



Candy Rosales <candy.rosales@lacity.org>

14, 9/24 Ccl mtg council file 13-1070), thx!

1 message

Sharon Gin <sharon.gin@lacity.org>

Tue, Sep 24, 2013 at 9:20 AM

To: Candy Rosales <candy.rosales@lacity.org>

----- Forwarded message -----

From: **Noel Fleming** <noel.fleming@lacity.org>

Date: Mon, Sep 23, 2013 at 8:05 AM

Subject: Fwd: 11754 Idaho/1601 Stoner (council file 13-1070)

To: Sharon Gin <sharon.gin@lacity.org>

Hi Sharon,

I'm going to be forwarding you some emails to be included in the public record for CF 13-1070 which is in Council tomorrow.

Noel Hyun Fleming
Senior Planner
Councilmember Mike Bonin
City of Los Angeles
213-473-7011 office
213-473-2384 direct
www.11thdistrict.com

----- Forwarded message -----

From: **David Shorter** <shorter@ucla.edu>

Date: Sun, Sep 22, 2013 at 11:53 PM

Subject: 11754 Idaho/1601 Stoner (council file 13-1070)

To: tanner.blackman@lacity.org, kevin.ocubillo@lacity.org, tricia.keane@lacity.org, noel.fleming@lacity.org

Hello Councilman Huizar and Councilman Bonin, as well as their assistants.

Thank you for your work.

I am writing this short note to simply register my concerns about the proposed condos at the address in the subject line (council file 13-1070). I live directly across the street and love my neighborhood. I adore Stone Park. I buy veggies and ice cream from the Latino vendors. I frequent as many of the local business on our block that I can. I really like the West LA police station here and the officers are very receptive to residents' concerns in our neighborhood. Recently though, we have suffered a major blow to what has felt for a long time like a real community: the increase in tall condo buildings. I have written much longer letters on this matter before, but in the interest of your time, allow me to be brief: they block our view of the sky, they require the removal of tall trees, they have more people looking out of their windows right into someone else's windows, and here is a very serious issue, they bring more cars into the neighborhood.

Please visit our neighborhood between 7am and 9am and between 4pm and 6pm. Our neighborhood is literally

backed up, every single stop sign has a line of cars avoiding Santa Monica Blvd. If you insist on approving any building there, could you please limit how many units there are? Each unit comes with cars. The units around us already have three or four students living in two or three bedroom units, each with their own car. They are now coming and going during rush hours. Please visit our neighborhood at night as cars just drive around and around looking for a spot. If you can prevent this condo from being huge, it would mean a lot to us. It would mean that council members don't think that only Santa Monica and Brentwood deserve nice neighborhoods.

We can prevent our neighborhoods from becoming parking lots. In fact, I think you have perhaps more power than most in the process. Please hear us: limit the condo's size; require them to keep the tall trees on the property. The proposer's claims that he or she might lose money is bogus. Just like the building on Granville and Idaho that has made our lives miserable for the last six months, they will use cheap building materials and make a ton of money for years to come no matter how many stories high it goes.

Please hold them accountable to WLA Community Plan, police 1-3.1, which enables us (and you) to protect the character of our neighborhood.

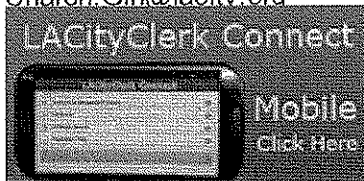
I appreciate you taking the time to read this letter and to truly hear my concerns.

Best,

Dr. David Shorter

~~~~~  
David Delgado Shorter  
Associate Professor and Vice Chair  
World Arts and Cultures/Dance  
University of California Los Angeles  
[www.davidshorter.com](http://www.davidshorter.com)

—  
Sharon Gin  
City of Los Angeles  
Office of the City Clerk  
213.978.1074  
[Sharon.Gin@lacity.org](mailto:Sharon.Gin@lacity.org)







Candy Rosales <candy.rosales@lacity.org>

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## Fwd: Council File #13-1070

1 message

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**Sharon Gin** <sharon.gin@lacity.org>  
To: Candy Rosales <candy.rosales@lacity.org>

Tue, Sep 24, 2013 at 9:21 AM

----- Forwarded message -----

From: **Noel Fleming** <noel.fleming@lacity.org>  
Date: Mon, Sep 23, 2013 at 8:17 AM  
Subject: Fwd: Council File #13-1070  
To: Sharon Gin <sharon.gin@lacity.org>

For the public record for this item which is in Council tomorrow.

Noel Hyun Fleming  
*Senior Planner*  
Councilmember Mike Bonin  
City of Los Angeles  
213-473-7011 office  
213-473-2384 direct  
www.11thdistrict.com

----- Forwarded message -----

From: **Erbstein, Rebecca** <Rebecca\_Erbstein@spe.sony.com>  
Date: Sat, Sep 21, 2013 at 4:24 PM  
Subject: Council File #13-1070  
To: "Noel.Fleming@LACity.org" <Noel.Fleming@lacity.org>

I live at 1541 Stoner Ave. in West Los Angeles and I 100% object to the construction of a 4-story building in my neighborhood for the following reasons.

1. We cherish our Community Plan, and it says we can restrict building height and size to protect the character of the neighborhood.
2. The developer can still build a 3-story apartment with 8 units, if he builds smaller units. He is not being "aggrieved".
3. The developer refuses to submit a construction budget or proforma – we don't believe that he is "losing money" on this deal. Make him show

us a proforma.

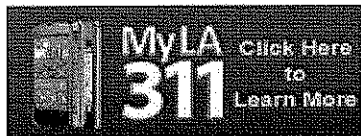
4. There are no other 4-story buildings on the block. The Planning Dept. and developer are cherry-picking the 15% of buildings in the area that are 4 stories. The clear majority of buildings (85%) are 3 stories or less, including many houses.

5. Limiting this building to 3 stories is consistent with the WLA Community Plan - policy 1-3.1 –“Require architectural compatibility and adequate landscaping for new multi-residential development to protect the character and scale of existing residential neighborhoods.”

Thank you for your consideration.

Rebecca Erbstein

—  
Sharon Gin  
City of Los Angeles  
Office of the City Clerk  
213.978.1074  
Sharon.Gin@lacity.org



Sept. 23, 2013

Jay Ross  
1721 S. Granville Ave.  
West L.A., CA 90025-1803  
[Ross\\_Jay@Hotmail.com](mailto:Ross_Jay@Hotmail.com)

**Re: Council file 13-1070 – Community’s response  
Owner’s re-appeal of 11754 Idaho Ave. / 1601 S. Stoner Ave.**

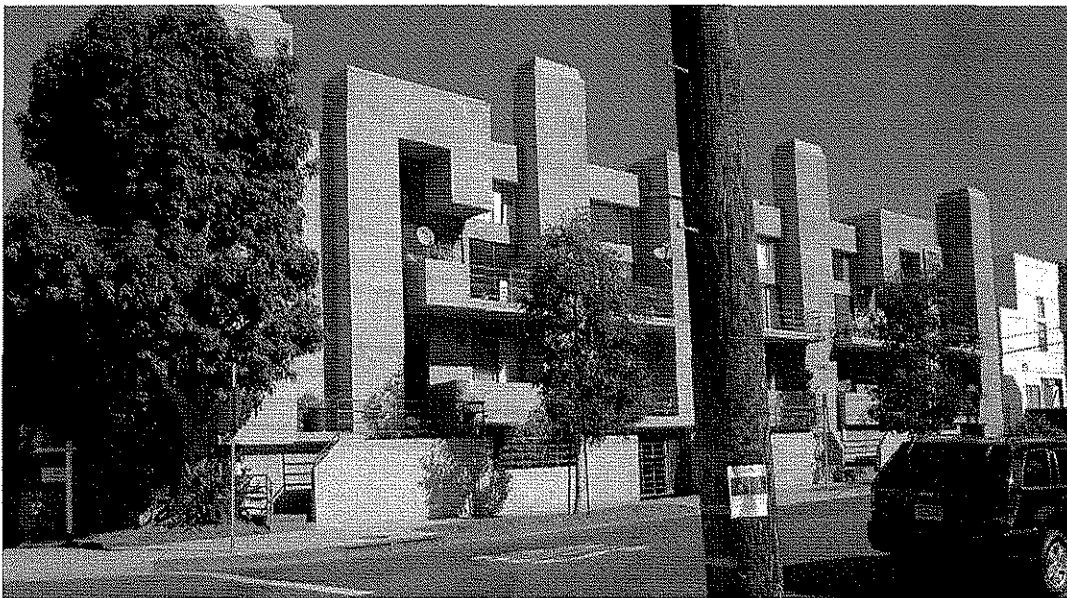
To the L.A. City Council and City Attorney:

The following document retorts many of the developer’s false claims in his re-appeal of this case.

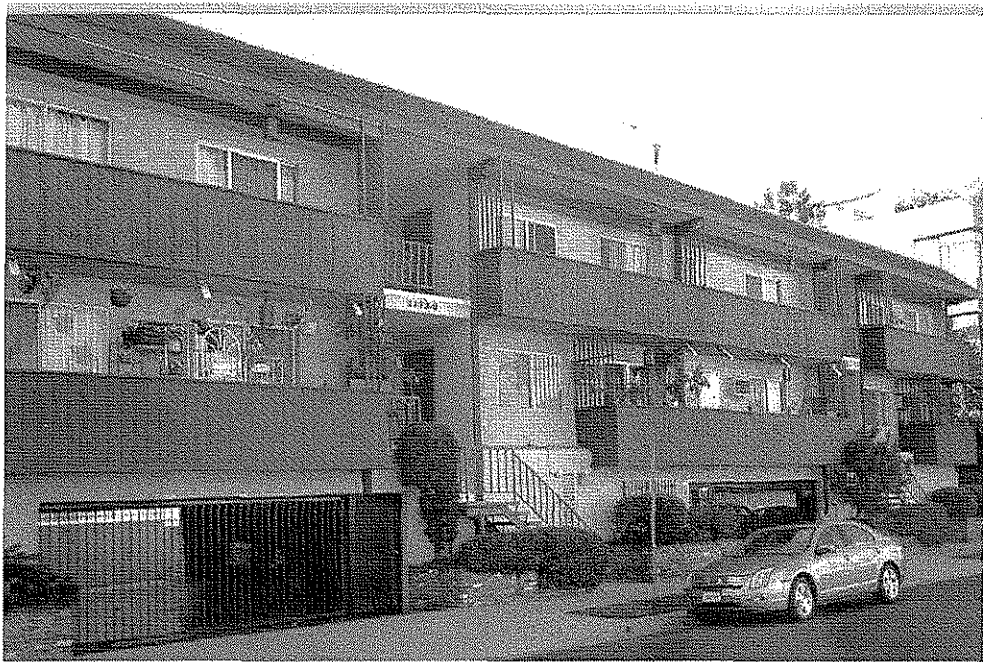
The West L.A. Area Planning Commission upheld the community’s appeal in June to disallow a 10% variance for reduced open space, and to add a Condition to the Tentative Tract Map to limit the height to 3 levels, in order to conform to the character of the community, as the Community Plan requires.

*Here is evidence that the 3-story buildings in the vicinity are lower than 45 feet. Most are much lower and are ~33 ft. or less, which is the typical height of a 3-story building.*

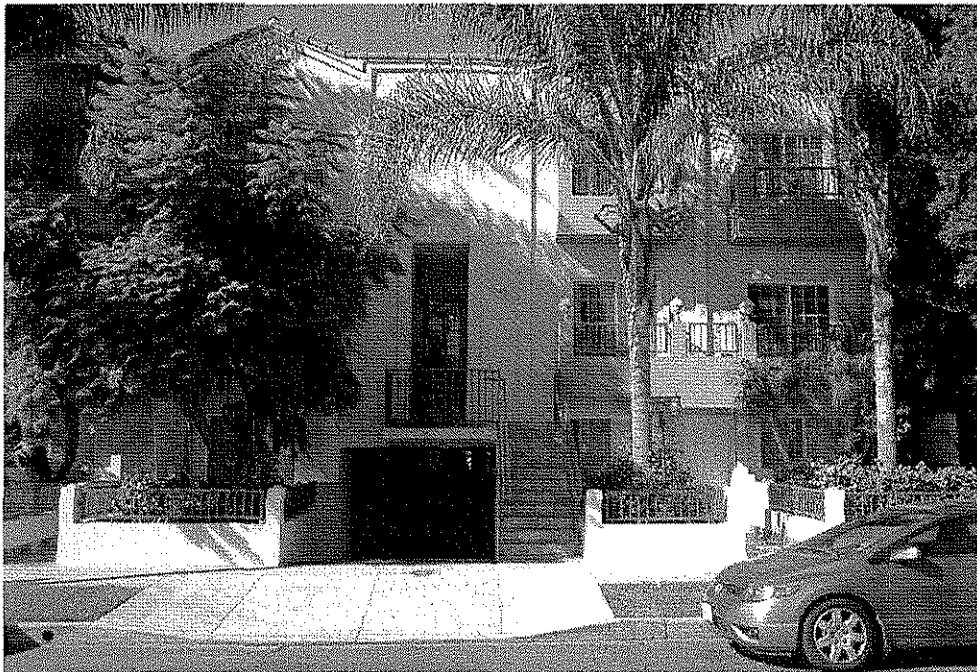
Here are bunch of photos of 3 story buildings, all under 35 ft. Actually, there are surprisingly few 3 story buildings in the area. Most are still the 2-story apartments from the 1950s.



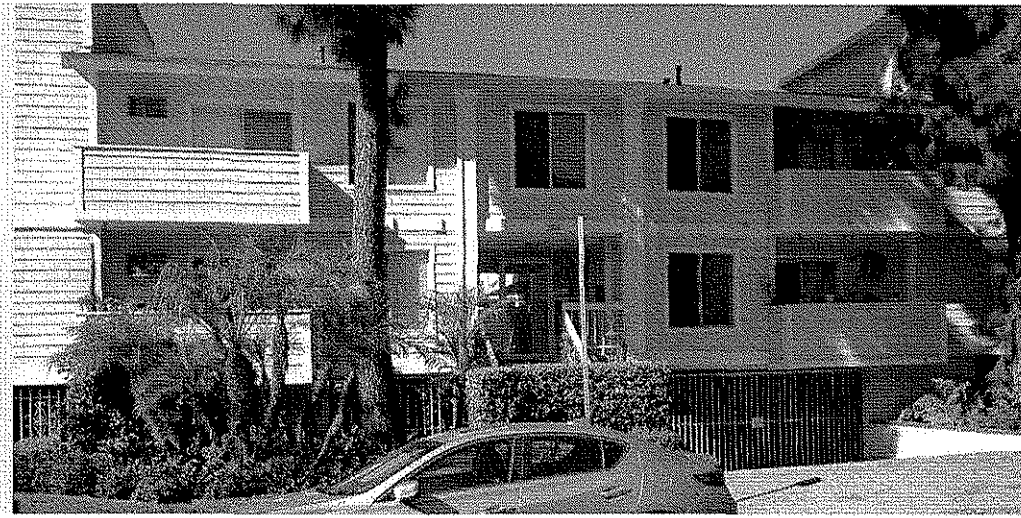
11767 Iowa: 3 stories with loft on 3<sup>rd</sup> story. 35 ft. height.



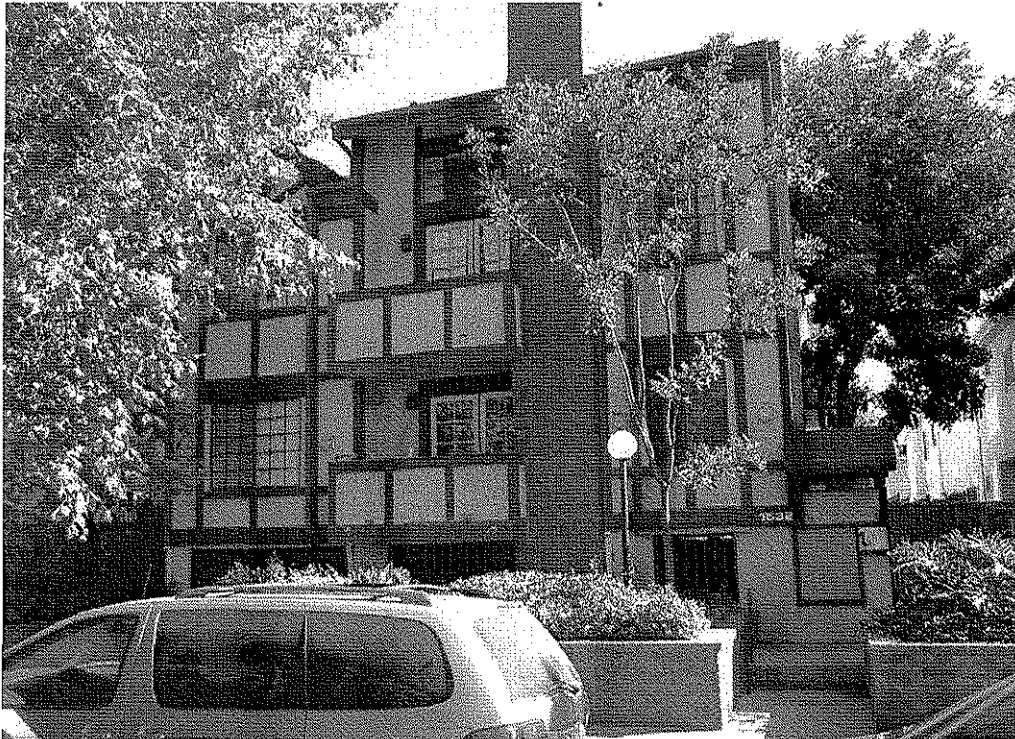
11756 Iowa: 3 stories, 30 ft. height.



1605 Stoner: 3 stories with slightly sunken garage. 30 ft. height.

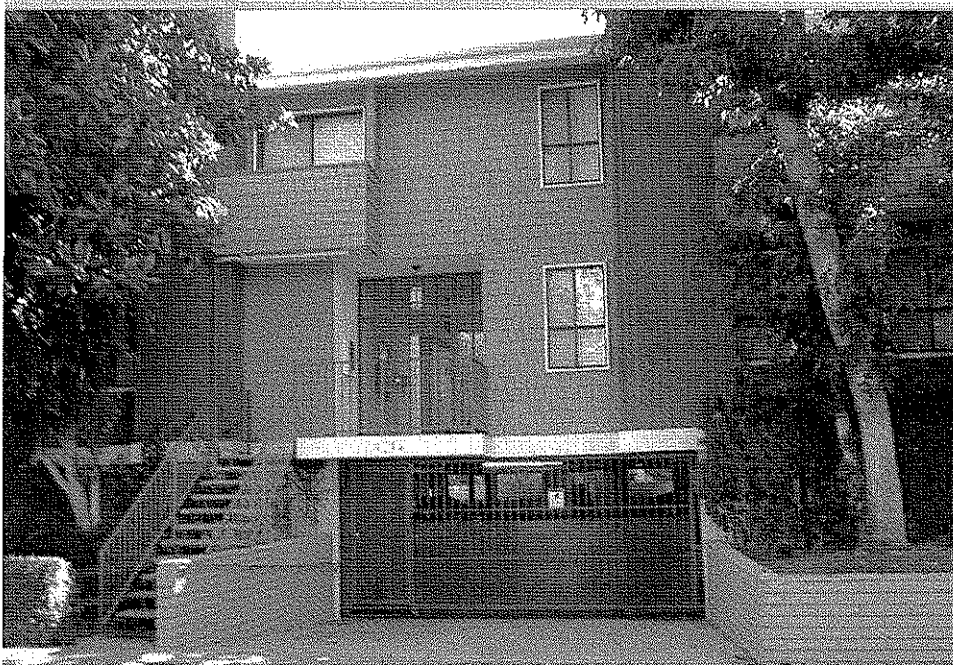


1535 Granville Ave.: 3 stories with sunken garage. 28 ft. height.



1532 Granville: 3 stories with slightly sunken garage and high ceilings on 3<sup>rd</sup> floor. 33 ft. height.





1714 Stoner Ave.: 3 stories, 30 ft. height.



11674 Barrington Ave.: 3 stories, 35 ft. height.



1818 Stoner Ave.: 3 stories, 30 ft. height.

Second, please understand that limiting the development to three stories is consistent with the WLA Community Plan, policy 1-3.1 -Require architectural compatibility and adequate landscaping for new multi-residential development to protect the character and scale of existing residential neighborhoods.

It is common and legal to restrict development standards, based on what is already built in the surrounding community, even if it is less than the zoning code (which is subservient to the Community Plan).

**Reponse to developer's attorney memo:**

Mr. Reznick is a fine attorney, and he was a complete gentleman the one time I have met him on planning issues. He does not bite, and the most expensive lawyers aren't always right. They don't always have the correct, logical arguments, so do not be afraid of his past experience and successes in making your decision.

One thing to note here is that Louise Ave. case in Playa del Rey is not relevant (if the development team try to use it as a lawsuit threat). That case tried to establish a firm density cap, which was overturned in court. This case does not establish a density cap. The developer is entitled to build all 8 units, per the WLAPC decision. The development standard enacted (a limit of 3 stories) does not artificially limit density either. There is sufficient square footage on the lot (even without the 10% open space reduction) to build 8-9 units at a size of 850 sf each. The developer creates his own problem by demanding to build 2,000-sf units so he can make the most money, at our neighborhood's expense. Nowhere does the city grant developers the right to build huge units of this size. They are allowed to build any unit larger than building code requirements.

**Another thing you should note is that when Neill Brower (the attorney who testified, I think) said the 10% open space reduction variance "isn't a big deal"... that is one of the most insulting things I have ever heard in a city hearing.**

**It IS a big deal to us the neighbors, who actually have to live next to this horrible project. That shows you how arrogant and disrespectful the developer and his legal team is. Think about that in your future dealings with them, and how honest and uncaring they are.**

The open space reduction is not mentioned in the attorney's response, so I'll mention it here.

The developer says that the reduction will "increase livability" of the project. That is 100% false. I don't know a single urban planner who agrees with this. In fact, urban planners say that MORE open space makes a project more livable. It allows for outdoor space for families to gather, children to play instead of being stuffed inside an apartment all day.

You should also know that the developer is making lame excuses for reductions of open space, and the WLAPC and City PLUM saw through that in denying the variance. If you count the actual flat area of open space that people can actually walk on, it's only 350 sf. That is far below the required 1000 sf. The rest of the open space is tall planters, which no one can walk in, play in, sit in and enjoy. So, you have 8 units with 32 total residents using 350 sf of open space. That's 12 sf of open space for each resident (a 3 x 3 area). That's very small... you can sit

down in a chair but can't actually move around and enjoy the outside area. Their reasoning for this is that the tall planters are needed to capture stormwater and filter it.

That's fine to allow planters to capture stormwater, but the city should not allow you to eliminate open space for people to do that. (WLAPC and City PLUM concurred in their decisions) What the developer needs to do is re-design it with 900 sf of flat, walkable open space (preferably grass at ground level), and then add to it 400 sf more of planter space to do the water filtering. I work for a developer, and we always include sufficient space for people and separate space for stormwater infiltration. He should do that too.

The result of reduced open space is that children have no place to play. At 1720 Granville Ave., across the street from me, the children play in the 4-ft. grass parkway and on the 4-ft. sidewalk in front of their apartment. That is because that building has so little open space on its property, that all they can find is an 8-ft. area in the public right of way. Reza is trying to do the same thing with this project, in his relentless pursuit of money and lack of concern for the neighbors who actually live here and the tenants who will have to deal with his short-sightedness.

We request that the CD11 and Planning Dept. require this type of design in all future buildings.

Also, do not be afraid of a lawsuit from a high-powered law firm. It's easy to pay \$5,000 for a long, drawn-out letter with boilerplate language that threatens with terms like "a taking" and "the city can't do that" and run off a list of cases. It's another thing to pay \$50,000 for a long lawsuit that will delay the project 1.5 years. Developers don't go to court for 1 extra story... especially since you can still build 8 units in the square footage available in a 3-story building.

You should note that other cities in the L.A./O.C. County area will restrict height to levels below the zoning code, in order to conform to the character of the community, and developers don't sue them in those cases either.

Pasadena has a 60 ft. height limit, but you can't build a square box 60 ft. tall across the entire property. You must have breaks and reduce height to 20-30 ft. in some area to allow for views, and to simply break up the ugly massing caused by block-like design (like Reza's project). Ask Tricia Keane, the CD11 Planning Director, about this. She lives in Pasadena and understands this and can explain to you in more detail.

In Huntington Beach for an apartment approval, the city increased the rear setback from 15 ft. to 60 ft., because the rear neighbors had 2-story houses, and did not want a 4-story apartment right on their rear property line. The revised

design resulted in the loss of 13 units, but the developer complied and respected the decision of the city and the neighbors.

In both of these cases, there were no lawsuits filed by the developer.

Here are some of the errors in Ben Resnick's memo:

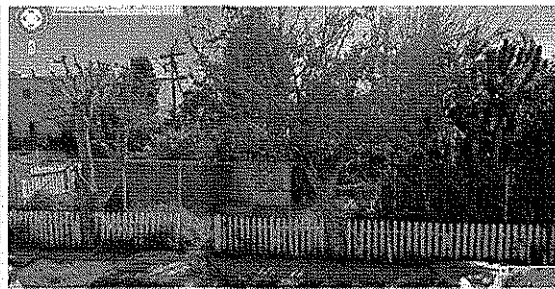
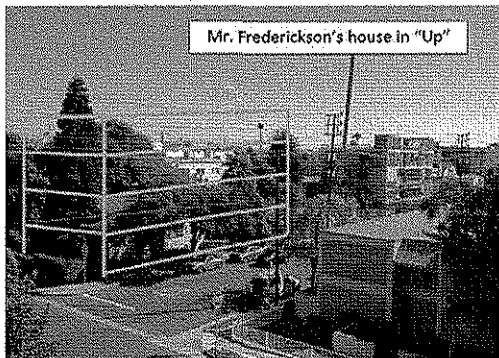
1. Your findings to support a 3 story limit is based on compatibility with what currently exists on the immediate block face of 1600 Stoner Ave. **This is a wrong standard for approval of a Tentative Track Map!** The correct standard as set forth both in the Subdivision Map Act and the Los Angeles Municipal Code (and as adopted by the Advisory Agency in approving the project) is that the project be "consistent with the applicable General and Specific Plans." The applicable General Plan and the West LA Community Plan designate our client's property as well as the entire surrounding area for many blocks around as "Medium Residential" corresponding to the R3 zoning designation for multi-family housing. The entire area is also designated for Height District 1 which permits a height of 45 feet and unlimited number of stories. Therefore, our client's project of 4 stories within a 45 foot height is consistent with the General Plan and Community Plan. Your introduction of a compatibility standard, i.e. that new projects have to be compatible with the existing heights and densities of older structures in the area, means that the full intent of the General Plan, Community Plan, Zoning designation and Height District designation can never be fulfilled because new development would be limited to mimicking the existing development. What then is the point of having a General and Community Plan, that envisions certain future growth, and Zoning that implements that vision of growth, if you apply this "ad-hoc" approach to planning on a case by case basis. By your approach no one can ever build a 4 story structure in the 1600 block of Stoner even though the General Plan, Community Plan, Zoning and Height District specifically permit it. This makes no sense and is not the standard set forth in the Subdivision Map Act nor in the City's own zoning code. **What you have done is fabricate a standard that does not exist for this type of subdivision application and then make a self-serving finding that a 4<sup>th</sup> story would be incompatible.** This is a blatant abuse of the city's powers and the provisions of the Subdivision Map Act.
  - a. **Response:** The Planning Dept. and WLAPC are fully authorized to establish development standards via a Tentative Tract Map [Not a Tentative *Track* Map]. When a project's building plans are submitted to the Building and Safety Dept. for sign-off for issuance of building permit, the staff checks the plans against the TTM for compliance with any Planning decisions. In fact, you can't revise development standards (increase or decrease) in another way than a TTM in a condominium case like this.

- i. For example, for 1724 S. Armacost Ave., a case decided earlier this year in 2013, the TTM contains variances that reduce setbacks. In this case, the Planning Dept. considered the TTM to be a legal tool to enact these variances and included them in the TTM decision in January 2013. In fact, the Planning Dept. refused to recognize the WLAPC's decision later in June 2013 to deny the variances in a separate DIR case, and in the end, said the TTM's development standards will supercede the WLAPC's decision to deny those variances. (A letter has been sent to the Planning Dept. and City Attorney to remand that TTM decision back to the WLAPC, so that the two cases are considered together, which they originally were not).
- b. A decision that the 4<sup>th</sup> story would be incompatible is not "self-serving". The community made a decision via the WLAPC and City PLUM based on substantial evidence. The only thing "self-serving" is the developer hiring the biggest attorney in town to gain a 4<sup>th</sup> story, when no other building on either side of the 1600 Stoner block has 4 stories. He is trying to "spot zone" his own property, and gain what no one else has. That is, in essence, the definition of "spot zoning".
  - i. Reza originally said at the WLAPC hearing that he is "just a small developer". So, now he suddenly has the cash to pay the biggest lawyer in town?
- c. The point of the Community Plan is to ensure compatible development of the area, and Ben is acting like the entire project was denied, in an attempt to confuse the issue. He knows that the project was actually approved as a multi-family project with 8 units, and the TTM was actually approved by the ZA, WLAPC and City PLUM.
  - i. The decision was to allow a 3-story building, which is no taller than any existing building on either side of the block. The city has full authority to do this.
- d. The lawyers also confuse the zoning standard of 45 ft. height limit. It is a limit, a maximum height. It is not a minimum height, as he claims here. Buildings do not automatically get approval for this maximum height. Buildings' design first must conform to the character of the area.
  - i. The WLAPC cited clear, detailed and specific evidence that no other building on the 1600 block of Stoner is 4 levels, and that 85% of buildings in the 4-block quadrant are 4 stories or shorter.
  - ii. He cherry-picks information and does not state that only 15% of the buildings are 4 stories. Attorneys should not omit information like this.

- e. The lawyers also try to create a new standard of approving projects that is not in the General Plan. He says "recent development trends" are mostly 4 story (when in fact the most recent building on 1600 Stoner block is a 1-story house built on church property across the street). The General Plan and Community Plan state that new buildings must conform to the existing community. That is the community as it is, which includes all the older 1-, 2- and 3-story houses (including parking lots).
    - i. He doesn't get to cherry-pick the newer 4-story buildings and ignore the older shorter buildings. The General Plan does not allow that. If he does not agree, he needs to get a majority of the City Council to amend the General Plan for this new standards of approval – "recent development trends."
  - f. This decision is based in the Community Plan, stating the new projects must conform to the character of the community. I don't know why the lawyers state that the whole purpose of the Community Plan will be denigrated. A 3-story building that complies with the character of the 1600 Stoner block was approved.
    - i. The next developer that proposes a project will know that, and can design a project that conforms to every other building on the block (both sides, too).
  - g. The 3-story buildings in the area range in height from 28 to 35 ft., which is below the maximum height of 45 ft.
    - i. New 3-story buildings should conform to this height.
  - h. **You should also know that Reza could have figured all of this out more than a year ago and avoided this whole process. I invited him and Ron Cargill to 3 West L.A. Neighborhood Council meetings in 2012, and we could have told him our expectations. Ron told me that Reza simply refused to attend, probably because he did not respect the neighbors and could care less about their opinions on his project. So, for Ben and the legal team to claim that developers will be unable to figure out the Community Plan requirements is also false. All they need to do is ask us and accept our invitations, and not ignore us, as Reza did in this case.**
2. Your findings are restricted to the face of the 1600 Stoner Ave block. As you can see from the attached photos and index map, just 46 feet to the west of our project is a 4 story building that is currently under construction (see photo #6). Your so called compatibility analysis is very skewed and designed to reach a conclusion you desire. The attached photos and index was prepared by the City Planning Department.
- a. **Response:** The lawyer omits pertinent information (note that lawyers are not allowed to withhold evidence that the other side can use). So I will mention them here. He is cherry picking information,

and he does not mention that 85% of the buildings in the 4-block quadrant are 3 levels or shorter. This is a 4-block quadrant and much larger than only the “face of the 1600 Stoner block”. It encompasses the 4 blocks defined by the alley south of Santa Monica Blvd., Barrington, Iowa and Granville.

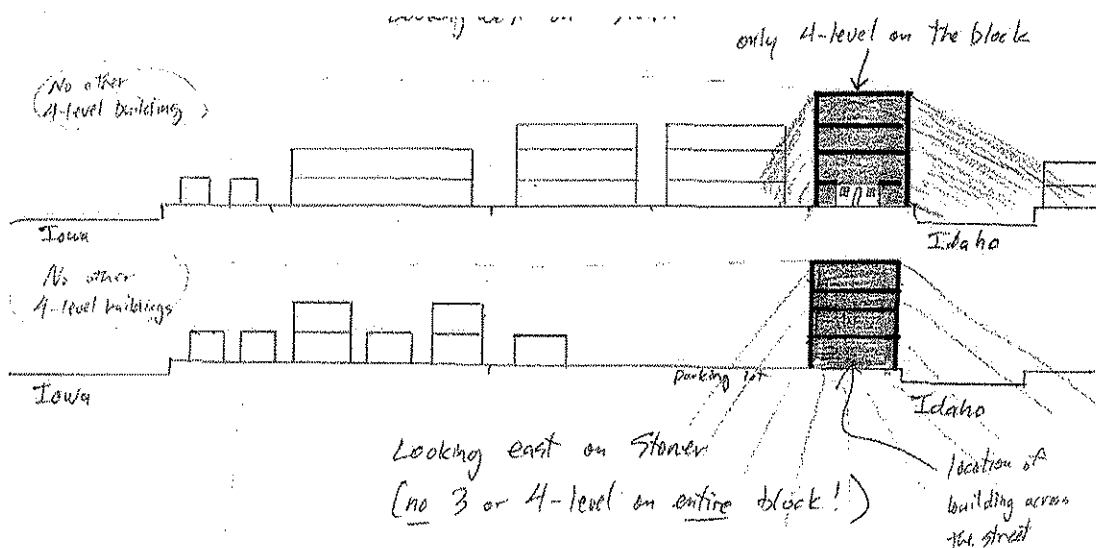
- i. He does not mention that a clear minority of buildings are 4 stories. We in the community asked that the decision be made on a clear majority (preponderance of evidence) of buildings in the area, which is 3 stories or less (or 33 ft. or less, which is the typical height of a 3 story building).
- b. The lawyers are wrong in saying evidence is skewed. All you have to do is walk up and down the surrounding block and count stories of each building (like I did, and they didn't do).
  - i. The facts are clear – 85% of buildings are 3 stories or shorter, and 15% of buildings are 4 stories. The evidence speaks for itself? How is stating facts “skewing” evidence. Their legal argument is illogical and false, and I hope you won't consider it.
- c. The lawyer is cherry-picking information and fails to present the full picture. (Lawsuits have been thrown out because of this failure to present full evidence.) Please consider that when reviewing all of the developer's and legal team's arguments.
  - i. Why doesn't he mention that the house next door to the west is 1 story? It can be renovated into a beautiful Craftsman.



This is the 1-level house that is west adjacent to the site. It can be renovated. It will now have 4-level buildings on both sides, like Mr. Frederickson's house in the movie "Up". Previously, it had 1-level houses on both sides, and now it will lose morning AND evening sunlight and have NO views.

- ii. Why does he mention a 4-story building to the west, but doesn't mention the 1-story house right next door, which is even closer than the 4-story building?
- iii. Why doesn't he mention the 0-story parking lot across the street?
- iv. Why doesn't he mention that there are no 4-story buildings on the entire 1600 block of Stoner Ave. (both sides)?





- v. Why doesn't he mention that there is a 2-story apartment across the street to the north?
- vi. Why doesn't he mention that there is a 3-story apartment across the street to the south?
- vii. Why doesn't he mention that the newest building on the 1600 Stoner block is a 1-story house (built on church property across the street).



- d. The construction of 1 4-story building does not make up for the fact that 85% of the buildings in the area are shorter than that. You should not choose the outlier when making assessments of compatibility. You should go with the clear majority. In this case, the clear majority is that 85% of buildings are 3 stories or shorter.
- e. More statistics and objective data that demonstrates that the lawyer is cherry-picking.
  - i. The reasonable expectation is to build according to the Community Plan, which allows buildings up to 4 stories, if they "conform to the character of the community." 4 stories is

a maximum, not a minimum, despite what the attorneys try to say.

- ii. The attorneys provide a list of 4-story buildings in the area. They list 5 such buildings. Do you consider 5 buildings to be a "cluster"? I don't.
- iii. Here is a list of 42 parcels with buildings that are 3 stories or shorter in that same area. Count them up – my 42 buildings is a whole lot more than their 5 buildings, in fact it is 800% more buildings that are shorter than 3 stories! That's a lot more than the Planning Dept. radius map that he cites:

1519 S. Stoner Ave.  
1524 S. Stoner Ave.  
1525 S. Stoner Ave.  
1528 S. Stoner Ave.  
1531 S. Stoner Ave.  
1532 S. Stoner Ave.  
1535 S. Stoner Ave.  
1541 S. Stoner Ave.  
1545 S. Stoner Ave.  
1601 S. Stoner Ave.  
1602-10 S. Stoner Ave.  
1622 S. Stoner Ave.  
1624 S. Stoner Ave.  
1625 S. Stoner Ave.  
1628 S. Stoner Ave.  
1632 S. Stoner Ave.  
1638 S. Stoner Ave.  
1641 S. Stoner Ave.  
1644 S. Stoner Ave.  
1645 S. Stoner Ave.  
1532 S. Granville Ave.  
1538 S. Granville Ave.  
1548 S. Granville Ave.  
1610 S. Granville Ave.  
1626 S. Granville Ave.  
1630 S. Granville Ave.  
1567 S. Barrington Ave.  
1605 S. Barrington Ave.  
1609 S. Barrington Ave.  
1615 S. Barrington Ave.  
1619 S. Barrington Ave.  
1623 S. Barrington Ave.  
1631 S. Barrington Ave.  
1637 S. Barrington Ave.  
1635 S. Barrington Ave.

1641 S. Barrington Ave.  
11701 W. Idaho Ave.  
11703 W. Idaho Ave.  
11709 W. Idaho Ave.  
11717 W. Idaho Ave.  
11721 W. Idaho Ave.  
11705 W. Iowa Ave.  
11707 W. Iowa Ave.  
11759 W. Iowa Ave.  
11763-65 W. Iowa Ave.  
11767 W. Iowa Ave.

iv. Also, the developer and attorney have to go over to other streets to find their 5 buildings to try to establish that 4-story buildings are a "development trend". So, why don't they look on the same street where the project is (1600 block of Stoner Ave.) where there are tons of 1-story houses, 2-story apartments and 3-story apartments (and no 4-story buildings)?

3. Further, you have failed to identify a single adverse impact that would result from the building being 4 stories instead of 3 stories because you know that the height of 45 feet remains whether it's a 3 story or 4 story structure. So your conclusion that "Therefore, the project shall be limited to three stories" is not based on any adverse impacts but rather based on your fabricated standard that all new buildings cannot have more stories than the number of stories on existing buildings. This finding fails the basic of all legal requirements as long articulated by the courts. The findings of an administrative agency must be sufficient to bridge the analytic gap between the raw evidence and the ultimate decision or order. See Topanga Ass'n for a Scenic Community v. County of Los Angeles, 11 Cal. 3d 506, 515 (1974). The findings you presented below fail to do that.

- a. **Response:** The WLAPC clearly mentioned adverse impacts in its discussion, which are obvious. Plus, the General Plan and Community Plan consider size and heights of building to be legitimate development standards that can be limited. All that the city needs to say is the project does not conform with the character of the area, which is 3 stories. They did that. That's all the evidence they need.
- b. The establishment of different zones in different areas inherently is to limit adverse effects. Otherwise, are we supposed to allow huge apartment in every zone in the city, including R1? That's why some areas have lower densities and shorter heights, to protect those areas from the adverse effects of loss of open space, loss of sunlight, loss of breezes, loss of psychological health (being

enclosed by a canyon of concrete and towering buildings with no open space).

- c. The same reason why big apartments are not allowed in R1 zones is the same reason why height can be restricted in higher density zones. That is the inherent base zoning and standard selected by the city.
- d. The argument to limit to 3 stories is not “fabricated.” It is clearly stated in the Community Plan policy 1-3.1 – “Require architectural compatibility and adequate landscaping for new multi-residential development to protect the character and scale of existing residential neighborhoods.” You don’t need to find any new adverse impacts, the Community Plan has already determined that they would exist, which is why they limit the design of new buildings to conform to the character of the neighborhood. It’s inherent. I can give you the evidence to support the decision (85% of buildings are 3 levels or shorter), but the reasoning for creating different zones in different areas to avoid adverse impacts is inherent. Otherwise, the city would not be allowed to have any zoning restrictions anywhere.

- 4. The West Los Angeles Community Plan provides as follows: “Section 1-2.1: Locate higher residential densities near commercial centers and major bus routes where public service facilities and infrastructure will support this development.” Our client’s project is one block south of Santa Monica Blvd which is a commercial center and provides major bus routes. In other words, where our client’s project is located is exactly where the City Council in adopting the WLA Community Plan wanted to locate higher density and higher intensities of residential uses. Your efforts and approach to limit our client’s project to 3 stories where the zoning and height district permit 4 stories is inconsistent with the intent and goals of the applicable community plan.

- a. **Response:** City PLUM and WLAPC concur with the lawyer’s arguments, and these entities approved a project that will meet all of the high density goals that Ben Reznick mentions above. The project that is approved is at 3 levels, and all 8 units can fit in those 3 levels, which thus fulfills all the objectives listed above by the lawyer.
- b. The problem is that the lawyer is talking in generalities, using boilerplate language, instead of reviewing the project in detail.
- c. The “problem” of the developer’s own making, not the city’s. The problem is that the developer designed 2,000-sf units. The city grants him no right to build units of a specific large size. The city grants him only a maximum height and maximum unit count (not minimums). He can easily build 3 units of 850-1300 sf on each level of the building, for a total of 9 units.

- i. I work for a developer, and the minimum size for a 2-bed, 2-bath unit is 850 sf. We build it all the time. So can he.
- d. I surmise that what the lawyer and the developer are really saying is that they will make less money by building smaller units. Again, the City is prohibited from making decisions based on the financial feasibility of a developer. The developer and the lawyer should simply state that their goal is to build the biggest project possible, over the objections of the community and in opposition to the Community Plan, in order to make the most profit possible.
  - i. I work for a developer. We rarely close escrow before knowing exactly how many units we can build. If he made a poor financial decision, the neighbors should not have to bail him out. We would have to live with his ugly building for the next 100 years.

Sincerely,

Jay Ross

310 979 9255

Ross\_Jay@Hotmail.com



Candy Rosales <candy.rosales@lacity.org>

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## Fwd: Council file #13-1070 - Sept24 agenda item

1 message

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**Sharon Gin** <sharon.gin@lacity.org>  
To: Candy Rosales <candy.rosales@lacity.org>

Tue, Sep 24, 2013 at 9:21 AM

----- Forwarded message -----

From: **Noel Fleming** <noel.fleming@lacity.org>  
Date: Mon, Sep 23, 2013 at 9:43 PM  
Subject: Fwd: Council file #13-1070 - Sept24 agenda item  
To: Sharon Gin <sharon.gin@lacity.org>

For the public record

Noel Hyun Fleming  
*Senior Planner*  
Councilmember Mike Bonin  
City of Los Angeles  
213-473-7011 office  
213-473-2384 direct  
[www.11thdistrict.com](http://www.11thdistrict.com)

----- Forwarded message -----

From: **Gloria Campbell** <swell108@gmail.com>  
Date: Mon, Sep 23, 2013 at 6:38 PM  
Subject: Council file #13-1070 - Sept24 agenda item  
To: Noel.Fleming@lacity.org

Hello Noel Fleming-

My husband and I are long-time homeowners (and voters) at 1742 Stoner Avenue and we are writing in support of the WLA Regional Planning Commission's specification that the proposed condo project at 11754 Idaho/1601 Stoner Avenue be limited to THREE stories and the project needs to keep the required open space. We are very much against the city's original approval of four stories and the decrease in open space. Neither of us can attend Tuesday's hearing so writing this email.

Most of the buildings on that block and in the area are one and two-story. We think its important to limit development in our neighborhood to those projects that are consistent with the Community Plan. Our quality of life is already suffering and building out-sized condos/town homes will make the traffic and density worse than it already is. We need Councilman Bonin to provide leadership to manage more effectively in our community.

I've attended a few Neighborhood Council meetings where it has been noted that the developer for this project has been invited to attending the meetings. He has never attended a meeting nor sent a representative. To me, that is an indication that the developer has no regard for building a project that is an asset to the community.

Gloria G. Campbell-Verwys  
John H. Verwys

1742 Stoner Ave  
Los Angeles, CA 90025  
310.442.0284

—  
Sharon Gin  
City of Los Angeles  
Office of the City Clerk  
213.978.1074  
Sharon.Gin@lacity.org





Candy Rosales <candy.rosales@lacity.org>

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## **Fwd: Council file 13-1070; Opposition to proposed development 11754 Idaho/1601 Stoner**

1 message

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**Sharon Gin** <sharon.gin@lacity.org>  
To: Candy Rosales <candy.rosales@lacity.org>

Tue, Sep 24, 2013 at 9:22 AM

----- Forwarded message -----

From: **Noel Fleming** <noel.fleming@lacity.org>  
Date: Mon, Sep 23, 2013 at 9:44 PM  
Subject: Fwd: Council file 13-1070; Opposition to proposed development 11754 Idaho/1601 Stoner  
To: Sharon Gin <sharon.gin@lacity.org>

For the public record.

Noel Hyun Fleming  
*Senior Planner*  
Councilmember Mike Bonin  
City of Los Angeles  
213-473-7011 office  
213-473-2384 direct  
[www.11thdistrict.com](http://www.11thdistrict.com)

----- Forwarded message -----

From: **Staci Chiang** <runningdiva2002@yahoo.com>  
Date: Mon, Sep 23, 2013 at 6:09 PM  
Subject: Council file 13-1070; Opposition to proposed development 11754 Idaho/1601 Stoner  
To: "tanner.blackman@LACity.org" <tanner.blackman@lacity.org>, "kevin.ocubillo@LACity.org" <kevin.ocubillo@lacity.org>, "tricia.keane@LACity.org" <tricia.keane@lacity.org>, "Noel.fleming@LACity.org" <Noel.fleming@lacity.org>

Dear Planning Directors and Planning Deputies,

I am a concerned stakeholder living in West Los Angeles. Since I bought my condo in 2001, I've seen and felt the effects of the West Los Angeles area being overpopulated due to the dense buildings being developed. The harmony within the neighborhoods is being disrupted due to new buildings being constructed grossly out of proportion with the character of the surrounding neighborhoods. In the case of Council file 13-1070, the developer can still build a 3-story building with 8 units; he merely has to adjust the size of the units. By doing so, the General Plan's goal for additional housing will be addressed, and the WLA Community Plan's policy is adhered to: per policy 1-3.1, "architectural compatibility and adequate landscaping for new multi-residential development [is required] to protect the character and scale of existing residential neighborhoods." There are no other 4-story buildings on the block; the proposed development violates the WLA Community Plan.

It appears that the developer is refusing to provide a construction budget or proforma to support his claim



that he is being "aggrieved" if the size of the units in the proposed development is altered. Until a construction budget or proforma is provided, the City has not performed adequate due diligence on the project. Relying on the developer's word is a failure to support the WLA Community Plan and the stakeholders within the neighborhood.

I respectfully request that you oppose the current proposal for the development on 11754 Idaho/1601 Stoner, and consider the development under the following conditions:

- 1) a construction budget or proforma is provided by the developer
- 2) the development is restricted in height and size to a 3-story building with 8 unit.

Thank you for your time.

Sincerely,

Staci Chiang  
stakeholder at 1222 S Westgate Ave.

—  
Sharon Gin  
City of Los Angeles  
Office of the City Clerk  
213.978.1074  
[Sharon.Gin@lacity.org](mailto:Sharon.Gin@lacity.org)

