves	(213) 978-1029	

MESSAGE:

Please see correspondence attached.

RECEIVED
 LOS ANGELES CITY CLERK'S OFFICE
 CITY PLANNING
 2008 JUN -3 2009 JUN 13 PM 5:44
 CITY CLERK
 BY _____
 DEPUTY

IMPORTANT: THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED, AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, OR THE EMPLOYEE OR AGENT RESPONSIBLE FOR DELIVERING IT, TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT READING, DISSEMINATING, DISTRIBUTING OR COPYING THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE IMMEDIATELY NOTIFY THE SENDER BY TELEPHONE, WHO WILL ARRANGE TO RETRIEVE IT AT NO COST TO YOU. THANK YOU.

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ROBERT@ROBERTSILVERSTEINLAW.COM
WWW.ROBERTSILVERSTEINLAW.COM

June 2, 2008

VIA FACSIMILE (213) 978-8090
AND U.S. MAIL

Ms. Terry Kaufmann-Macias
Los Angeles City Attorney's Office
Room 700, City Hall East
200 North Main Street
Los Angeles, CA 90012

VIA FACSIMILE (213) 978-1029
AND U.S. MAIL

Ms. Barbara Greaves
Executive Assistant
Planning and Land Use Management
Comm.
City of Los Angeles
200 North Spring Street
Los Angeles, CA 90012

Re: Objections re: Camerford Lofts
VTT-66997-1A, CPC-2006-6519-ZC-HD-ZV-ZAA-SPR, ENV-2005-6520-MND
Council Files 08-0454 and 08-0454-S1

Dear Honorable Committee Members:

This firm and the undersigned represent the La Mirada Avenue Neighborhood Association of Hollywood ("LMANAH").

Our March 26, 2008 letter was previously submitted to the record in this case. A copy of that letter is attached for your reference. We supplement the record with further objections set forth herein.

The record shows that this project was piecemealed by the City in violation of the case of Orinda Association v. Contra Costa County (1986) 182 Cal.App.3d 1145, 1170-1171. In that case, the court of appeal held that the county building department had no authority to issue a demolition permit prior to the completion of the California Environmental Quality Act ("CEQA") process including the project approval. The court observed that:

"If demolition could be segregated from other development activities and made non-reviewable, the requirements of CEQA would be avoided altogether, and the statute would have no effect on the one development activity most threatening to an arguably important historic resource."

In this case, the City staff received an administrative draft of the Mitigated Negative Declaration ("MND") on July 17, 2006 from the developer. Demolition of the 1910-era bungalows began February 15, 2007. The City did not invite any public comment on the

Planning and Land Use Management Committee
June 2, 2008
Page 2

proposed MND until notice was issued on February 22, 2007. The first planning decision was made by the Advisory Agency on November 19, 2007. The MND was not adopted until that time.

The City therefore allowed the demolition of the bungalows before the public received any notice or an opportunity to comment on the historic status of the bungalows. In a similar manner, there was no analysis of the potential negative impacts on population and housing. By the time the MND was adopted, the failure of the City to analyze potential cultural resource impacts and population/housing impacts was dismissed with a claim that "no one lived on site."

The Orinda case requires the completion of the CEQA process and discretionary project approval before demolition is allowed. The City has a duty to analyze and mitigate the significant impacts from the loss of low income housing and potential historic resources before project approval. We demand that you require a new or revised environmental review as to the losses and impacts that have not been analyzed in the current documents: historic resources and population/housing. At the moment, the City has no adequate CEQA analysis to support approval of this project.

In addition to the deficient CEQA review, the project's proposed variances will result in spreading the density from the commercially zoned Melrose parcels onto the residentially zoned Camerford parcels. A proposal nearly identical to this project, approved by the City of Los Angeles, was invalidated by the Los Angeles Superior Court on September 6, 2006. In the case of Philip Anaya v. City of Los Angeles (BS 099892) the Hon. David Yaffe granted a writ of mandate and invalidated City project approvals that would have allowed a developer to construct more than the 11 units allowed under the zoning on the eastern parcel of property by spreading the total of 34 units evenly over two adjoining parcels treated as one for the project. Camerford Lofts is essentially the same scheme and apparently the City is prepared to issue the same type of approval that resulted in a successful writ of mandate just two years ago. A copy of Judge Yaffe's decision is attached hereto.

Additionally, the Camerford Loft variance findings required under Stolman v. City of Los Angeles (2004) 114 Cal.App.4th 916 cannot be made.

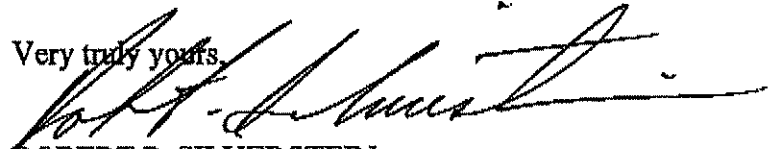
The appeal documents filed by the Applicant include a note to themselves that they did not really need to make one argument in their appeal papers in order to achieve their goal of 42 units on the Melrose parcels. Increased profits are not a legitimate basis to grant a variance. Therefore, the City cannot make the required findings to grant the requested variances.

For these reasons, the LMANAH's appeal must be granted and the appeal of the Applicant must be denied.

Planning and Land Use Management Committee
June 2, 2008
Page 3

Thank you for your attention to this matter. As always, please contact me with any questions or comments.

Very truly yours,

A handwritten signature in black ink, appearing to read "Robert P. Silverstein", written over a horizontal line.

ROBERT P. SILVERSTEIN
FOR
THE SILVERSTEIN LAW FIRM

RPS:aa
Encls.
cc: LMANAH Officers (via facsimile)

THE SILVERSTEIN LAW FIRM

A Professional Corporation

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PASADENA, CALIFORNIA 91101-1504

PHONE: (626) 449-4200 FAX: (626) 449-4205

ROBERT@ROBERTSILVERSTEINLAW.COM
WWW.ROBERTSILVERSTEINLAW.COM

March 26, 2008

VIA FACSIMILE (213) 978-1040
AND MAIL

Planning and Land Use Management Committee
City of Los Angeles
200 North Spring Street, Public Works Hearing Room
Los Angeles, CA 90012

Re: Camerford Lofts Appeals
Council File 08-0454-S1
CPC 2006-6519-ZC ZV HD ZAA SPR-2A

Honorable Committee Members:

This firm and the undersigned represent the La Mirada Avenue Neighborhood Association of Hollywood ("LMANAH") regarding the Camerford Lofts project appeals.

Preliminarily, we support the City Planning Commission's rejections of numerous discretionary approvals sought by the Developer/Applicant (hereinafter "Applicant"). We ask you to uphold those findings and reject the appeal filed by the Applicant.

In addition, as to those entitlements that the Planning Commission did grant or recommend for approval, we respectfully appeal those. If allowed to stand, those approvals would cause serious policy problems. They should be rejected by the PLUM Committee and by the City Council.

We adopt all well-taken arguments and comments submitted as part of the administrative record in opposition to the Project as planned.

The Project as presented violates core zoning concepts. Essentially, the Applicant asks the City to spot zone, via multiple variances, and create a de facto general plan amendment, without properly characterized applications, and without the normally required environmental impact report ("EIR"). Among other things, such a change in the fundamental zoning plan for a community requires analysis of the impacts of moving greater density and height into the residential zone. The Advisory Agency below was accommodating, but its approval of this scheme and the Planning Commission's endorsement of it in part, create terrible public policy.

Given the number and magnitude of zoning variances and adjustments requested, Planning Director Gail Goldberg's often quoted comment about the value of land in Los Angeles is particularly apt. Ms. Goldberg observed:

Planning and Land Use Management Committee
March 26, 2008
Page 2

"In every city in this country, the zone on the land establishes the value of the land. In Los Angeles, that's not true. The value of the land is not based on what the zone says . . . It's based on what [the] developer believes he can change the zone to. This is disastrous for the city. Disastrous. Zoning has to mean something in this city."
LA Weekly, "Bitter Homes and Gardens," Feb. 27, 2008.

The Project, as proposed, sadly reconfirms the truth of Ms. Goldberg's observation.

Applicant's Appeals

The Applicant claims that it is allowed by right to construct 66 units in the C4-D zone on the Melrose lots, and to construct 33 units in the R3-1XL zone on the Camerford lots. The Applicant argues it should be allowed to transfer the density and height from the commercial district into the residential zone simply because the Applicant bought four commercial lots on Melrose that lie across the alley from four residential lots on Camerford. The developer also requests that it be given the airspace over the City's alley as additional developable square footage.

In addition, and as discussed below, the Project as proposed is unlawful because the proper findings for the requested variances cannot be made on any of the facts.

The Applicant also argues that it should not have to comply with a 15-foot setback along Melrose Avenue because hundreds of yards down the street, a soundstage of Paramount Studios does not have a similar 15-foot setback. This argument is specious. It ignores that the setback requirement applies to buildings in the actual vicinity of the Project. This Honorable Committee should not be swayed by citation to one building about a quarter of a mile away.

Finally, the Applicant alleges that the Planning Commission violated its due process rights by having supporters and opponents of the Applicant sitting at the hearing room table giving public comment at the same time. This argument verges on the nonsensical. The Planning Commission always understood who was talking. The Applicant was at one end of the table and the opponents at the other end of the table. There was no violation of due process.

LMANAH's Appeal

The LMANAH's concurrent appeal should be granted.

No factual basis exists upon which any City decision maker could make proper findings for any of the variances requested. In Stolman v. City of Los Angeles (2003) 114 Cal.App.4th 916, the City granted a non-conforming variance for a gas station in a residential neighborhood to add an auto detailing service to its gasoline sales business. The Court of Appeal, reversing a trial court denial of a writ of mandate, held that there was no evidence in the record that under the current use of the property the gas station owner was unable to earn a profit. The Stolman

Planning and Land Use Management Committee
March 26, 2008
Page 3

Court, quoting the California Supreme Court, noted that if the property could be put to some effective use that is consistent with the current zoning without the variance, then it is of no consequence that the property could be made more valuable with the variance. Stolman, supra, 114 Cal.App.4th at 928. Thus, the Stolman court held that the City of Los Angeles' grant of the variance to add automobile detailing to expand the non-conforming use simply on the ground that it would make the property more profitable was unlawful.

The appeal papers filed by the Applicant demonstrate that the requested variances are simply a developer trying to increase the density for increased profitability – not to address a unique circumstance or hardship associated with characteristics of the property as required by law.

On page 2 of Attachment A to the Applicant's appeal of the City Planning Commission action, the following bold message appears: "[TEAM: WE DON'T NEED THIS TO ACHIEVE 42 UNITS ON THE MELROSE PARCELS.]" (Exhibit I.) This note to "The Team" is inserted in response to a purported appeal of the denial of a variance to LAMC 12.27 to allow the density of the lots on Melrose to be calculated on the total lot area before the required 15-foot dedication. This note tells this Honorable Committee (as it will tell a reviewing court) that the variances are sought merely to intensify the density to meet some high profit goal.

There is no evidence demonstrating that the current density along Camerford cannot allow any profitable development in conformity with the existing zoning. Instead, the Applicant seeks to take the more intense density allowed along the commercial zone of Melrose Avenue and inject it into the adjoining residential district under the novel theory that the density on the Melrose lots should be "evenly spread" over the Camerford lots and public alley airspace separating the residentially zoned community from the commercial district.

This claim is not a hardship associated with the land that permits a variance. It is merely for the convenience of the Applicant seeking to maximize density on the Camerford residential lots. **Increasing the profitability of a luxury lofts project is not a legitimate basis for granting the variances sought.**

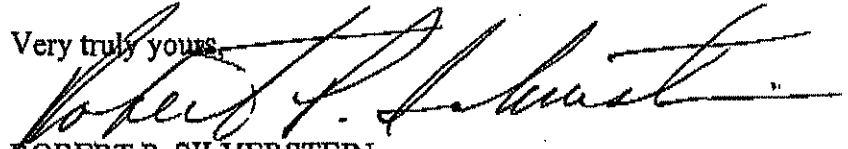
The LMANAH's appeal should also be granted because the City has endorsed a mitigated negative declaration ("MND") with vast analytical defects that ignore significant environmental impacts. A reviewing court will likely overturn the MND, and approvals based upon it, because of its inaccurate project description, its failure to acknowledge and discuss population and housing impacts, its failure to assess historic resources, the existence of significant traffic impacts, and unlawful piecemealing vis-à-vis adjacent projects. The environmental impacts of the Project as proposed are not lawfully mitigated due to the deficiencies of the MND.

The LMANAH's appeal should be granted.

Planning and Land Use Management Committee
March 26, 2008
Page 4

Thank you for your attention to these comments and objections. Please ensure that we are provided with written notice of all actions, decisions and future hearings regarding this matter. Should you have any questions or comments, please do not hesitate to contact me.

Very truly yours,



ROBERT P. SILVERSTEIN
FOR
THE SILVERSTEIN LAW FIRM

RPS: aa

cc: LMANAH Officers
Hon. Ed Reyes (via facsimile)
Hon. Jose Huizar (via facsimile)
Hon. Jack Weiss (via facsimile)

APPEAL TRANSMITTAL TO CITY COUNCIL

Case No. CPC-2006-6519-ZC-ZV-HD-ZAA- SPR-2A	Planning Staff Name(s) and Contact No. Madhu Kumar, 213-978-1162	C.D. No. 13
Related Case No(s). VTT-66997-2A	Last Day to Appeal February 27, 2008	

Location of Project (Include project titles, if any.)
5663-5647 W. Melrose and 5742-5766 W. Camerford Avenue

Applicant(s) and Representative(s) Name(s) and Contact Information, if available.
Watt Genton (310)314-2521
Michael Gonzales, (213) 955-5678 (Representative)

Appellant(s) and Representative(s) Name(s) and Contact Information, including phone numbers, if available.
Same as applicant

Final Project Description
 At its meeting on December 13, 2007, the following action was taken by the City Planning Commission:
 Approved and Recommended that the City Council adopt a Zone and Height District Change from C4-1D (Commercial Zone with development limitation of a FAR of 1:1) to (T)(Q)RAS3-1 with a height limit of 45 feet (on the Melrose parcels only).
 Denied a Variance, pursuant to Section 12.27 of the Municipal Code, to permit 54 residential units on the R3-1XL zoned portion of the project fronting Camerford Avenue in lieu of the otherwise permitted 33 units; (or one unit per 500 square feet of lot area in lieu of the otherwise permitted one unit per 800 square feet of lot area) in order to provide an equal distribution of all 88 units over the entire site.
 Denied a Variance, pursuant to Section 12.27 of the Municipal Code to permit the lot area used in calculating residential density on the recommended RAS3-1 zoned portion of the project fronting Melrose Avenue to include the area required for a 16 foot street dedication resulting in 33 units in lieu of 29 units.
 Approved a Variance, pursuant to Section 12.27 of the Municipal Code to permit a maximum building height of 45 feet in lieu of the maximum permitted height of 30 feet for the R3-1XL zoned portion of the project fronting Camerford Avenue.
 Approved an Adjustment, pursuant to Section 12.27 of the Municipal Code to permit the R3-1XL zoned portion of the project fronting Camerford Avenue to observe a reduced rear yard of zero feet in lieu of the minimum 15 feet required.
 Denied an Adjustment pursuant to Section 12.27 of the Municipal Code to permit the R3-1XL zoned portion of the project fronting Camerford Avenue to observe a reduced front yard of 10 feet in lieu of the minimum 15 feet required.
 Approved an Adjustment, pursuant to Section 12.27 of the Municipal Code, (a) to permit the recommended RAS3-1 zoned portion of project fronting Melrose Avenue to observe a reduced front yard of zero feet in lieu of the minimum required five feet, and (b) a reduced rear yard of zero feet in lieu of the required minimum five feet.
 Denied the requested Site Plan Review without prejudice.
 Adopted Mitigated Negative Declaration No. ENV 2006-6520- MND.
 Adopted Findings.

Items Appealable to Council: **Zone Change Conditions, Variances and Site Plan Review.**

Fiscal Impact Statement <small>*If determination states administrative costs are recovered through fees, indicate "Yes."</small> Yes	Env. No. 2006-6520-MND	Commission Vote: 7-0
---	------------------------	----------------------

- In addition to this transmittal sheet, City Clerk needs:
 (1) Appeal package, Original & (1) copy plus; (2) true copies of Commission Determination or Orig & (1) copy of Determin for legislative actions;
 (2) Staff Recommendation Report (1);
 (3) Environmental document used to approve the project, if applicable (1);
 (4) Public hearing notice (1);
 (5) Commission determination mailing labels (1) note: Condo projects & Appeals only require a copy of the list(s), not the labels,
 (6) Condo projects only: (1) copy of Commission Determination mailing list (Includes project's tenants; and 500 foot radius mailing lists)

 Gabrielle Williams, Commission Executive Assistant II City Planning Commission	Date MAR 03 2008
--	----------------------------

MAR 04 2008
PLANNING & LAND

zone. Therefore, the Applicant's requested 96 residential dwelling units is consistent with the Property's currently permissible residential density. Rather than develop the Melrose Parcels and the Camerford Parcels independently, the Applicant's project would develop the Property in a unified fashion, with approximately equal distributions of density spread over the Property. The Applicant's proposal would create a balanced and aesthetically pleasing unified project on a site which is currently designated to support that type of residential density. The project would nevertheless respect the more residential Camerford Avenue by reducing height to approximately 35 feet along Camerford and concentrating height closer to the more commercial Melrose Avenue. The Applicant's requested entitlements as proposed by the Applicant would create a unified project which would reinvigorate a portion of the City desperate for redevelopment. The Commission's decisions and recommendations relative to this case would force the Applicant to develop a disjointed and unsightly project, which does not capture a smart growth opportunity. Accordingly, the Commission's punitive decision is not good planning practice

APPEAL OF THE COMMISSION'S DECISION

The Applicant appeals the following Commission decisions and requests that this Honorable Committee approve the project as set forth in the Project application, which is attached hereto as Exhibit "A":

1) Denial of a variance pursuant to Los Angeles Municipal Code ("LAMC") Section 12.27 to permit 54 residential units on the R3-1XL zoned Camerford Parcels in lieu of the allowed 33 in order to provide an equal distribution of density over the Property. This request only moves permitted density from the Melrose Parcels to the Camerford Parcels. As noted above, the Property's gross lot area supports a residential density of 99 units, with 66 of those units within the Melrose Parcels. In order to create a unified project that captures the Property's smart growth potential, moving density from the Melrose Parcels to the Camerford Parcels is necessary. As proposed, the project would develop approximately 42 units on the Melrose Parcels, approximately 12 units straddling the alley, and approximately 42 units on the Camerford Parcels. If each portion were developed independent of the other, resultant development would be disjointed and unbalanced. Accordingly, denial of this variance would result in an aesthetically unpleasing project and would waste a smart transit oriented growth opportunity.

2) Denial of a variance pursuant to LAMC Section 12.27 to allow the Melrose Portion's density to be calculated on that portions lot area before the required 15 foot dedication. [TEAM: WE DON'T NEED THIS TO ACHIEVE 42 UNITS ON THE MELROSE PARCELS.] ←

3) Approval of a variance pursuant to LAMC Section 12.27 to permit a height of 45 feet on the Camerford Parcels. The Applicant requests approximately 60' of height to permit the development of a unified project across the Property. Such height would be concentrated closer to Melrose Avenue, thus respecting Camerford Avenue's residential character. Furthermore, the project's proposed townhouses along Camerford Avenue would not exceed approximately 35 feet in height.

4) Denial of an adjustment pursuant to LAMC Section 12.28 to permit a 10 foot rear yard within the R3-1XL zoned Camerford Parcels in lieu of the minimum 15 foot requirement.

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

DATE: 09/06/06

DEPT. 86

HONORABLE DAVID P. YAFFE

JUDGE

S. BARRETT

DEPUTY CLERK

HONORABLE #2

JUDGE PRO TEM

H. KWON, COURTROOM ASST.

ELECTRONIC RECORDING MONITOR

NONE

Deputy Sheriff

DARYL CASE, CSR #8739

Reporter

9:30 am

BS099892

Plaintiff

P. HESS (X)

Counsel

PHILIP ANAYA

VS

Defendant

CITY ATTORNEY

CITY OF LOS ANGELES ET AL

Counsel

BY J. HARKLESS (X)

R. MCCONNELL (X)

NATURE OF PROCEEDINGS:

HEARING ON PETITION FOR WRIT OF MANDATE;

Matter is called for trial.

Matter is argued and taken under submission.

LATER: The Court makes the following ruling:

Petition for Writ of Mandate is granted.

Petitioner, the owner of an adjacent property improved with a single family residence, challenges a zoning variance granted by the North Valley Area Planning Commission that permits a 34 unit condominium project to be constructed on 2 adjoining lots with a combined area of slightly more than 70,000 square feet.

The general plan for the area, the Northridge Community Plan, includes a provision to, "protect existing single family residential neighborhoods from encroachment by higher density residential and other incompatible uses." The means by which such protection is afforded is set forth in the plan itself as follows: "The plan map identifies areas where only single-family residential development is permitted. It protects these areas from encroachment by designating, where appropriate, transitional residential

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

DATE: 09/06/06			DEPT. 86
HONORABLE DAVID P. YAFFE	JUDGE	S. BARRETT	DEPUTY CLERK
HONORABLE #2	JUDGE PRO TEM	H. KWON, COURTROOM ASST.	ELECTRONIC RECORDING MONITOR
NONE	Deputy Sheriff	DARYL CASE, CSR #8739	Reporter

9:30 am	BS099892	Plaintiff	P. HESS (X)
	PHILIP ANAYA	Counsel	
	VS	Defendant	CITY ATTORNEY
	CITY OF LOS ANGELES ET AL	Counsel	BY J. HARKLESS (X) R. MCCONNELL (X)

NATURE OF PROCEEDINGS:

densities which serve as buffers." (2A.R.0146).

The two lots to be developed were acquired by Real Party in Interest, IMT Development Fund IX, and the approvals that it requested in order to develop the condominium project included a zone change and a zoning variance. The zoning change was to change the zoning of both lots from RA-1, suburban residential, that permits only single-family residences, to 2 "restricted density multiple dwelling" zones, RD3 and RD1.5, that permit multiple dwellings to be constructed in the buffer zone required by the general plan. The zone change requested and approved, and not challenged by the present petition, was approved by respondent on the basis of its finding that the RD3 designation for the lot that comprises the eastern half of the property, "provides the buffer between the RD1.5 zoning and protects the single-family from the more intensive multiple family zoning to the west." (2A.R.0146). One of the conditions to the approval of the zoning change was that the RD3 portion of the lot could be improved with only 11 condominium units, whereas the western half of the property, the RD1.5 portion, could be improved with 23 condominium units. (2A.R.0139).

The zoning variance requested by IMT and approved by respondent, however, provides that the 2 lots may be considered as 1 parcel, and that IMT may construct 34

MINUTES ENTERED 09/06/06 COUNTY CLERK

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

DATE: 09/06/06

DEPT. 86

HONORABLE DAVID P. YAFFE

JUDGE

S. BARRETT

DEPUTY CLERK

HONORABLE #2

JUDGE PRO TEM

H. KWON, COURTROOM ASST.

ELECTRONIC RECORDING MONITOR

NONE

Deputy Sheriff

DARYL CASE, CSR #8739

Reporter

9:30 am

BS099892

Plaintiff

P. HESS (X)

Counsel

PHILIP ANAYA

VS

Defendant

CITY ATTORNEY

CITY OF LOS ANGELES ET AL

Counsel

BY J. HARKLESS (X)

R. MCCONNELL (X)

NATURE OF PROCEEDINGS:

condominium units on the parcel without complying with the requirement that only 11 units be built on the eastern half of the property, which abuts the single family residential area that lies to the east and the south of the project. It is this variance that is challenged by the petition for writ of mandate in this case.

The petition must be granted because it appears from the administrative record that the zoning variance destroys the buffer area that was created by the zoning change.

The real issue in the case is whether the IMT development taken as a whole, complies with the general plan by creating a transitional residential density that is less than the density of the multi-family developments west of the project. The findings of the North Valley Area Planning Commission do not state whether or not it does so. There is no finding in the administrative decision that informs the Court what density is permitted in the area west of the project. The Court assumes that if the Commission were requiring a density for the project less than the permitted density west of the project, it would say so. It appears from the Administrative Record that it is only the eastern half of the project, designated RD3, that provides the buffer zone.

MINUTES ENTERED
09/06/06
COUNTY CLERK

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

DATE: 09/06/06

DEPT. 86

HONORABLE DAVID P. YAFFE

JUDGE

S. BARRETT

DEPUTY CLERK

HONORABLE #2

JUDGE PRO TEM

H. KWON, COURTROOM ASST.

ELECTRONIC RECORDING MONITOR

NONE

Deputy Sheriff

DARYL CASE, CSR #8739

Reporter

9:30 am

BS099892

Plaintiff P. HESS (X)

Counsel

PHILIP ANAYA

VS

Defendant CITY ATTORNEY

CITY OF LOS ANGELES ET AL

Counsel BY J. HARKLESS (X)

R. MCCONNELL (X)

NATURE OF PROCEEDINGS:

Counsel for IMT has called the Court's attention to a tentative tract map (1A.R.0055) that shows that the property immediately to the west of the proposed development is a lot that is the same size as each of the 2 lots in the proposed development, and that it is improved with 22 condominium units. This map makes it clear that the intent of the zoning change was to permit IMT to develop the west half of the project at about the same density as the property to the west (23 units), and to require the east half of the project to be developed at half that density (11 units) to provide the buffer for the single-family residences to the east of the project. If that is so, then the Commission has simply required the buffer zone in the zoning change and then erased it in the zoning variance. The general plan requires a real decrease in density in the buffer zone, not just the appearance of a decrease in density. By failing to clarify whether it has or has not provided the buffer zone required by the general plan, respondent has failed to bridge the analytic gap between the raw evidence that it considered and its ultimate decision or order, in violation of the decision of the California Supreme Court in TOPANGA ASSOCIATION V. COUNTY OF LOS ANGELES, 11 CAL 3d 506,515(1974)

Counsel for petitioner is to submit a proposed judgment and proposed writ to this department within 10 days, together with a proof of service showing

MINUTES ENTERED
09/06/06
COUNTY CLERK

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

DATE: 09/06/06

DEPT. 86

HONORABLE DAVID P. YAFFE

JUDGE

S. BARRETT

DEPUTY CLERK

HONORABLE #2

JUDGE PRO TEM

H. KWON, COURTROOM ASST.

ELECTRONIC RECORDING MONITOR

NONE

Deputy Sheriff

DARYL CASE, CSR #8739

Reporter

9:30 am

BS099892

Plaintiff

P. HESS (X)

Counsel

PHILIP ANAYA

VS

Defendant

CITY ATTORNEY

CITY OF LOS ANGELES ET AL

Counsel

BY J. HARKLESS (X)

R. MCCONNELL (X)

NATURE OF PROCEEDINGS:

that copies have been served upon all other counsel by hand delivery or FAX. The Court will hold the documents for 10 days before signing and filing the judgment and causing the clerk to issue the writ.

**CLERK'S CERTIFICATE OF MAILING/
NOTICE OF ENTRY OF ORDER**

I, the below named Executive Officer/Clerk of the above-entitled court, do hereby certify that I am not a party to the cause herein, and that this date I served Notice of Entry of the above minute order of 9-6-06 upon each party or counsel named below by depositing in the United States mail at the courthouse in Los Angeles, California, one copy of the original entered herein in a separate sealed envelope for each, addressed as shown below with the postage thereon fully prepaid.

Date: September 6, 2006

John A. Clarke, Executive Officer/Clerk

BY:


S. Barrett, Judicial Assistant

MINUTES ENTERED
09/06/06
COUNTY CLERK

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

DATE: 09/06/06

DEPT. 86

HONORABLE DAVID P. YAFFE

JUDGE

S. BARRETT

DEPUTY CLERK

H. KWON, COURTROOM ASST.

HONORABLE #2

JUDGE PRO TEM

ELECTRONIC RECORDING MONITOR

NONE

Deputy Sheriff

DARYL CASE, CSR #8739

Reporter

9:30 am BS099892

Plaintiff P. HESS (X)

Counsel

PHILIP ANAYA

VS

Defendant CITY ATTORNEY

CITY OF LOS ANGELES ET AL

Counsel BY J. HARKLESS (X)

R. MCCONNELL (X)

NATURE OF PROCEEDINGS:

Philip Hess
155 So. Hudson Avenue
Los Angeles, CA 90004

Jolaine Harkless
Assistant City Attorney
200 No. Main Street, 7th Floor
Los Angeles, CA 90012

Robin McConnell
Stone Rosenblatt Cha
21550 Oxnard Street #200
Woodland Hills, CA 91367

MINUTES ENTERED
09/06/06
COUNTY CLERK

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Original
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LOS ANGELES SUPERIOR COURT

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SEP 20 2006
DEPT. 86

OCT 03 2006
JOHN A. CLARKE, CLERK
Connie L. Hudson
BY CONNIE L. HUDSON, DEPUTY

SUPERIOR COURT OF CALIFORNIA
COUNTY OF LOS ANGELES

PHILIP ANAYA,
Petitioner,
vs.
CITY OF LOS ANGELES, et al.,
Respondent.

CASE NO. BS 099892
Assigned to Hon. David P. Yaffe
Department 86

~~PROPOSED~~ JUDGMENT GRANTING
PEREMPTORY WRIT OF MANDAMUS

IMT DEVELOPEMENT FUND IX, L.P.,
Real Party In Interest.

This matter came on regularly before this Court on September 6, 2006 for hearing in Department 86 of the Superior Court, the Honorable David P. Yaffe, presiding. Philip J. Hess appeared as attorney for petitioner Philip Anaya. Jolaine Harkless appeared as attorney for respondent City of Los Angeles. Robin M. McConnell of Stone | Rosenblatt | Cha appeared as attorney for real party in interest IMT Development Fund IX, L.P.

The Court having considered the administrative record, the pleadings, brlefs, and related

~~PROPOSED~~ JUDGMENT

1 interest, and having rendered its decision granting the relief sought in the petition for the reasons
2 stated in the Court's Minute Order, dated September 6, 2006,


3 IT IS HEREBY ORDERED, ADJUDGED AND DECREED THAT:

4 1. A peremptory writ of mandamus shall issue from the Court, remanding the
5 proceedings to respondent and commanding respondent City of Los Angeles to set aside that
6 portion of its decision of September 21, 2005 in the administrative proceedings entitled APCNV
7 2004-1242-(ZC)(ZV) that granted a variance permitting real party in interest IMT Development Fund
8 IX, L.P. to average project density over the (T)(Q)RD3-1 and (T)(Q)RD1.5-1 zones.

9 2. The writ shall further command that respondent City of Los Angeles may reconsider
10 its action in light of the Court's opinion and take any further action specially enjoined on it by law,
11 *THAT IS CONSISTENT WITH THE DECISION OF THE COURT,* ^{or}
12 but nothing in this judgment or in that writ shall limit or control in any way the discretion legally
13 vested in respondent.

14 3. Petitioner Philip Anaya shall recover his costs in this proceeding in the amount of
15 \$ _____

16 Dated: ~~OCT 03 2006~~


17 Honorable David P. Yates
18 JUDGE OF THE LOS ANGELES SUPERIOR COURT

19 #124292

OCT - 5 2006 writ of mandamus

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PROOF OF SERVICE

STATE OF CALIFORNIA, COUNTY OF LOS ANGELES:

I am employed in the County of Los Angeles, State of California. I am over the age of 18 and not a party to the within action. My business address is 200 North Main Street, 7th Floor, Los Angeles, California 90012.

On September 20 2006, I served the foregoing documents described a **[PROPOSED] JUDGMENT GRANTING PEREMPTORY WRIT OF MANDAMUS** on all interested parties in this action by placing copies thereof enclosed in a sealed envelope addressed as follows:

Philip J. Hess, Esq.
155 South Hudson Avenue
Los Angeles, CA 90004-1033
Facsimile: (323) 954-1208

Robin M. McConnell, Esq.
Stone, Rosenblatt, Cha
21550 Oxnard St., Main Plaza, Ste. 200
Woodland Hills, CA 91367
Facsimile: (818) 999-2269

BY MAIL: I placed the document(s) in a sealed envelope and caused such envelope to be deposited in the mail at 200 North Main Street, Los Angeles, California. The envelope was mailed with postage thereon fully prepaid. I am "readily familiar" with this office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the United States Postal Service on that same day with postage thereon fully prepaid at Los Angeles, California, in the ordinary course of business. I am aware that on motion of the party served, service is presumed invalid if the postal cancellation date or postage meter date is more than one day after date of deposit for mailing in the affidavit.

BY FAX: by transmitting a true copy via facsimile transmission from fax number (213) 978-8090 to the fax number(s) set forth on the attached Service List on this date before 5:00 p.m.

BY PERSONAL DELIVERY: by personally delivering the documents to the persons set forth on the attached Service List.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

EXECUTED this 20th day of September, 2006, at Los Angeles, California.


FRANCES PULONE