

Jay Ross: A real citizen who actually lives in the neighborhood

To: Council members on PLUM Committee

c/o Holly Wolcott, City Clerk; Sharon Gin, PLUM.

Fr: Jay Ross, West L.A. resident, 1721 S. Granville Ave.

Re: Council file - 13-1070 (Appeal for 11764 W. Idaho Ave. / 1601 S. Stoner Ave.)

Date: Sept. 5, 2013

Please see the attached Determination for a project at 1641 S. Stoner Ave. from Planning Director Michael LoGrande and Zoning Administrator J.C. Romero-Navarro from just two weeks ago on Aug. 30, 2013 (TT-71823).

The building proposed here at 1641 S. Stoner Ave. is the exact same as the one proposed for 11764 W. Idaho Ave. / 1601 S. Stoner Ave. – construction of a 4-story condominium and demolition of 2 1-story houses. The adjacent properties are almost the same: 2 1-story houses, 1 2-story apartment, and 1 3-story apartment.

This project is located on the exact same block (1600 S. Stoner Ave.) as the subject project, which is on the corner of 11764 W. Idaho Ave. / 1601 S. Stoner Ave (which was rejected by the West L.A. Area Planning Commission). The two projects both have frontages on the 1600 S. Stoner Ave. block.

Mr. LoGrande and Mr. Romero-Navarro determined that a 4-story building was not warranted because no other 4-story buildings exist on the block, and it would thus violate the Community Plan. On p. 4, they add the Condition for "...a maximum height of 3 stories".

TENTATIVE TRACT NO. TT-71823-CN

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DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

11. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - a. Limit the proposed development to a maximum of 7 dwelling units and 17 parking spaces, and a maximum height of 3 stories.

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If the Planning Director already agrees that the Community Plan can be used to limit height, and has established a precedent for doing it on the very same block, then we ask that PLUM deny this appeal today at the Committee level.

There being no reason to forward it to the full Council.



Thank you for your service to the city and citizens who created a fine Community Plan. We ask that you ensure that our neighborhood is safeguarded properly, and our Plan is respected.

Jay Ross
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INFORMATION
www.planning.lacity.org

Decision Date: August 30, 2013

just 2 weeks ago

Appeal Period Ends: September 9, 2013

Twen Ma (A)
Twen Ma Architects
195 Mount Olive Drive
Bradbury, CA

*same block as
11754 Idaho / 1601 Stoner
corner lot*

CASE NO.: TT-71823-CN

Related Case: None

1641 S. Stoner Avenue

West Los Angeles Planning Area

Neighborhood council: West Los Angeles

Zone: R3-1

District Map: 126B149

Council District: 11

CEQA: ENV-2012-2073-MND

Legal Description: TRACT PACIFIC
FARMS, Block BLK 8, Lot FR 3, Arb 3

*same
zoning*

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code (LAMC), the Advisory Agency approved Mitigated Negative Declaration ENV-2012-2073-MND as the environmental clearance and approved Tentative Tract No. TT-71823-CN composed of 5 condominium units, located at 1641 S. Stoner Avenue for a maximum 7 units and 17 parking spaces, as shown on map stamp-dated August 2, 2013 in the West Los Angeles Community Plan. This unit density is based on the R3-1 Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) The Advisory Agency's approval is subject to the following conditions:

NOTE on clearing conditions: When two or more **agencies** must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

11. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

a. Limit the proposed development to a maximum of 7 dwelling units and 17 parking spaces, and a maximum height of 3 stories.

b. Provide a minimum of 2 covered off-street parking spaces per dwelling unit, plus ½ guest parking space per dwelling. All guest spaces shall be readily accessible, conveniently located, specifically reserved for guest parking, posted and maintained satisfactory to the Department of Building and Safety.

If guest parking spaces are gated, a voice response system shall be installed at the gate. Directions to guest parking spaces shall be clearly posted. Tandem parking spaces shall not be used for guest parking.

In addition, prior to issuance of a building permit, a parking plan showing off-street parking spaces, as required by the Advisory Agency, be submitted for review and approval by the Department of City Planning (201 N. Figueroa Street, 4th Floor).

Note to City Zoning Engineer and Plan Check. The Advisory Agency has approved the following variations from the Los Angeles Municipal Code as it applies to this subdivision and the proposed development on the site.

Not Applicable

That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.

- e. The applicant shall install an air filtration system(s) to reduce the effects of diminished air quality on occupants of the project.
- f. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- g. That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
- h. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.

max.
height
is 45'
but ZA
limits it
based on
Community
Plan + no
other 4 story
buildings on
the block

- 5) In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

These findings shall apply to both the tentative and final maps for Tract No. TT-71823-CN.

Michael J. LoGrande
Advisory Agency



JOSE CARLOS ROMERO-NAVARRO
Deputy Advisory Agency

JCR:KG:th

Approved by Director

*(WLAPC approved
11754 Idaho / 1601 Stone)*

Note: If you wish to file an appeal, it must be filed within 10 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 10-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

Figueroa Plaza
201 North Figueroa Street
4th Floor
Los Angeles, CA 90012
(213) 482-7077

Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Boulevard, Room 251
Van Nuys, CA 91401
(818) 374-5050

Forms are also available on-line at <http://cityplanning.lacity.org>

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.